



## 1.0 LAND USE

I.	STATUTORY REQUIREMENTS.....	1-1
II.	OPPORTUNITIES AND CONSTRAINTS (ISSUES) .....	1-2
	A. Overall Pattern of Land Use.....	1-2
	B. Types and Amounts of Land Use.....	1-2
	C. Specific Locations .....	1-3
	D. Specific Uses.....	1-4
	E. Density/Development Standards .....	1-4
	F. Design.....	1-5
	G. Land Use Relationships .....	1-5
	H. Controls.....	1-6
III.	OVERVIEW OF LAND USE POLICIES .....	1-7
	A. Land Use Vision.....	1-7
	B. Estimated General Plan Development Capacity .....	1-7
	C. Structural Organization of Policies .....	1-11
IV.	GOALS, OBJECTIVES, AND POLICIES .....	1-12
	A. Land Uses to be Permitted and Pattern of Development .....	1-12
	1. General Land Use Policies.....	1-13
	a. Land Use Plan.....	1-14
	b. Grandfathering Policies .....	1-19
	2. Residential Land Use Policies .....	1-20
	a. General.....	1-21
	b. Single Family Residential .....	1-21
	c. Multi-Family Residential .....	1-22
	d. Residential Infill.....	1-23
	e. New Residential Subdivisions.....	1-23
	f. Institutional Uses in Residential Areas.....	1-24
	g. Mixed Use.....	1-24
	h. Special Needs.....	1-24
	3. Commercial and Mixed Use Land Use Policies .....	1-24
	4. Automobile-Related Land Use Policies.....	1-26
	5. Industrial Land Use Policies .....	1-28
	a. General.....	1-28
	b. Light Industrial.....	1-28
	c. Heavy Industrial.....	1-30
	6. Public and Institutional Land Use Policies .....	1-30
	7. Coastal and Recreation-Related Land –Use Policies.....	1-32
	8. Public Infrastructure Land Use Policies .....	1-32
	9. Open Space Land Use Policies .....	1-33
	10. Pedestrian-Oriented Overlay Zone Land Use Policies .....	1-35
	11. Architectural Design Overlay Policies.....	1-37

B.	Specific Land Use Districts.....	1-37
1.	Commercial and Mixed Use Districts.....	1-38
a.	Downtown San Clemente.....	1-38
b.	North Beach .....	1-41
c.	Pier Bowl.....	1-44
1)	Area-Wide .....	1-45
2)	“Core” Mixed-Use Sub-Area (designated “MU 4.1-p-A”) .....	1-46
3)	Casa Romantica Site (designated as “MU 4.3-p-A”) ..	1-46
4)	Beachcomber Hotel and Robison Properties (designated as “CRC 1-p-A”) .....	1-49
5)	Alameda Property (designated as “MU 4.2-p-A”) .....	1-50
6)	Pier Bowl Parking Lot, Beach Front, and Pier (designated as “P-A”) .....	1-51
7)	Peripheral Residential Areas (designated as “RH-A and “RM-A”)	
d.	San Clemente High School Site and Tsuma Property Regional Center .....	1-53
e.	Rancho San Clemente Town Center .....	1-56
f.	El Camino Real Corridor.....	1-59
g.	Existing Civic Center Site.....	1-62
h.	Hospital Site.....	1-64
i.	Other Commercial Centers and Districts .....	1-65
2.	Visitor/Tourist Serving Land Uses .....	1-67
a.	Shorecliffs Golf Course.....	1-67
b.	Marblehead Coastal .....	1-68
3.	Industrial .....	1-71
a.	Ranches Business Parks .....	1-71
b.	Los Molinos Business Park.....	1-71
c.	Rancho San Clemente Heavy Industrial Park .....	1-72
4.	Ranchlands Planned Communities .....	1-73
C.	Linkage of Development With Market Demands .....	1-78
D.	Linkage of Development With Supporting Infrastructure and Public Services.....	1-79
E.	Land Use Compatibility .....	1-79
F.	Maintenance of the Quality of the City’s Built Environment.....	1-81
G.	Maintenance of Environmental Quality .....	1-82
H.	General Plan Maintenance .....	1-83

V. IMPLEMENTATION PROGRAMS	
A. Revise the Zoning Ordinance.....	1-84
B. Subdivision Regulations.....	1-88
C. Local Coastal Program.....	1-89
D. Building Code.....	1-90
E. Specific Plans.....	1-90
F. Development/Master Plans.....	1-92
G. Development Agreements.....	1-93
H. Development Review.....	1-93
I. Environmental Review.....	1-94
J. Traffic Report.....	1-95
K. Architectural Design Review.....	1-96
L. Redevelopment.....	1-97
M. Sewage Assessment District and Regional Circulation Financing And Phasing.....	1-98
N. Inter-Agency Coordination.....	1-98
O. Local Compliance with Regional Regulations.....	1-100
P. Capital Improvements Program.....	1-102
Q. Urban Design Improvement Programs.....	1-102
R. Architecture, Site, and Landscape Design Guidelines and Standards	1-102
S. Interface with Property Owners and Developers for Property and Neighborhood Maintenance.....	1-103
T. Educational Programs.....	1-104
U. Code Enforcement.....	1-105
V. Financial Assistance Programs.....	1-105
W. Economic Marketing Strategy.....	1-105
X. General Plan Monitoring and Update.....	1-106
VI. GLOSSARY.....	1-107

**I. STATUTORY REQUIREMENTS**

State of California law requires that a land use element be prepared as a part of a City's General Plan, as follows:

*Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.*

The Land Use Element has the broadest scope of the General Plan elements required by the State. Since it regulates how land is to be utilized, many of the issues and policies contained in all other plan elements are impacted and/or impact this element. As examples, the Circulation and Infrastructure Elements define policies for the accommodation of vehicular trips, water consumption, liquid and solid waste, and similar demands which will be generated by the uses and population permitted by the Land Use Element. At the same time, the location and density of use prescribed by this element are influenced by policies for the protection of open space areas, as prescribed in the Natural Resources Element.

---

## **II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

The following summarizes the significant opportunities and constraints affecting land use in the City of San Clemente.

### ***A. Overall Pattern of Land Use***

1. Fragmentation of many land uses, including residential neighborhoods, commercial districts, industrial centers, and recreational areas should be avoided.
2. A segregated pattern of land uses largely mandates the use of the automobile for access. The large master planned developments of the inland ranches should provide easily accessible commercial and activity centers located in proximity to residents.
3. Basic commercial services, entertainment and other uses need to be located in the City to serve the residents, thus reducing external commutes.
4. The appropriate intermixing of land uses, in particular the interface of multi-family units with single family residential neighborhoods needs to be encouraged.
5. Conflicts of differing land use types and functions in the City. This includes the "traditional" concern of residential neighborhoods abutting commercial districts and the unique coastal concern of the interface of resident-related uses versus tourist or destination-resort related uses.
6. Clearly defined entrances to the City from freeways, arterials, and adjacent communities should be encouraged.

### ***B. Types and Amounts of Land Use***

1. There is a need for appropriate land uses defined by intended purpose, role, and function consistent with the visions of the community regarding what it wants to be in the future.
2. There is a need for consistency of land uses accommodated with economic needs and objectives; including the adequacy of commercial uses to provide revenue to support the City's expenditures.
3. The planned mix of land uses should meet community needs and objectives (housing, employment, commercial services, recreation, entertainment, cultural, and other).
4. The future viability of existing uses and development is a concern; the City should consider the need to retain important and economically "stable" uses and key "assets" and revitalize and enhance obsolete or marginal uses and districts.

---

*C. Specific Locations*

1. The City should encourage an appropriate scale, density, and character of development in the Pier Bowl given the importance of the area as a community resource and center of coastal recreation.
2. The long term use and development of Casa Romantica site.
3. The integrity of Del Mar as a pedestrian community and visitor oriented "village", characterized by its distinct functional and physical identity/image.
4. The preservation of historical resources in the downtown and other areas.
5. The opportunity and need to establish a singular, major community-serving center (or "downtown") for the ranches at Rancho San Clemente Town Center.
6. The quality of commercial uses along the beach.
7. The opportunities to capitalize on the existing strengths of North Beach (the beach front, Ole Hanson Beach Club, and the Miramar Theater) as potential commercial and recreation focal point of the City.
8. The need to improve and revitalize the Los Molinos industrial area, due to age and character of existing uses and incompatibility with many adjacent land uses.
9. The variability of commercial development along El Camino Real consisting of three distinct sub-areas (Del Mar, north, and south).
10. The opportunity of the Marblehead Coastal site development as a major "image-maker" and source of revenue for the City.
11. The opportunities for the potential re-use of the San Clemente High School site, given its size and "key" location at the Interstate 5-Avenida Pico interchange.
12. The need for expanded civic center facilities, including the potential re-use or recycling of the present site.
13. The potential re-use of the trailer park located along the coast (Palm Court).
14. The appropriate development of extensive inland vacant lands in consideration of the preservation and maintenance of significant environmental resources, infrastructure availability, and intended community character and image.
15. The incompatibility of sewage treatment plant with adjacent uses, viewsheds, and community character and image.
16. The maintenance of open space resources.
17. The use, development, and maintenance of existing and future city parks.

- 
18. The maintenance of scenic corridors (control of use on abutting properties).

***D. Specific Uses***

1. The need for a regional-serving retail commercial center to support the market base of San Clemente and the adjacent cities of Dana Point and San Juan Capistrano.
2. The consideration of other major retail uses including factory outlet stores and a centralized automobile sales park.
3. The need for additional neighborhood-serving shopping facilities located in proximity to residents.
4. The opportunities for the development of additional motels/hotels to support recreational and other visitors and contribute revenue to the City.
5. The consideration of opportunities to integrate residential and commercial uses in single development projects, reducing vehicular trips (and associated air emissions) and increasing the “vitality” of community interaction and activity.
6. The need for light manufacturing and assembly facilities and other industrial/business park uses which provide employment for the City’s residents.
7. The provision and expansion of senior/low cost housing in proximity to grocery, department stores, services, and transportation.
8. The need for additional facilities which support the population, including libraries, a cultural center (museum, performing arts facilities, etc.), youth activity facilities, and day-care facilities.
9. The provision of additional recreational-oriented amenities which serve the residents and visitors and capitalize on the City’s unique physical and environmental resources.
10. The consideration of the development of a multi-modal transportation center, including the possible expansion of Amtrak station facilities and introduction of commuter rail facilities.
11. The location, adequacy, and design of water storage facilities.
12. The long term use of the landfill site.

***E. Density/Development Standards***

1. The demands and economic need to increase densities to accommodate population growth and supporting commercial uses and services, in context of the scarcity of available sites in the coastal terrace and other developed areas and large undeveloped inland ranch sites.
2. The impacts of increased development density on the neighborhood character of older developed portions in the City.

3. The community impacts of development intensification on traffic, infrastructure, community services, environmental resources, and fiscal costs and revenue.
4. The need to ensure the provision of adequate supporting parking and infrastructure for new development.
5. The need to establish density minimums, as well as maximums, to ensure development of a "critical mass" of economic activity.
6. The need for the formulation of Specific Plans as a mechanism to guide development in key districts of the City.

***F. Design***

1. The need to consider the design, siting, and scale of structures to create an overall urban form for the City and its distinct districts.
2. The design of industrial/commercial uses in a manner that ensures compatibility with other uses and a high degree of visual quality to maintain the City's image and character as a distinct community.
3. The need to retain the distinct character of individual districts and neighborhoods; rather than creating a homogeneous "whole".
4. The existing Spanish Colonial Revival architecture and "village" character of the downtown provides a distinct character and strong image and is a significant community asset.
5. The need to develop commercial and business as "lively", attractive areas which "encourage" the activity of residents and visitors.
6. The need for the design and siting of development in ranch areas to reflect the natural environmental setting (e.g., topography, ridgelines, habitat, and other features).
7. The design and scale of infill development in older areas of the City to ensure its compatibility with existing residential neighborhoods and districts.

***G. Land Use Relationships***

1. The consideration of development impacts on infrastructure, environmental resources, and City costs and revenues; assuring that significant impacts are mitigated.
2. The linkage of development with supporting infrastructure and services.
3. The linkage of development with urban design improvements and standards.
4. The need to provide adequate interface/relationships among community- serving tourist and visitor-oriented land uses.

5. The need to promote linkages to unincorporated County lands, San Juan Capistrano, Dana Point, and other adjacent communities.

***H. Controls***

1. The need to control the rate and timing of development to ensure linkages with supporting infrastructure and services.
2. The need to prevent "leapfrog" development patterns.
3. The need to ensure implementation of adopted policy and standards are established.
4. The need to ensure consistency of zoning with General Plan policies and standards.
5. The need to ensure that development controls consider and account for market dynamics.
6. The need to clearly articulate development requirements to developers in facilitating an understanding of project submittals that are consistent with City's objectives.

### III. OVERVIEW OF LAND USE POLICIES

#### A. *Land Use Vision*

It is the intent of the land use policies of this General Plan to achieve the following:

1. Retain existing residential neighborhoods and community- and visitor-serving commercial and industrial districts, providing for their infill and recycling with uses which are compatible with and/or enhance the function and scale of existing development.
2. Allow for the intensification or changing of use in selected existing sites which contain obsolete uses or are economically "underutilized," where new development activity would realize significant economic and physical benefits to the City and /or improved compatibility with adjacent use.
3. Provide for the planned development of vacant lands which is linked to the timely expansion of supporting transportation and utility infrastructure and public services.
4. Preserve and expand significant open space resources, including passive and active recreational lands (parks, beaches, and trails), significant visual elements (ridgelines, hillsides, canyons, and coastline), and significant vegetative and wildlife habitats.

#### B. *Estimated General Plan Development Capacity*

Development in accordance with the policies and standards contained in this General Plan and permitted by the **Land Use Plan Map** will result in a net increase in the number of housing units, commercial and industrial building area, hotels, schools, public buildings, parklands, designated open space, golf courses, streets and highways, public infrastructure, and similar uses supporting human activity. This will be accompanied by a corresponding reduction in vacant lands

The following presents estimates of the amount of development which could occur with implementation of the Plan for each of the two land use scenarios; 1. "General Plan Theoretical Buildout Capacity", and 2. "General Plan Policy Buildout Capacity".

##### 1. "General Plan Theoretical Buildout Capacity"

The "Plan Theoretical Capacity" estimate, represents the amount of development which could occur if all lands within the City and, as listed separately, the Sphere of Influence, were to be developed to their maximum intensity/density of development which is permitted for each category of land use. Realistically, the cumulative buildout of the City at the maximum allowable densities will not occur. Market demands, site constraints, design considerations, and infrastructure and service requirements will all impact the amount of development to be achieved on individual sites. Level of service standards prescribed by the policy in the Growth Management and Circulation Elements will limit development to considerably below the "theoretical" unless

additional improvements are implemented which adequately increase infrastructure and service capacities.

2. "General Plan Policy Buildout Capacity"

The "Policy Buildout Capacity" estimate reflects the cumulative amount of development which could occur on implementation of all policies contained in the General Plan. It reduces the "theoretical buildout" estimate to account for the Plan's defined transportation level of service standards, market forecasts to 2010, and the likelihood that existing sites developed with economically and physical viable commercial and industrial uses will be preserved for these uses regardless of higher-permitted densities (floor, area ratios). It should be noted that the "Policy Buildout" provides development capacity for commercial and industrial uses in excess of 2010 market forecasts to enable the City to successfully compete with adjacent cities to attract desired local and regional-serving uses, prevent an artificial inflation of land costs which would result from a limited supply, and provide flexibility in responding to "real" and dynamic market demands which are likely to be experienced.

**Table 1-1** indicates the amount of development which could be expected under the "Plan Theoretical Buildout Capacity" and the "Plan Policy Buildout Capacity".

In the City's Sphere of Influence, an additional 2,144 residential units, 116,520 square feet of commercial building, and 503,120 square feet of industrial building would be accommodated by each scenario (refer to **Table 1-2**).

**TABLE 1-1**

General Plan Buildout  
City of San Clemente<sup>6</sup>

Use	1990	Theoretical Buildout Capacity		Policy Buildout Capacity <sup>5</sup>	
		Number	Change %	Number	Change %
Residential	18,726 <sup>2</sup>	25,983	38.8	25,983	38.8
Single Family	11,853 <sup>3</sup>				
Multi Family <sup>1</sup>	6,873 <sup>3</sup>				
Commercial					
Retail	1,750,000 <sup>4</sup>	6,209,462	254.8	5,520,923	215.4
Office	540,000 <sup>4</sup>	2,043,286	278.4	1,719,895	218.5
Industrial	2,033,500 <sup>4</sup>	3,586,270	76.4	3,476,270	71.0
Hotel	446 <sup>4</sup>	2,407	439.7	2,407	439.7

1 Two or more units per lot.

2 Source: U.S. Census 1990.

3 Source: State of California Department of Finance Percentage Estimated

4 Source: The Natelson Company, Inc.

5 Source: Envicom Corporation

6 Buildout projections are based on the land use intensities/densities, General Plan policies, and City of San Clemente boundaries at the time of this comprehensive General Plan update (1993)

**TABLE 1-2**

Estimated General Plan Buildout  
Sphere of Influence<sup>2</sup>

Use	Existing Development In 1990	Theoretical Buildout <sup>1</sup>	Policy Buildout <sup>1</sup>
		Number	Number
Residential	0	2,738	2,738
Commercial	0	120,000	96,000
Retail	0	120,000	96,000
Office	0	0	0
Industrial	0	459,000	363,000

<sup>1</sup> Source: Envicom Corporation and City of San Clemente.

<sup>2</sup> Buildout estimates are based on projected land use intensities/densities, General Plan policies, and Sphere-of-Influence boundaries at the time of this comprehensive General Plan update (1993).

**C. *Structural Organization of Policies***

The Land Use policies are defined and organized to address the following topics:

- A. Land uses to be permitted and pattern of development
- B. Specific land use districts (functional roles, permitted uses, density, and physical form and character)
- C. Linkage of development with market demands
- D. Linkage of development with supporting infrastructure and public services
- E. Land use compatibility
- F. Maintenance of the quality of the City's built environment
- G. Maintenance of environmental quality
- H. General Plan Maintenance

For each land use topic, the policy section presents:

- Goals
- Discussion of Policy Statement
- Objectives
- Policies

---

#### IV. GOALS, OBJECTIVES, AND POLICIES

The following presents the goals, objectives, and policies for land use in the City of San Clemente. These are arranged by topic and defined by text and a number of illustrative maps which are referenced and, consequently, represent formal policy. The principal graphic guiding land use policy is the **Land Use Plan Map** which is included in the rear pocket of this General Plan and shall become the adopted policy map in concert with General Plan adoption. Programs which implement the goals, objectives, and policies are defined in Section V of this element. At the conclusion of each policy is a number in parentheses which denotes the pertinent implementing program (*I number*).

---

##### *A. Land Uses To Be Permitted and Pattern of Development*

---

The goals, objectives, and policies contained in this section authorize the type and mix of land uses which are to be permitted in the City and Sphere of Influence and establish the framework for the City's urban form and development pattern in which the land uses will be developed.

##### **Goal**

Provide for the appropriate mix and type of land uses which serve the needs of existing and future residents and achieve a pattern and distribution of land uses which:

- a. retain and enhance established residential neighborhoods, commercial and industrial districts, recreational resources, community-activity areas and amenities, and open spaces;
- b. provide for the revitalization, adaptive re-use, and upgrade of deteriorated neighborhoods and districts;
- c. allow for the intensification of commercial and industrial districts to maintain economic stability;
- d. provide opportunities for new residential, commercial, and employee-generating uses in undeveloped areas within the capacities of infrastructure and public services;
- e. preserve and enhance coastal recreation, resources, and amenities;
- f. protect and maintain significant environmental resources;
- g. provide distinctive residential neighborhoods and commercial and industrial districts;
- h. provide a diversity of areas characterized by differing functional activities and scales and intensity of use;

- i. locate commercial, public services, recreation, and jobs in proximity to residents and businesses; and
- j. maintain San Clemente as a unique and distinctive place in southern Orange County and the greater region.

## 1. *General Land Use Policies*

### **Policy Intent**

It is the intent of General Plan to accommodate a range of land uses which provide for the basic needs of existing and future residents, including housing, commercial services, employment, entertainment, recreation, personal service, and similar uses. Lands are designated for the accommodation of an ultimate population of approximately 61,000 (approximately 63,000 for the Forster revised alternative) within the City limits and another 7,500 within the Sphere of Influence, consistent with the specifications of the Growth Management Element. Land use policy will substantially improve the City's balance of uses and it's ratio of jobs to housing. Including the Sphere of Influence, this ratio would increase from 0.54 (1987) to 1.03 (Plan Policy Buildout). This conforms with the Southern California Association of Government's target to locate homes and jobs in proximity and reduce vehicular commutes and air emissions. Incremental amendments to the General Plan update may have altered the jobs to housing ratio project for Plan Policy Buildout.

Plan policy provides for the evolution of the City's existing fragmented pattern of development into a cohesive, integrated urban form consisting of unique, yet inter-related activity centers and corridors with a "background" pattern of residential and open space uses. These changes will occur through the establishment of common functional land uses (e.g., community serving, commercial, public, and recreational) and physical (transportation) and perceived (design and streetscape) connections.

Land Use Plan policy provides for the development of a number of the City's principal districts as pedestrian-oriented gathering "spaces" for the community's activities and interactions. These would be characterized by their retail shopping, restaurants and outdoor cafes, entertainment, and similar high intensity activities. In some cases, residential would be accommodated above the lower level commercial uses in mixed-use structures. Such districts include the downtown area (flanking Del Mar and El Camino Real), the Pier Bowl, North Beach, the Rancho San Clemente Town Center, and the proposed regional center at the existing High School site.

In the undeveloped ranchlands, the Plan's policies provide for (through the adoption of specific plans) the development of a diversity of uses as a series of distinct, but inter-connected, neighborhoods and communities. Uses to be accommodated include single and multi-family residential, neighborhood and community-serving commercial business parks, recreation (parks, golf course, and open spaces), schools, and similar facilities.

Policy promotes the re-consideration of the pattern of land use segregation which characterized much of the development in Southern California during recent decades. Characteristically, such developments necessitate the use of the automobile to access remote employment, commercial, and entertainment/socialization areas using limited and converging travel corridors. This pattern usually results in adverse traffic congestion and air pollution.

Alternatively, the Plan suggests that new residential and commercial subdivisions be designed to achieve the characteristics of more "traditional" concepts, wherein the residential neighborhood and common community center are emphasized. Physically, this involves (a) the return to a street pattern based on inter-connecting streets and the achievement of residential "blocks" (such as a "grid" or "modified grid"), (b) integration of comparatively small clusters of multi-family units with single family neighborhoods, (c) development of common "gathering" or activity centers in walking proximity to the residences (usually a standard of 1,500 feet) which contain small commercial, day-care, community-meeting, park, and similar local-serving uses, (d) siting of commercial structures along sidewalks to enhance pedestrian activity and "frame" public spaces, and consideration of reduced street widths.

Policy provides that the application of such patterns of development be accomplished in the context of the ranchlands' considerable topographic variations, environmental habitat, ridgelines, and other significant resources. The Plan defines a "core" area encompassing property to the north and east of the Rancho San Clemente Town Center, and the southwestern corner of Talega, (referred to as the "Talega Village Center"). Development in this core will adhere to traditional development principles in addition to maximizing the market potential for commercial uses.

### **Objective**

- 1.1 Ensure that lands are designated to accommodate a balance of uses which provide for the housing, commercial, employment, educational, recreational, cultural, social, and aesthetic needs of the residents; and to maintain the City's significant environmental resources.

### **Policies**

#### a. Land Use Pattern

- 1.1.1 Establish land use designations and appropriate density standards to ensure a balance of land uses and enhance the City's long-term economic and fiscal well-being, including housing units of a variety of types and prices; community-, regional and recreation/ tourist-serving retail, office, personal service, entertainment, lodging, and food-service uses, employee-generating industrial; recreational; governmental services; utility and infrastructure; institutional and religious; and open space uses as defined in **Table 1-3** (*11.1 and 11.3*).
- 1.1.2 Provide for the accommodation of job-generating uses which improve the ratio of jobs to housing (JHR) from current levels to 1.0 or greater (*11.1 and 11.3*).
- 1.1.3 Accommodate land-use development in accordance with the patterns and distribution of use and density depicted on the **Land Use Plan Map** and the following principles:
  - a. Establishment of a network of interrelated activity centers and corridors which are differentiated from the prevailing

**TABLE 1-3**

## Land Use Plan Classifications

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity And Height <sup>1</sup>
<b>Residential *</b>		
Residential Very Low (RVL)	Single-family residential units.	1 unit per 20 gross acres or legal parcel of record, whichever is smaller.
Residential Low (RL)	Single-family residential units	4.5 units per gross acre (7.0 units per net acre)
Residential Medium Low (RML)	Single-family residential units, duplexes, townhomes.	7.0 units per gross acre. (10.0 units/net acre)
Residential Medium (RM)	Single family residential, duplex townhomes, apartments.	15 units per gross acre. (24.0 units/net acre)
Residential High (RH)	Single-family residential, duplexes, townhomes, apartments.	24 units per gross acre. (36 units per net acre)
<b>Commercial</b>		
Neighborhood Serving NC <sup>2</sup>	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, recreational commercial, overnight accommodations, cultural facilities, and similar uses	<ul style="list-style-type: none"> <li>• Floor area ratio: 0.35.</li> <li>• Height <ul style="list-style-type: none"> <li>NC 1: 1 story</li> <li>NC 2: 2 stories</li> <li>NC 3: 3 stories</li> </ul> </li> </ul>
Community Serving CC <sup>3</sup>	Same uses as NC with possible automobile center at Camino de Estrella or Avenida Pico. Also allow hospital uses on CC2.	Floor area ratio/height <ul style="list-style-type: none"> <li>CC 1: 0.5/2 stories</li> <li>CC 2: 0.5/3 stories</li> <li>If hospital use, 2.0/4 stories.</li> <li>CC 3: 0.7/3 stories</li> </ul>

1 Refer to the glossary at the end of the Land Use element for a definition of gross and net acreages. When maximum density is stated in terms of both gross and net acres, the following shall apply:

- \* Maximum density stated in terms of gross acres shall be utilized to calculate maximum density in the Ranch San Clemente Specific Plan, Forster Ranch Specific Plan, Talega Specific Plan, and the Marblehead Inland Master Plan;
- \* Maximum density stated in terms of net acres shall apply elsewhere.

2 Refer to the Natural and Historic/Cultural Resources Element policies and implementation programs for exceptions to the 0.35 FAR in the NC 2 land use designation, excluding the Coastal Overlay zone, if historic structures are preserved on-site or relocated in association with development or redevelopment.

3 Existing light and heavy industrial uses as of the date of adoption of this General Plan, located north of Avenida Pico, along Avenida Navarro, Calle de Industrias and Calle de Los Molinos (behind the Pico Pavilion) within the CC2 area, shall be considered conforming uses within the CC2 community commercial land use zone.

**TABLE 1-3**

Land Use Plan Classifications  
(Continued)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity and Height
Coastal and Recreation Serving CRC	Coastal-related retail, restaurants, offices, recreation, overnight accommodations, entertainment, and similar uses.	<ul style="list-style-type: none"> <li>Floor area ratio: 1.0 to a Maximum of 1.5 with public benefits and additional parking.</li> <li>Height: per existing building height at street elevation.</li> </ul>
Coastal and Recreation Serving CRC 2	Golf course oriented commercial, overnight accommodations and ancillary facilities, restaurants, and similar recreation oriented uses.	<ul style="list-style-type: none"> <li>Floor area ratio: 1.0.</li> <li>Hotel: 500 rooms.</li> <li>Height: 55 feet, or the height of adjacent freeway, whichever is lower.</li> </ul>
Coastal and Recreation Serving CRC 3	Golf course oriented commercial, overnight Accommodations and ancillary facilities, restaurants, and similar recreation oriented uses	<ul style="list-style-type: none"> <li>Floor area ratio: 0.35.</li> <li>Hotel: 300 rooms.</li> <li>Height: 3 stories.</li> </ul>
Regional Serving RC 1	Anchor department store, outlet stores and promotional retail, supporting retail commercial, restaurants, entertainment, professional offices, financial institutions, automobile sales facilities, and similar region-serving uses.	<ul style="list-style-type: none"> <li>Floor area ratio: 0.5</li> <li>Height: 3 stories.</li> </ul>
Regional Serving RC 2	Hospital, medical offices, congregate care, and related facilities.	<ul style="list-style-type: none"> <li>Floor area ratio: 2.0.</li> <li>Height: 4 stories.</li> </ul>
<b>Mixed Use</b>		
MU 1, 1.1, 1.2, 2, 3, 4.1 and 4.2 <sup>4</sup>	<ul style="list-style-type: none"> <li>Neighborhood (NC) and community serving Commercial (CC) uses as described above.</li> <li>MU 1.2-p-A also allows regional commercial uses</li> <li>MU 4.1 also allows residential uses (on any floor) for the Coronado/Alameda block of properties.</li> </ul>	Floor area ratio/height MU 1.1: 0.35/2 stories MU 1.2: 0.35/ stories MU 2: 0.5/2 stories MU 3: 1.0/2 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope
	<ul style="list-style-type: none"> <li>Residential units on the second floor and higher, with exceptions provided for structures on the City's Designated Historic Structures List and located in the area designated in this Plan as Downtown San Clemente.</li> </ul> <p>Integrated with the commercial, excluding large-scale single use functions (e.g., grocery stores) and provided that impacts are mitigated.</p>	Floor area ratio/height MU 1.1: 1.0/3 stories MU 1.2: 1.0/4 stories MU 2: 1.5/3 stories MU 3: 2.0/3 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope

<sup>4</sup>Refer to Land Use Element, Section IV.B.1.b, North Beach, "Density, Intensity and Height," Policy 1.13.7 and implementation programs for exceptions to allow office uses in lieu of some residential for mixed use projects in the MU2-p-A land use designation that provide substantial public benefit.

**TABLE 1-3**

## Land Use Plan Classifications

<b>(Continued) Category</b>	<b>Typical Principal Uses (not all-inclusive)</b>	<b>Maximum Density/Intensity and Height</b>
MU 4.3	<ul style="list-style-type: none"> <li>Overnight accommodations, restaurants, cultural facilities, museums, and ancillary retail</li> </ul>	<ul style="list-style-type: none"> <li>Floor area ratio: 1.0.</li> <li>Height Ocean frontage: no view blockage of Casa Romantica Street frontage: height of buildings on adjacent parcels</li> </ul>
	<ul style="list-style-type: none"> <li>Residential units on the second floor and higher integrated with the commercial</li> </ul>	Same as above.
MU 5.1	<ul style="list-style-type: none"> <li>Neighborhood serving commercial uses (NC), as described above.</li> </ul>	<ul style="list-style-type: none"> <li>Floor area ratio: 0.35; minimum 20,000 square feet of contiguous use.</li> <li>Height: 2 stories</li> </ul>
	<ul style="list-style-type: none"> <li>Multi-family residential, including duplexes, townhomes, condominiums, apartments.</li> </ul>	<ul style="list-style-type: none"> <li>36 units per net acre; minimum 20,000 square feet of contiguous use</li> </ul>
MU 5.2	<ul style="list-style-type: none"> <li>Single family detached residential (as listed for "RL")</li> <li>Regional commercial (as listed for "RC1")</li> <li>Coastal recreational commercial (as listed for "CRC1")</li> <li>Public park (as listed for "OS1")</li> <li>Private open space (as listed for "OS2")</li> <li>General Open Space (as listed for "OS3")</li> </ul>	<ul style="list-style-type: none"> <li>Residential: 4.5 units per gross acre</li> <li>Regional Commercial: FAR of .35 on 60.4 acres</li> <li>Coastal Recreational Commercial: FAR of 1.5 on 1.0 acre</li> <li>Public Park: 9.3 acres</li> <li>Private Open Space: 57.8 acres (including 2.14 ac. Dudleya Reserve)</li> <li>General Open Space: 8.7 acres</li> </ul>
MU 5.3	<ul style="list-style-type: none"> <li>Community-serving commercial uses (as listed for "CC")</li> </ul>	<ul style="list-style-type: none"> <li>Floor area ratio: 0.5</li> <li>Height: 3 stories</li> </ul>
	<ul style="list-style-type: none"> <li>Single-family residential, duplexes, townhomes, condominiums, apartments</li> </ul>	24 units per gross acre
	<ul style="list-style-type: none"> <li>Open space (as listed for "OS 2")</li> </ul>	N/A
MU 5.4	<ul style="list-style-type: none"> <li>Mixed commercial, residential, and open space (as listed for "MU5.3")</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with MU5.3</li> </ul>
	<ul style="list-style-type: none"> <li>Light manufacturing and ancillary uses (as listed for "I 2")</li> </ul>	<ul style="list-style-type: none"> <li>Floor area ratio: 0.5</li> <li>Height: 2 stories or 3 with office</li> </ul>
<b>Industrial</b>		
11 and 12	Light manufacturing, business park, professional offices, supporting retail, restaurants, financial institutions, and similar uses.	Floor area ratio/height I1: 0.35/2 stories I2: 0.5/2 stories or 3 with office
I3	Heavy manufacturing and related uses	<ul style="list-style-type: none"> <li>Floor area ratio: 0.75</li> <li>Height: 2 stories</li> </ul>

**TABLE 1-3**  
Land Use Plan Classifications  
(Continued)

<b>Public/ Parking</b>		
P	Governmental administrative and related facilities, utilities, schools, public and private parking, undeveloped parks.	N/A
Civic Center (CVC)	Governmental offices and ancillary facilities related to the civic center use.	<ul style="list-style-type: none"> <li>• Floor area ratio: .35</li> <li>• Height: 2 stories from the highest pad location and “stepdown” the slope.</li> </ul>
<b>Institutional</b>	Private institutions and religious facilities.	To be determined on an individual basis.
<b>Open Space</b>		
OS 1	Publicly-owned existing and dedicated parklands, parking lots, and other.	N/A
OS 2	Privately-owned and intended as open space for passive recreation, aesthetic, <i>golf courses and ancillary uses</i> and/or resource management purposes.	N/A
OS 3	Privately-owned, restricted by easement, and intended as open space for passive recreation, aesthetic, and/or resource management purposes.	N/A
OSC	Public and private golf courses and ancillary facilities (e.g., clubhouse).	To be determined on an individual basis.
OSR	Talega Reserve	N/A
<b>Overlays</b>		
Pedestrian -P	<ul style="list-style-type: none"> <li>• Uses permitted by the underlying land use category.</li> <li>• Offices located to the rear of ground floor retail and second floor and higher, limited street front use.</li> <li>• Pertinent design standards</li> </ul>	As specified by the underlying land use zone.
Architectural Design -A	<ul style="list-style-type: none"> <li>• Uses permitted by the underlying land use category.</li> <li>• Design in accordance with Spanish Colonial Revival standards (Urban Design Element).</li> </ul>	As specified by the underlying land use zone.

\* In designated ranchland Specific Plan areas, the overall residential capacity will be limited by policy-defined thresholds.

pattern of single family residential and open space by their distinct functional role, activity, and/or form and scale of development.

- b. Limitation of the length of new commercial development along major highways to prevent the further creation of "strip" corridors.
- c. Location and intensification of residential uses in proximity to or within key commercial districts to promote accessibility.
- d. Improved integration of land use patterns in areas to be newly developed, where feasible due to topography and other environmental constraints.
- e. Establishment of linkages among community areas, which may include, but not be limited to, pedestrian and vehicular paths, continuity of landscape, signage, and other urban design elements, use of open space, transitions in form, scale, and density of development, and other elements (*II.1, II.3, II.5, I.1.7, and I.1.17*).

b. Grandfathering Policies

1.1.4 All projects that have obtained discretionary approval as of the date of adoption of this General Plan shall, for the purpose of future applications for time extensions, be evaluated with regard to land-use consistency based upon the General Plan that was in existence at the time of original approval of said entitlement. Notwithstanding this policy, such applications for time extension may still be denied based upon other considerations including, but not limited to, environmental impacts and infrastructure constraints. This policy shall become null and void three years after formal adoption of this General Plan. (*I 1.1*)

1.1.5 Non-residential buildings existing legally in commercial and industrial land use zones as of the date of adoption of this General Plan, their land use being consistent with this General Plan, but their floor area ratios and/or height exceeding this General Plan's maximum standards, shall be permitted to rebuild the existing structure even if damaged or destroyed by up to 100 percent by natural disaster or accidental cause, provided that any new structure not exceed the existing structure's building envelope or density, and provided that the project proponent apply for building permits within twelve (12) months of the existing structure being damaged or destroyed. If the existing structure is voluntarily demolished, or if after twelve months of

the existing structure being destroyed by natural disaster or accident, no building permits to rebuild have been applied for, any newly built structure shall be required to conform to the existing General Plan (*11.1*).

- 1.1.6 Upon adoption of this General Plan, all eligible parcels as defined below shall be permitted to establish, for the purposes of the non-conforming zoning regulations, that the vacancy date of their building began on the date of formal adoption of the General Plan.
1. All existing legal structures, including multi-tenant buildings with individual suites, which are vacant as of the date of adoption of this General Plan; and
  2. All buildings, or suites within multi-tenant buildings, which previous to their current vacancy housed a land use consistent with the 1982 General Plan and Zoning Ordinance; and
  3. The previous use, if still in existence would be subject to the legal, non-conforming regulations of the City's Zoning Ordinance (*11.1*).

## 2. *Residential Land Use Policies*

### **Policy Intent**

Plan policy provides for preservation of the fabric of existing residential neighborhoods throughout the City, retaining existing single family districts and multi-family clusters. In the built environment, only the area approximately between Avenida Pico and Trafalgar Lane would realize any significant changes in densities as existing properties zoned for multi-family development which contain a mix of densities continue to build out to their maximum potential.

The majority of new single and multi-family residential development will occur on the vacant lands in the Forster Ranch, Rancho San Clemente, Talega, and Marblehead Coastal. In Rancho San Clemente, new housing will complete the pattern of development on previously established parcels on Avenida Vista Montana and Calle del Cerro, as well as the Rancho San Clemente Town Center site of Avenida Pico and La Pata.

In Forster Ranch, single family residential development will expand to the east of Camino de Los Mares and Camino Vera Cruz to the major ridgeline. East of the ridgeline a cluster of new single and multi-family development will occur peripheral to the intersection of Avenida La Pata and Vista Hermosa. Talega will accommodate a mix of single and multi-family residential integrated with commercial and business park development in its “core” area (Avenida La Pata, Avenida Pico, and Avenida Vista Hermosa), adjacent to one 18-hole golf course, and through its canyon areas. On the Marblehead Coastal site, residential units will be integrated with regional, community and tourist-serving commercial, a park, and open space.

Policy also provides for the accommodation of housing in mixed-use structures integrated with retail and/or office commercial in designated areas and the provision of housing for those with special needs, such as senior citizens and the physically challenged.

### **Objective**

- 1.2 Provide for the continuation of existing and development of new housing to meet the diverse economic and physical needs of the existing residents and projected population capacity of 61,000 in the City and additional 7,500 in the Sphere of Influence. Ensure that new residential development maintains existing and achieves new high quality, distinctive neighborhoods and is compatible with its environmental setting.

### **Policies**

#### a. General

- 1.2.1 Designate lands for the preservation of existing and development of new single and multi-family residential neighborhoods on the **Land Use Plan Map** (*I 1.1, I 1.3, and I 1.5*).

#### b. Single Family Residential

- 1.2.2 Accommodate the development of single-family residential units at a maximum density of 1.5 units per gross acre as stipulated in **Table 1-3** in areas designated as RR – Rural Residential (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.2.3 Accommodate the development of single-family residential units at a maximum density of one (1) unit per twenty (20) gross acres as stipulated in Table 1-3 in areas designated as RVL - Residential Very Low (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.2.4 Accommodate the development of single-family residential units at maximum density of 4.5 units per gross acre or 7.0 units per net acre as stipulated in Table 1-3 in areas designated as "RL" (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.2.5 Require that single-family residential units and sites be designed to convey a high level of quality and character in accordance with the Urban Design Element and consideration of the following:
  - a. modulation and articulation of building elevation, facades, and masses (avoiding undifferentiated "box-like" structures);
  - b. incorporation of a well-defined roof line;
  - c. use of extensive site landscape to complement the architectural design of the structure;

- d. minimization of amount and width of the paving of front yards for driveway and garage access; and
  - e. location and design of garages so that they do not dominate the street frontage (*I 1.1, I 1.5, I 1.6, I 1.9, I 1.11, and I 1.18*).
- c. Multi-Family Residential
- 1.2.6 Accommodate the development of single and multi-family residential units at maximum densities as stipulated in **Table 1-3**:
- a. "RML": maximum density of 7.0 units per gross acre or 10.0 units per net acre;
  - b. "RM": maximum density of 15.0 units per gross acre or 24.0 units per net acre;
  - c. "RH": maximum density of 24.0 units per gross acre or 36.0 units per net acre; (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.2.7 Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and consideration of the following:
- a. use of building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinguished design solutions;
  - b. modulation and articulation of all building elevations, conveying the visual character of individual units rather than a singular building mass and volume;
  - c. location of the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, precluding the visibility of subterranean parking facilities from the street frontage;
  - d. use of a well-defined roofline;
  - e. inclusion of separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be developed from exterior facades, interior courtyards, and/or common areas;

- f. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure;
- g. use of adequate site landscape;
- h. inclusion of an extensive setback along the street frontage containing landscape, which is integrated with abutting sidewalks to provide continuity throughout the neighborhood; and
- i. minimization of amount and width of the paving of front yards for driveway and garage access (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.11, and I 1.18*).

1.2.8 Require the provision of on-site open space amenities in multi-family developments, and that these be accessible to and of sufficient size to be usable by tenants (*I 1.1, I 1.2, and I 1.8*).

d. Residential Infill

1.2.9 Require that new residential development in existing residential neighborhoods (i.e., infill) be compatible with existing structures, including the:

- a. maintenance of the predominant or median existing front yard setbacks; and
- b. use of complimentary building materials, colors, and forms, while allowing flexibility for distinguished design solutions; (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.11, I 1.18, and I 1.19*).

e. New Residential Subdivisions

1.2.10 Require that the design of new residential subdivisions consider the following:

- a. incorporation of greenbelts, pedestrian paths, parks, recreation facilities, and other community amenities;
- b. orientation of parcels away from principal arterials and highways or other heavily traveled corridors, incorporating extensive landscape setbacks along these frontages;
- c. siting of development to avoid disturbance of sensitive areas and maintain important environmental resources, including

ridgelines, topographic formations, and habitat in accordance with the Biological Resources and Aesthetics Elements;

- d. potential integration of small scale, multi-family "clusters" within single family residential neighborhoods;
- e. minimizing the width of streets to achieve a "sense" of "personal neighborhood"; and
- f. potential inclusion of alleys to minimize the dominance of garages along the street frontage (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, and I 1.18*).

f. Institutional Uses in Residential Areas

- 1.2.11 Accommodate the development of recreational, religious, and day care facilities in all residential areas, provided that they are compatible with the intended residential function and subject to City review and approval (*I 1.1, I 1.2, I 1.5, and I 1.6*).

g. Mixed Use

- 1.2.12 Designate appropriate areas for the development of residential units integrated with retail and office commercial uses as "mixed-use" (MU) on the Land Use Plan Map in accordance with the standards stipulated in Table 1-3 (*I 1.1, I 1.3, and I 1.5*).

h. Special Needs

- 1.2.13 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low- and moderate-income households in areas designated for multi-family residential, commercial, and mixed-use on the Land Use Plan Map, in accordance with the Housing Element and provided that they are designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur (*I 1.1 and I 1.5*).

### 3. *Commercial and Mixed Use Land Use Policies*

#### **Policy Intent**

Policy provides for the attraction and accommodation of an expanded range of retail and office commercial uses, which are not currently found in San Clemente, but are necessary to support the daily need of residents. This is intended to reverse the current imbalance wherein residents must commute to adjacent jurisdictions to acquire many basic commercial goods and services. Such development in San Clemente will also reduce vehicular trips associated

air pollution. At the same time, the attraction of these uses will substantially increase the revenue base of the City.

Market forecasts indicate that there will be sufficient demand over the next twenty years within the City and southern portion of Orange County to support the development of a major regional-serving facility and that San Clemente has an opportunity to capture this use. Policy provides for the redevelopment of the San Clemente High School site (in concert with its relocation to the inland ranchlands) for these purposes and allows the development of a number of other sites for an automotive center and other regional commercial uses.

As discussed previously (2. Residential Land Use Policies), Plan policy provides for the development of single or aggregated parcels for mixed commercial and residential development. These structures would, normally, incorporate retail, office, and/or parking on the lower floors and residential units on the upper. This form of development, which was intrinsic to cities in the emerging years of the nation's downtowns, has re-emerged as a technique to reduce vehicular trips and associated air pollution, provide housing opportunities in proximity to jobs and services, and establish active, pedestrian-oriented districts which enhance the quality of life and vitality of the City. While the Plan does not mandate the development of mixed-use projects, it does permit these in the City's key activity centers (downtown, the Pier Bowl, North Beach, and the Rancho San Clemente Town Center).

### **Objective**

- 1.3 Provide for the continuation of existing and designate a minimum of 110 acres for the new development of retail and service and commercial uses to meet the needs of the City's existing and future residents and provide lands for the development of a minimum of 800,000 square feet of building area to accommodate regional-oriented retail, specialty, entertainment, and similar uses which provide substantial revenue to the City and are compatible with adjacent uses.

### **Policies**

- 1.3.1 Designate lands for the (a) continuation of existing and development of new community-oriented retail sales, services, entertainment, professional offices, and other commercial uses, which provide for the needs of existing and future residents, (b) development of regional-serving commercial, specialty, entertainment uses and related uses, and (c) mixed commercial and residential uses on the **Land Use Plan Map** and establish standards to ensure their compatibility with adjacent neighborhoods and districts (*I 1.1, I 1.3, and I 1.5*).
- 1.3.2 Accommodate the continuation of existing and development of a mix of new neighborhood, community, regional, and visitor-serving commercial centers in areas designated respectively as "NC", "CC", "RC", and "CRC" in accordance with the density and height standards stipulated in Table 1-3 (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.3.3 Existing light and heavy industrial uses (e.g., manufacturing, tool and die, equipment rental and contractor storage yard) as of the date

of adoption of this General Plan, located in the CC2- Community Commercial area, west of Avenida Pico, south of the I-5 Freeway, behind the Pico Pavilion commercial area, shall be considered conforming uses within the CC2-Community Commercial land use zone (I 1.1, I 1.2, I 1.5, and I 1.6).

- 1.3.4 Accommodate the development of a mix of residential and commercial uses in areas designated as "MU" (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.3.5 Accommodate the development of commercial uses in overlay areas designated as "-p". Accommodate residential uses for the Coronado/Alameda block within MU 4.1. (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.3.6 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with this Element and the Urban Design Element (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.16, and I 1.22*).
- 1.3.7 Require that the first floor of structures (including mixed use and parking) within the pedestrian overlay zone incorporate commercial uses along the street frontage; limited office uses may be permitted if retail commercial is deemed by the City to be economically infeasible. Accommodate residential uses for the Coronado/Alameda block within MU 4.1. (*I 1.1, I 1.5, and I 1.6*).
- 1.3.8 Encourage building elevations above the second floor to be set back from the street facing facade within the first 35 feet of property depth to minimize the impacts of height and bulk on abutting sidewalks and streets (*I 1.1, I 1.5, and I 1.6*).
- 1.3.9 Require that mixed-use structures be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, and truck and automobile access) and provide adequate amenities for residential occupants (e.g., on-site recreation) (*I 1.1, I 1.5, I 1.6, I 1.8, and I 1.9*).

#### **4. Automobile-Related Land Use Policies**

##### **Policy Intent**

Policy is defined to ensure that automobile-related uses are compatible with the neighborhood or district in which they are located. Auto-service and repair uses are permitted in most commercial zones, except those zones intended to promote mixed-use or pedestrian activity.

##### **Objective**

- 1.4 Allow for the development of automobile-service and repair uses in commercial and business park districts along major thoroughfares provided that their design and operations are compatible with adjacent uses.

**Policies**

- 1.4.1 Permit the continuation of gasoline stations and supporting service facilities in locations along major streets and highways in which they are currently located and require that expansions or modifications of existing facilities be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element (*I 1.1, I 1.11, and I 1.18*).
- 1.4.2 Prohibit the development of new and expansion of existing automobile-service and repair uses in commercial and mixed-use areas of the City designated to promote pedestrian activity (as indicated by the "-p" overlay) (*I 1.1, I 1.5, and I 1.6*).
- 1.4.3 Permit the development of new gasoline stations and supporting facilities in commercial and business park districts, provided that:
- a. the facilities are designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City, as specified in the Urban Design Element;
  - b. the facilities are limited to a single corner of a street intersection; and
  - c. the facilities are located at a limited number of key activity intersections, as designated in the Specific Plans for the Ranches (*I 1.1, I 1.5, I 1.6, I 1.11, and I 1.18*).
- 1.4.4 Permit the development of auto related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in commercial and business park districts and designated sites within the Ranches Specific Plans, excluding those commercial areas along the portions of El Camino Real which are directly adjacent to land designated for low density residential land uses, or are designated as Mixed-Use or with a pedestrian overlay, provided that:
- a. the facilities are designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element; and
  - b. the facilities are encouraged to be clustered in the ranches.

All existing auto service and repair uses, as of date of adoption of this General plan, located along El Camino Real which are currently adjacent to land designated for low density residential land uses, or within a designated Mixed-Use or Pedestrian Overlay district, shall be considered to be conforming land uses. (*I 1.1, and I 1.3*)

## 5. *Industrial Land Use Policies*

### **Policy Intent**

Lands are designated for the accommodation of industry, business park, and similar uses which provide employment opportunities for the City's residents. In addition to the Rancho San Clemente Business park, the Plan provides for the retention of existing light and heavy industrial uses and the development of new industrial uses and related commercial uses in the Los Molinos area and new development of portions of Talega and Forster Ranch for these uses.

### **Objective**

- 1.5 Provide for the continuation of existing and designate a minimum of 60 acres for the development of new land uses which contribute job opportunities for existing and future residents of the City.

### **Policies**

#### a. General

- 1.5.1 Designate lands for the development of business park, research and development, light manufacturing, heavy industrial, and similar uses which provide employment for City of San Clemente residents on the Land Use Plan Map (*I 1.1, I 1.3, and I 1.5*).

#### b. Light Industrial

- 1.5.2 Accommodate the continuation of existing and development of new light manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, and financial institutions, and similar uses in areas designated as "I 1" and "I 2" in accordance with **Table 1-3** (*I 1.1, I 1.5, and I 1.6*).
- 1.5.3 Permit development according to the following standards for intensity and height:
- a. "I 1": a maximum FAR of 0.35 and height of two (2) stories.
  - b. "I 2": a maximum FAR of 0.5 and height of two (2) stories, except when offices are included wherein the height may be increased to three (3) stories (*I 1.1, I 1.5, and I 1.6*).
- 1.5.4 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with the policies contained in

---

this element and the Urban Design Element (*I 1.16, I 1.17, I 1.18, and I 1.20*).

- 1.5.5 Require that sites for light industrial uses be planned and buildings be located to convey a "campus-park" setting, including consideration of the following:
- a. siting of buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);
  - b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;
  - c. use of common architectural design vocabulary (materials, colors, design character, etc.);
  - d. use of extensive landscape in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;
  - e. location of parking to minimize views from principal peripheral streets;
  - f. use of consistent and well-designed public and informational signage; and
  - g. installation of elements defining the key entry points and activity locations (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.11, and I 1.18*).
- 1.5.6 Require that structures and sites be designed to convey visual interest and character and to be compatible with adjacent uses, including:
- a. differentiation of building facades by materials, color, architectural details (columns, recessed or projecting windows, articulated beams or spandrels, etc.), offset planar surfaces, and modulated building volumes;
  - b. architectural treatment of all building elevations;
  - c. enclosure of storage areas with decorative screening or walls;
  - d. location of site entries to minimize conflicts with adjacent residential neighborhoods; and
  - e. mitigation of noise, odor, lighting, and other impacts (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, I 1.11, and I 1.18*).

c. Heavy Industrial

- 1.5.7 Accommodate the development of heavy manufacturing and related industrial uses in areas designated as I 3 in accordance with Table 1-3 in areas designated on the LUP (*I 1.1, I 1.5, and I 1.6*).
- 1.5.8 Permit development to a maximum intensity of a FAR of 0.75 and height of two (2) stories, which may be increased to accommodate unique physical site operations (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.5.9 Require that development be compatible with adjacent land uses; incorporating landscape setbacks, screening walls, berms, and/or other appropriate elements which mitigate visual and operational impacts (*I 1.1, I 1.5, I 1.6, I 1.8, and I 1.9*).
- 1.5.10 Require that heavy truck and vehicle access be controlled to minimize potential impacts on adjacent residential neighborhoods and commercial districts (*I 1.1, I 1.5, I 1.6, and I 1.11*).

**6. Public and Institutional Land Use Policies****Policy Intent**

Lands are designated for public and institutional uses such as governmental administrative, recreation, cultural and educational to support the existing and future population and development of the City.

**Objective**

- 1.6 Provide for the continuation of existing and development of new public service, religious, and institutional uses and facilities which meet the needs of the City's residents.

**Policies**

- 1.6.1. Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present locations and development of new uses in areas designated as "P" on the **Land Use Plan Map** and in any other land use zone where they compliment and are compatible with adjacent land uses and development contingent on City discretionary review and approval (*I 1.1, I 1.3, and I 1.5*).
- 1.6.2 Allow for the development of private recreation, cultural, educational, institutional, and health uses in areas designated for commercial or business park uses, and others which may be specifically identified on the **Land Use Plan Map**, provided that they are compatible with adjacent uses and subject to the City discretionary review and approval (*I 1.1, I 1.3, and I 1.5*).

- 1.6.3 Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to the City review and approval (*I 1.1, I 1.3, and I 1.5*).
- 1.6.4 Allow for the continuation of existing and development of new child and senior day-care facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval (*I 1.1, I 1.3, and I 1.5*).
- 1.6.5 Allow for the reuse of surplus public and utility properties and facilities for private use, with the type and density/intensity of use to be permitted on the site determined by:
  - a. their compatibility with the type, character, and density/intensity of adjacent uses;
  - b. objectives for the area defined by this Plan;
  - c. contribution of public benefits (e.g., affordable housing);
  - d. revenue contribution to the City; and
  - e. formulation and approval of a specific or development plan (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.6.6 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located, including the use of landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses (*I 1.11 and I 1.18*).
- 1.6.7 Evaluate the feasibility and appropriateness of developing new or expanded Civic Center facility at one or more sites in the City (*I 1.7 and I 1.16*)

## 7. *Coastal and Recreation-Related Land-Use Policies*

### **Policy Intent**

Land use policies provide for the accommodation of uses which attract visitors to the City and serve residents, capitalizing on the unique and distinctive recreational assets of the City, including its beaches, ocean, hillsides, and canyons. Among these are recreational-oriented mixed-use developments at the Pier Bowl and North Beach, existing and new golf courses, destination resorts in the Talega site, expanded beach front recreational use in North Beach at the site of the existing trailer park, on the ocean side of Pacific Coast Highway.

### **Objective**

- 1.7 Provide for the development of recreation-oriented commercial and supporting uses which are in harmony with, yet capitalize on the ocean and beachfront and hillsides and canyons and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

### **Policies**

- 1.7.1 Designate lands for the development of coastal related commercial, recreational, lodging, and supporting uses on the **Land Use Plan Map** and establish standards to ensure their compatibility with adjacent residential neighborhoods and commercial districts (*I 1.1, I 1.3, and I 1.5*).
- 1.7.2 Designate lands for the continuation of existing and development of new coastal-, golf course-, or other recreation-oriented destination-resort facilities on the Land Use Plan Map; and establish standards to ensure their compatibility with adjacent residential neighborhoods and commercial districts (*I 1.1, I 1.3, and I 1.5*).
- 1.7.3 Allow for the continued use of the City's public beaches for coastal recreational uses (*I 1.1 and I 1.3*)

## 8. *Public Infrastructure Land Use Policies*

### **Policy Intent**

Lands are designated to maintain existing public rights-of-way and other public infrastructure. Policy provides for the expansion of these where necessary to support development by public dedications, easements, or other means.

### **Objective**

- 1.8 Commit lands for the continued operation of public infrastructure which supports residents, businesses, and visitors and protects them from environmental hazards.

### **Policies**

- 1.8.1 Designate and acquire, through dedication or other legal means, lands for the continuation and expansion of public streets and highways in accordance with the Master Plan of Streets and Highways (MPAH), as defined by **Figure 4-2** and **Figure 4-3** in the Circulation Element (*I 1.1, I 1.2, I 1.3 and I 1.5*).

- 1.8.2 Designate and acquire, through dedication or other legal means, lands for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage, telecommunications, etc.) on the **Land Use Plan Map** which support existing and future land use development (*I 1.1, I 1.2, I 1.3 and I 1.5*).
- 1.8.3 Develop plans and programs for the reuse of infrastructure and utility properties and easements should they be no longer required for their intended operations (*I 1.1, I 1.6, and I 1.8*).

## 9. *Open Space Land Use Policies*

### **Policy Intent**

An extensive network of parks, passive open spaces, and recreational trails are provided for by the Plan's policy. This includes the continuance of existing parkland, preservation of existing open spaces which are publicly owned, encumbered by easements, or maintained by homeowner associations, dedication of additional parklands and open spaces through new development subdivisions and plans, preservation of ridgelines and significant environmental habitats, and construction of new pedestrian trails and bikeways in the City. Additional open space policies are discussed in the Parks and Recreation and Natural Resources Elements of this General Plan.

### **Objective**

- 1.9 Preserve open spaces for the City's residents which provide visual relief, amenity and recreational opportunities, protect environmental resources, protect the population from environmental hazards, and are in balance with new development.

### **Policies**

- 1.9.1 Designate lands for the provision of recreational open spaces on the **Land Use Plan Map** which are sufficient to meet the needs of existing and future residents (*I 1.1, I 1.3, and I 1.5*).
- 1.9.2 Designate lands for the provision of passive and visual open space on the **Land Use Plan Map**, which provide a balance to the urban and suburban development of the City (*I 1.1, I 1.3, and I 1.5*).
- 1.9.3 Designate lands for the protection of significant environmental resources and protection of life and property from environmental hazards on the **Land Use Plan Map** (*I 1.1, I 1.3, and I 1.5*).
- 1.9.4 Accommodate active parklands, beaches, or other open space uses in areas designated as "OS 1" (encompasses publicly owned properties) in accordance with the standards stipulated in **Table 1-3** (*I 1.1, I 1.2, I 1.3, I 1.5, and I 1.6*).

- 1.9.5 Accommodate passive recreation, hiking and equestrian activities, golf courses and ancillary uses, aesthetic enjoyment, and similar activities in areas designated as "OS 2" (these include privately-owned parcels which are intended to be used for these purposes) and "OS 3" (except no golf course uses) (these include privately-owned parcels which are set aside by an easement and intended to be used for these purposes) in accordance with the standards stipulated in **Table 1-3** (*I 1.1, I 1.2, I 1.3, I 1.5, and I 1.6*).
- 1.9.6 Accommodate public and private golf courses and ancillary facilities (clubhouses, restaurants, and pro shops) in areas designated as "OSC" in accordance with the standards stipulated in **Table 1-3** (*I 1.1, I 1.2, I 1.3, I 1.5, and I 1.6*).
- 1.9.7 Coordinate with the Transportation Corridor Agencies, Camp Pendleton, County of San Diego, and other appropriate agencies to ensure that if the Foothill Transportation Corridor is built, the land area at the southern edge of the City, between the City's corporate boundary and the "Modified CP" alignment of the proposed FTC, is developed as a golf course, park or other public/recreational amenity that will also serve as a aesthetic and noise buffer between the proposed FTC and existing residential units in San Clemente (*I 1.15*).

#### Design and Development

- 1.9.8 Require that developers of residential, mixed-use, and other projects whose scale may significantly impact existing open space resources allocate sufficient lands as permanent open space for recreation, visual relief, and/or environmental resource protection (by dedication, easement, or other City-approved technique) (*I 1.1, I 1.2, I 1.5, I 1.6, and I 1.7*).
- 1.9.9 Restrict designated open spaces to uses which are compatible with this purpose, such as passive recreation and nature observation (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.9.10 Provide for the development of additional open spaces for recreational purposes in accordance with the Parks and Recreation Element and Master Plan of Parks and Recreation (*I 1.1, I 1.2, I 1.6, and I 1.7*).
- 1.9.11 Provide for the acquisition and development of parks and recreational lands and facilities in accordance with the Growth Management Element (*I 1.1, I 1.2, I 1.6, and I 1.7*).

- 1.9.12 Protect and maintain the Talega Reserve as an open space and environmental resource, in cooperation with other public agencies and private organizations (*11.14*).
- 1.9.13 Require that development be sited and designed to protect significant environmental resources, including the provision of open space, in accordance with the Biological Resources Element policies (*11.1, 11.2, 11.5, 11.6, 11.8, and 11.9*).
- 1.9.14 Require that significant ridgelines be preserved as a visual and open space resource in accordance with the Aesthetic Resources Element policies (*11.1, 11.2, 11.5, 11.6, 11.8, and 11.9*).
- 1.9.15 Maintain open spaces to protect life and property from flooding, landslide, and other environmental hazards, where these cannot be mitigated, in accordance with the Utilities, Flooding, and Seismic Safety Elements (*11.1, 11.2, 11.5, 11.6, 11.8, and 11.9*).
- 1.9.16 Work with the United States Marine Corps to maintain Camp Pendleton as an open space resource (*11.14*).
- 1.9.17 Work with the County of Orange to minimize development and preserve the open space character of the City's Sphere of Influence (*11.14*).

### ***10. Pedestrian-Oriented Overlay Zone Land Use Policies***

#### **Policy Intent**

Land Use policy provides for the establishment of distinct commercial districts which are characterized by a high level of pedestrian activity. This will be achieved through an "overlay" zone ("-p") in which the underlying permitted land uses will be subject to standards regarding their siting and design. In these areas, the ground floor of structures will be restricted to uses which facilitate pedestrian use such as retail shops and restaurants, with exceptions possible for historic structures on the City's Designated Historic Structures List, as indicated within the specific districts included in this plan. Non-pedestrian active uses, such as professional offices, are encouraged to be located to the rear of or above the retail space. Buildings would be required to be sited in proximity to the sidewalk frontage, forming a common building "wall," and designed to incorporate visual elements which are attractive to the pedestrian (e.g., articulated and modulated facades, arcades, courtyards, trellises, and landscape).

#### **Objective**

- 1.10 Provide for the development of commercial and mixed use (integrating commercial with residential) districts which are characterized by their high level of pedestrian activity. Residential uses shall be allowed for the Coronado/Alameda block within the MU 4.1.

#### **Policies**

- 1.10.1 Accommodate the development of commercial and mixed-use projects as permitted by the underlying land use designation in areas

---

designated as a pedestrian-oriented overlay ("-p") (*I 1.1, I 1.5, and I 1.6*).

- 1.10.2 Require that structures located in the pedestrian overlay zone as designated on the Land Use Plan be sited and designed to enhance pedestrian activity along the sidewalks, including the following standards:
- a. incorporation of uses in the first floor along the street frontage which stimulate pedestrian activity; encouraging professional offices, data computing, and other similar uses to be located in the rear or above the first floor unless economically infeasible;
  - b. siting of the linear frontage of the building along the front yard property line to maintain a "building wall" character, except for areas contiguous with the structure used for outdoor dining or courtyards;
  - c. assurance that the front setbacks are visually and physically accessible to pedestrians, except as may be required for security;
  - d. incorporation of landscape which visually distinguishes the site and structure (planted beds, planters, window boxes, and other elements);
  - e. incorporation of arcades, courtyards, and other recesses along the street elevation to provide visual relief and interest;
  - f. extensive articulation of the building facade and use of multiple building volumes and planes;
  - g. use of roofline and height variations to break up the massing and provide visual interest;
  - h. visual differentiation of upper from lower floors;
  - i. distinct treatment of building entrances;
  - j. use of pedestrian-oriented projecting and other signage;
  - k. prohibition of new automobile service and repair such as car washes, auto sales, repair, and similar uses (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.11 and I 1.18*)

---

## ***11. Architectural Design Overlay Policies***

### **Policy Intent**

Land Use policy provides for the establishment of visually distinct districts containing structures characterized by a Spanish Colonial Revival architectural design style reflecting San Clemente's historical buildings. This will be achieved through an "overlay" zone ("-A") in which the underlying permitted land uses will be subject to design standards defined in the Urban Design Element and implemented through the Design Guidelines and/or municipal code.

### **Objective**

- 1.11 Ensure that the City's architecture in key community and tourist-serving areas maintains a high quality of design consistent with the City's history.

### **Policies**

- 1.11.1 Accommodate the development of commercial, mixed-use and residential projects as permitted by the underlying land use designation in areas designed as an Architectural Design overlay ("-A") (*11.1, 11.5, and 11.6*).
- 1.11.2 Require that new, adaptively re-used, and renovated buildings located in the Architectural Design overlay district be designed to reflect the City's Spanish Colonial Revival heritage in accordance with the Urban Design Element (*11.1, 11.4, 11.8, 11.11, and 11.18*).

---

## ***B. Specific Land Use Districts***

---

The goals, objectives and policies contained in this section define the intended functional role, density/intensity, character and standards for development of each of the fifteen (15) special districts and neighborhoods listed below. These provide greater specificity and expand upon the basic policies and standards defined in the preceding policy section of this element.

1. Commercial and Mixed-Use Districts
  - a. Downtown San Clemente
  - b. North Beach
  - c. Pier Bowl
  - d. Regional Center: San Clemente High School Site and Tsuma Property
  - e. Rancho San Clemente Town Center
  - f. El Camino Real Corridor
  - g. Existing Civic Center Site
  - h. Hospital Complex
  - i. Other Commercial Centers
2. Destination Resorts
  - a. Shorecliffs Resort

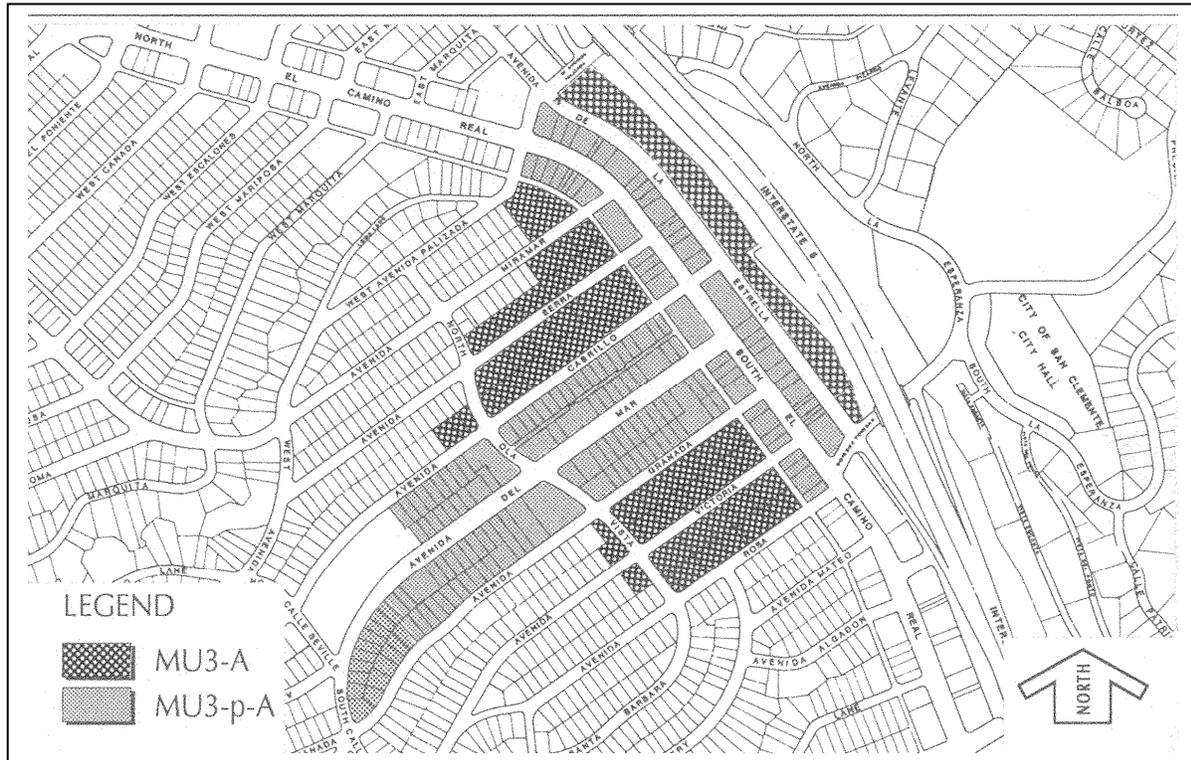
- 3. Industrial Districts
  - a. Rancho Business Parks
  - b. Los Molinos Business Park
  - c. Rancho San Clemente Heavy Industrial Park
- 4. Ranchlands Planned Communities

**1. Commercial and Mixed Use Districts**

**Goal**

Provide a hierarchy of distinct commercial and mixed commercial and residential districts which are differentiated by their functional role and physical form and character.

- a. Downtown San Clemente



*Figure 1-1*

**Policy Intent**

The Downtown area depicted in **Figure 1-1** will be continued as the symbolic "core" of the City, maintaining its pedestrian-oriented "village" character. Community- and tourist-serving retail commercial, entertainment, restaurants, offices, and public uses are accommodated. Outdoor and courtyard cafes, flower sales, and similar uses are encouraged. Residential units would be permitted on the upper floors to enhance the area's activity and provide housing opportunities for those working in the commercial establishments, with exceptions possible through discretionary review for buildings on the City's Designated Historic Structure List. The Plan suggests that shared parking facilities be developed, using their street-facing areas for commercial uses.

Physically, future development would occur as infill, consistent in scale (2-3 stories) and character with the prevailing Spanish Colonial Revival buildings. Pedestrian activity is emphasized, particularly along Avenida Del Mar and the El Camino Real intersection, by the siting of buildings along the sidewalk frontages, incorporation of courtyards, transparent facades, streetscape, and similar design, and locating offices and other low customer/activity uses to the rear or above street-facing retail, restaurants, entertainment, and other comparable uses.

**Objective**

- 1.12 Maintain the Downtown area as the symbolic functional and physical center of the City; emphasizing its use as a pedestrian-oriented commercial and residential "village" providing for the needs of residents and tourists (areas designated as "MU 3-p-A" and "MU 3-A").

**Policies**Permitted Uses

- 1.12.1 Accommodate the development of community and visitor serving commercial uses, including retail, financial, household supply and furnishings, eating and drinking establishments, food sales, drug stores, personal and business services, professional offices, art and cultural facilities, entertainment, overnight accommodations, public facilities (auditoriums, vest pocket parks, etc.), and similar uses (*I 1.1, I 1.5, and I 1.6*).
- 1.12.2 Accommodate the development of residential uses on the second floor or higher of structures containing commercial uses and/or parking on the lower levels, with exceptions possible through discretionary review for buildings on the City's Designated Historic Structure List. (*I 1.1, I 1.5, and I 1.6*).
- 1.12.3 Allow for the development of shared-parking facilities, which, at a minimum, incorporate retail along the street frontage (*I 1.1, I 1.5, and I 1.6*).

- 1.12.4 Encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8*).
- 1.12.5 Consider extending the MU 3-p-A designation to cover all lots fronting Avenida Del Mar between Avenida Seville and the Pier Bowl. (*I 1.9*)

Density/Intensity and Height

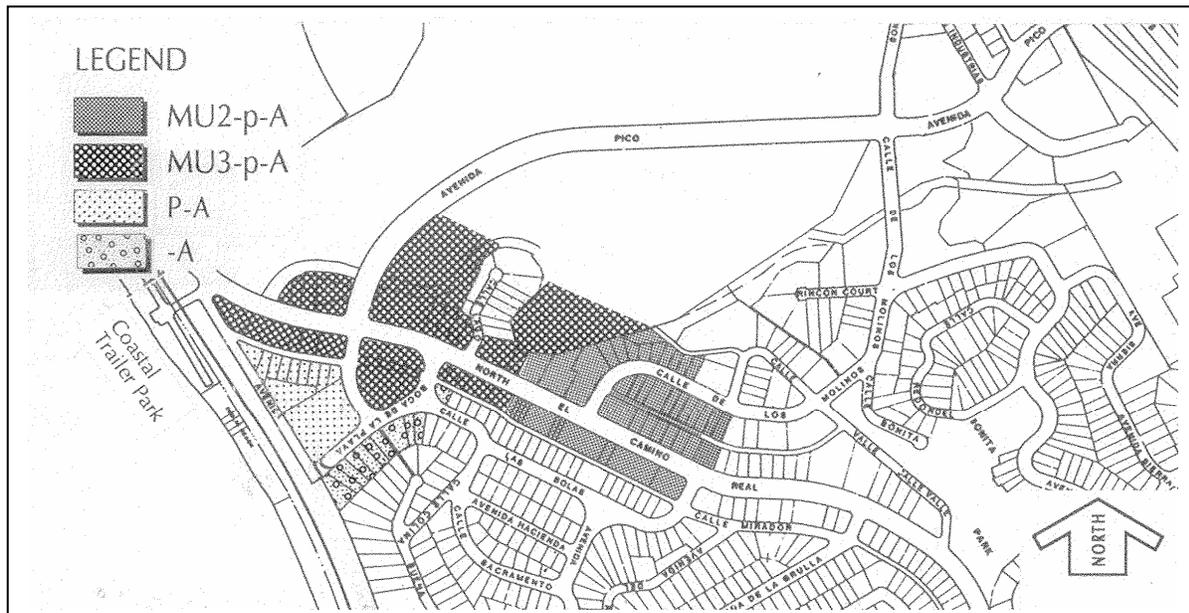
- 1.12.6 Permit the development of sites as follows:
  - a. Exclusively for commercial use: to a maximum intensity of a floor area ratio (FAR) of 1.0 and height of two (2) stories; and
  - b. Integration of residential with commercial uses: to a maximum FAR of 2.0 and height of three (3) stories, providing that a minimum FAR of 0.35 and maximum FAR of 1.0 is developed for commercial use (*I 1.1, I 1.5, and I 1.6*). Exceptions to the minimum FAR requirement for commercial uses in a mixed-use project may be granted through discretionary review as follows:
    - 1. For lots of 12,000 square feet or smaller, a minimum commercial FAR of 0.15 may be developed, with an accompanying limitation on the maximum floor area of a mixed-use project of 1.5; and
    - 2. For buildings on the City’s Designated Historic Structure List, the appropriate minimum commercial FAR may be determined through discretionary review, as long as commercial floor area is provided in the project and the project meets the purpose and intent of the MU3 land use designation.

Design and Development

- 1.12.7 Require that structures located in the "MU 3-p-A" zone be sited and designed to enhance pedestrian activity along the sidewalks, as stipulated in policy 1.10.2 (*I 1.1, I 1.5, I 1.6, I 1.8, and I 1.10*)
- 1.12.8 Require that new development and renovations of existing structures be designed in a Spanish Colonial Revival style in accordance with the Urban Design *Element* (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).

- 1.12.9 Maintain a distinctive visual and physical environment for the Downtown area's public streetscape in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements (*I 1.18*).
- 1.12.10 Link individual buildings and sites with each other through the use of walkways in addition to street-abutting sidewalks (*I 1.5, I 1.12, and I 1.19*).
- 1.12.11 Integrate improvements into the design of individual sites and public streetscape which facilitate transit use of the Downtown, such as bus shelters and recessed access points (*I 1.5, I 1.17, and I 1.18*).

#### b. North Beach



**Figure 1-2**

#### **Policy Intent**

Plan policy provides for the revitalization of the North Beach area as depicted on **Figure 1-2**, as a community- and visitor-serving mixed-use, high activity center of the City. This is intended to capitalize on the area's adjacency to the beachfront and emphasize the significant historic structures including the Ole Hanson Beach Club, Miramar Theater, and Sebastians. It is further intended that the provision of coastal-related uses offer an opportunity to lessen the demands to intensify development at the Pier Bowl.

Retail shops, gift stores, restaurants, hotels/motels, entertainment, and residential units above lower level commercial would be accommodated to establish a pedestrian-oriented "village" environment (similar to the downtown). Opportunities for additional coastal uses (a second pier, beach boardwalk, etc.), a new train station, and/or a multi-modal transportation center are allowed by the policy. Extensive streetscape amenities would be incorporated to provide linkages among individually developed sites and a unique identity for the district.

### **Objective**

- 1.13 Provide for the enhancement of North Beach as a primary City entrance and distinctly identifiable, pedestrian-oriented center of tourist and community activity, capitalizing on its location adjacent to the coast and emphasizing its historic structures (areas designated as "MU 3-p-A", "MU 2-p-A" and "P-A")

### **Policies**

#### Permitted Uses

- 1.13.1 Accommodate neighborhood community and visitor serving commercial, mixed residential and commercial, and parking uses in accordance with Policies 1.12.1 through 1.12.4 (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.13.2 Allow for the development of a train station and/or multi-modal transportation center and ancillary facilities (*I 1.1, I 1.5, I 1.6, and I 1.17*).
- 1.13.3 Accommodate the development of expanded recreational uses at the Ole Hanson Beach Club and surrounding areas, including the potential of an active park at the existing parking lot provided that existing parking is adequately *replaced* (*I 1.1, I 1.5, I 1.6, and I 1.17*).
- 1.13.4 Encourage the development of shared policy facilities and shared parking facilities and shared parking management *techniques* (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.13.5 Provide for the reuse of the coastal trailer park in North beach, on the ocean side of Pacific Coast Highway, for public beach and recreational *use* (*I 1.1, I 1.5, I 1.6, I 1.8 and I 1.13*).

#### Density/Intensity and Height

- 1.13.6 Permit the development of sites in areas designated as "MU 3-A-p" as follows:

- a. Exclusively for commercial use: to a maximum intensity of a FAR of 1.0 and height of two (2) stories; and
  - b. Integration of residential with commercial uses: to a maximum FAR of 2.0 and height of three (3) stories, providing that a minimum FAR of 0.35 and maximum FAR of 1.0 is developed for commercial use (I 1.1, I 1.5, and I 1.6).
- 1.13.7 Permit the development of sites in areas designated as "MU 2-p-A" as follows:
- a. Exclusively for commercial use to a maximum intensity of a FAR of 0.5 and height of two (2) stories; and
  - b. Integration of residential with commercial uses to a maximum FAR of 1.5 and height of three (3) stories, providing that a minimum FAR of 0.3 and maximum FAR of 0.5 is developed for commercial use (*I 1.1, I 1.5, and I 1.6*).
  - c. For projects that integrate residential with commercial uses and provide substantial public benefit as determined through the discretionary review process, some residential floor area may be substituted with up to 0.5 additional FAR attributed to professional office uses on the second floor above street level and higher under the following circumstances.
    - 1. The project's overall FAR does not exceed 1.5;
    - 2. The overall commercial FAR, including office, retail, lodging and restaurant, does not exceed 1.0;
    - 3. The project's retail/restaurant component FAR does not exceed 0.5; and
    - 4. A minimum FAR of 0.3 is provide in residential uses.

Design and Development

- 1.13.8 Require that development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2, and 1.12.6 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.7, I 1.12, and I 1.19*)
- 1.13.9 Establish a distinctive visual and physical environment for the North Beach's public streetscape in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements (*I 1.5 and I 1.18*).



### Policy Intent

Plan policy provides for the continuation of the Pier Bowl depicted on Figure 1-3 as a high activity, pedestrian-oriented mixed-use center serving the community and tourists which capitalize on its location abutting the beach and San Clemente Pier. It would accommodate uses which support coastal recreational activities, including retail, restaurant, office, cultural, hotel/motel, bed and breakfast establishments, residential, and similar facilities. As with the downtown and North Beach, Plan standards would require that buildings be sited and designed to promote pedestrian activity. In addition, the standards provide for the siting of structures to conform to the natural topographic "bowl" which distinguishes the area; with buildings designed to conform with the terrain.

In respect to specific Pier Bowl properties, the Plan provides for (a) the retention of the existing parking lot (with a possible subterranean facility) to support the area's recreational users and maintenance of public viewsheds to the coast; (b) the development of overnight accommodations, restaurants, cultural facilities, and/or residential units in concert with the preservation of the Casa Romantica and its views; (c) redevelopment of the Beachcomber Hotel for overnight accommodations and coastal-oriented retail in concert with public amenities, provided that any development "conforms to the terrain and is no higher than the current facility at the street elevation; (d) possible re-use of the adjacent Robison property for coastal-oriented commercial and/or residential uses; and (e) new development of the Alameda property with commercial and/or residential uses which are sited to conform to the natural topography.

### Objective

- 1.14 Continue and enhance the Pier Bowl as a distinctly identifiable, pedestrian-oriented center of tourist and community activity; capitalizing on its location on the coast and the San Clemente Pier.

#### 1) Area-Wide

### Policies

- 1.14.1 Formulate a Specific Plan incorporating detailed land use, design, and public improvement requirements to ensure the consistent development of the Pier Bowl area (*I 1.5*).
- 1.14.2 Require that new development and the renovation of existing structures be designed in a Spanish Colonial Revival style in accordance with the Urban Design Element (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).
- 1.14.3 Establish a distinctive visual and physical environment for the Pier Bowl's public streetscape in accordance with the Urban Design Element, Including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements (*I 1.5 and I 1.18*).

- 1.14.4 Encourage the development of shared parking facilities and shared parking management techniques (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.14.5 Consider the use of the authorities of California Redevelopment Law as a mechanism to revitalize parcels and stimulate economic development in the Pier Bowl area (*I 1.13*).
- 1.14.6 Consider the linkage of parking facilities in the downtown and Pier Bowl areas by a seasonally operated transit system (*I 1.17*).

2) "Core" Mixed-Use Sub-Area (designated "MU 4.1-p-A") Permitted Uses

- 1.14.7 Accommodate coastal-oriented and community-serving commercial and mixed residential and commercial uses in accordance with Policies 1.12.1, 1.12.2, and 1.12.4, excluding those whose function or scale are incompatible with the recreational character of the area. Accommodate residential uses for the Coronado/Alameda block within MU 4.1. (*I 1.1, I 1.5, I 1.6, I 1.7 and I 1.8*).
- 1.14.8 Accommodate the development of public recreational uses (*I 1.1, I 1.5, and I 1.8*).

Density/Intensity and Height

- 1.14.9 Permit development to a maximum intensity of a FAR of 1.0 and height of 30 feet, unless the development contributes significant public benefits (e.g., on-site public viewing facilities, open space linked to recreational amenities, extraordinary streetscape amenities, affordable housing, and other) and on-site parking in excess of code requirements which is made accessible to users of the Pier Bowl area, wherein the FAR may be increased to a maximum of 2.0, which shall be determined on an individual project basis (*I 1.1, I 1.5, I 1.6, and I 1.8*).

Design and Development

- 1.14.10 Require that development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2, and 1.12.8 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.10, I 1.12, and I 1.19*).

3) Casa Romantica Site (designated as "MU 4.3-p-A")

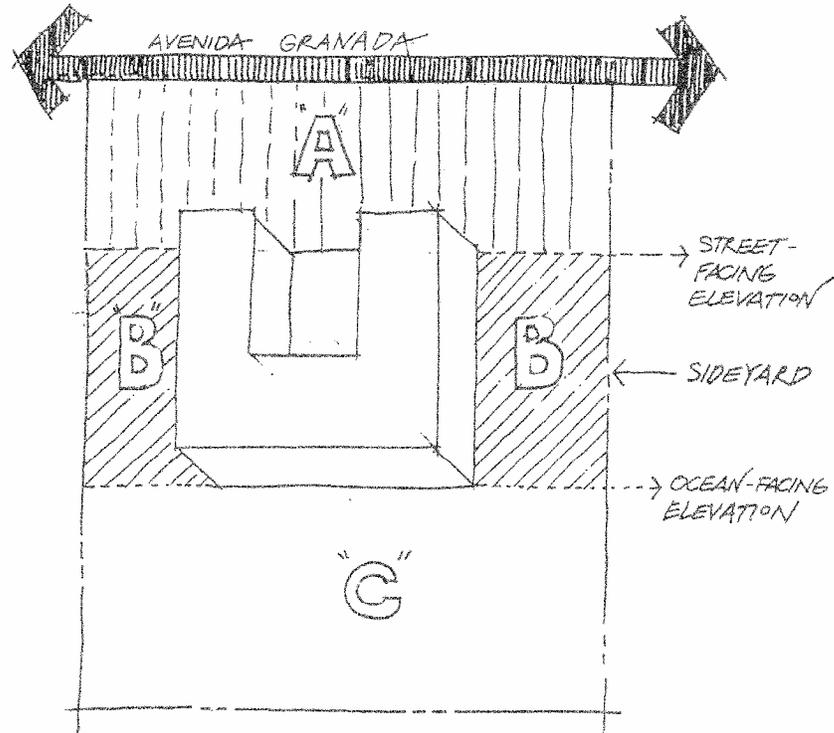
Permitted Uses

- 1.14.11 Maintain and/or adaptively re-use the Casa Romantica structure and accommodate the development of overnight accommodations,

restaurants, cultural facilities, ancillary retail, and mixed commercial and residential uses subject to City review and approval (*I 1.1, I 1.5, I 1.6, and I 1.7*).

Density/Intensity and Height

1.14.12 Permit development to a maximum intensity of a FAR of 1.0 and the following heights (illustrated on **Figure 1-4**):



PERMITTED DEVELOPMENT INTENSITIES FOR THE SITE PORTIONS DEPICTED ABOVE

- A. HEIGHT MAY NOT EXCEED THE MAXIMUM HEIGHT OF EXISTING DEVELOPMENT ON ADJACENT RESIDENTIAL PARCELS.
- B. HEIGHT MAY NOT EXCEED THE MAXIMUM HEIGHT OF THE EXISTING CASA ROMANTICA STRUCTURE.
- C. NO STRUCTURE SHALL BE PERMITTED.

CASA ROMANTICA  
 PERMITTED DEVELOPMENT HEIGHTS  
 SAN CLEMENTE GENERAL PLAN *[Signature]*

FIGURE 1-4

- a. Portions of the site between Avenida Palizada and the street elevation of the Casa Romantica: height no greater than the maximum height of existing development on the adjacent residential parcels.
- b. Portions of the site between the street facing and ocean facing elevations of the Casa Romantica (sideyards): no greater than the existing Casa Romantica structure.
- c. Portion of the site between the ocean facing building elevation and ocean-facing property line: no structure permitted (*I 1.1, I 1.5, and I 1.6*).

Design and Development

- 1.14.13 Require that the existing Casa Romantica building be preserved and that and rehabilitation or adaptive reuse be in accordance with the State of California Guidelines for historic preservation (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).
- 1.14.14 Require that new development be designed to be compatible in scale and design with the existing Casa Romantica and reflect the Spanish Colonial Revival architectural style (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).
- 1.14.15 Require that buildings be sited to ensure the maintenance of views from the property to the pier and coastline and public views from the pier to the property (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.14.16 Encourage community volunteer programs for the maintenance and upgrade of the Casa Romantica (*I 1.21*).
- 4) Beachcomber Hotel and Robison Properties (designated as "CRC 1- p-A")

Permitted Uses

- 1.14.17 Accommodate on the Beachcomber and Robison properties the development of coastal-oriented and community-serving commercial (including overnight accommodations) mixed residential and commercial, and public recreational uses, excluding those whose function or scale are incompatible with the recreational character of the area and residential at the Beachcomber Hotel *site* (*I 1.1 and I 1.5, I 1.6, I 1.7, and I 1.8*).
- 1.14.18 Allow for the option of the development of multi-family residential units on the Robison *property* (*I 1.1 and I 1.5, I 1.6, I 1.7, and I 1.8*)

Density/Intensity and Height

- 1.14.19 Permit commercial development to a maximum intensity of a FAR of 1.0. If, however, the development contributes significant public benefits beyond those required (e.g., on-site public viewing facilities, open space linked to recreational amenities, extraordinary streetscape amenities, affordable housing, on-site parking in excess of code requirements which is made available to users of the Pier Bowl areas, etc.) then the FAR may be increased to a maximum of 1.5. (this shall be determined on a case-by-case basis). The maximum allowable height of structure(s) shall be consistent with the approved floor area ratio, up to 1.5 FAR (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8*).
- 1.14.20 Permit a maximum density of 36 units per net acre and a maximum height of 45 feet should the Robison property be developed for residential use (*I 1.1, I 1.5, I 1.6, and I 1.7*).

Design and Development

- 1.14.21 Require that commercial and mixed-use development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2 and 1.12.8 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, I 1.12, and I 1.19*).
- 1.14.22 Require, in the case of exclusive residential development on the Robison property, that structures be designed in accordance with Policy 1.2.7 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19*).
- 1.14.23 Require that development provide for public access to the beach from Victoria using the canyon or other appropriate location, if *feasible* (*I 1.1 and I 1.5, I 1.6, and I 1.7*).
- 1.14.24 Require inclusion of a location to provide public views to the coast and *pier* (*I 1.1, I 1.5, I 1.6, and I 1.7*).

5) Alameda Property (designated as "MU 4.2-p-A")Permitted Uses

- 1.14.25 Accommodate the development of coastal-oriented commercial, mixed residential and commercial uses, and public recreational uses, excluding those whose function or scale are incompatible with the recreational character of the area (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8*).

Density/Intensity and Height

- 1.14.26 Permit development to a maximum FAR of 1.0 and height which conforms to the natural bluff face topography and does not exceed the bluff's highest elevation (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8*).

Design and Development

- 1.14.27 Require that development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2 and 1.12.8 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, I 1.12, and I 1.19*).
- 1.14.28 Require that a public pedestrian linkage be established with the Casa Romantica (*I 1.1, I 1.5, I 1.6, and I 1.7*).

6) Pier Bowl Parking Lot, Beach Front, and Pier (designated as "P-A")Permitted Uses

- 1.14.29 Restrict the use of the existing parking lot to surface and/or subterranean parking and allow the development of coastal oriented commercial at the base of the parking lot parallel to the shoreline (*1.1, I 1.5, and I 1.6*).
- 1.14.30 Accommodate the development of additional park and recreational facilities (*I 1.1, I 1.5, I 1.6, and I 1.16*).
- 1.14.31 Allow for the development of new commercial (maximum one new lease) and recreational uses at the end of the Municipal Pier (*I 1.1, I 1.5, and I 1.6*).
- 1.14.32 Require that new parking structure facilities follow the topography and height of the parking lot, and allow structural elements of a parking structure located on the parking lot to exceed the height of the existing grade only if existing public views of the ocean (including white water and surf) from Avenida Del Mar can be maintained (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.14.33 Require that new development on the pier not exceed one (1) story in height (*I 1.1, I 1.5, I 1.6, and I 1.8*).

Design and Development

- 1.14.34 Require that new development on the pier be designed in a "maritime" architectural design style and be compatible with the style and scale of existing pier *structures (I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19)*.
- 1.14.35 Establish a public pedestrian linkage to the Casa Romantica (*I 1.5, I 1.7, I 1.17, and I 1.18*).
- 1.14.36 Evaluate and implement, as feasible, a pedestrian "promenade" connecting the Pier Bowl with North Beach (*I 1.5, I 1.17, and I 1.18*).

7) Peripheral Residential Areas (designated as "RH-A" and "RM-A")

Permitted Uses, Density, and Height

- 1.14.37 Accommodate the development of multi-family residential units at a maximum density of 36 units per net acre in RH category (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.14.38 Accommodate the development of multi-family residential units at a maximum density of 24.0 units per net acre in RM category (*I 1.1, I 1.2, I 1.5, and I 1.6*).

Design and Development

- 1.14.39 Require that residential units be designed in accordance with Policy 1.2.7 (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19*).



**Objective**

- 1.15 Provide for the development of the San Clemente High School site as the City's primary center of region-serving commercial uses; accommodating uses which contribute significant revenue to the City and establishing a distinct physical identity as an activity center, while minimizing its impacts on adjacent residential neighborhoods (areas designated as "RC 1" on the Land Use Plan).

**Policies**Permitted Uses

- 1.15.1 Allow for the development of regional-serving retail commercial and ancillary uses, promotional/discount retail, restaurants, professional offices, entertainment, financial institutions, furniture sales, household and garden supplies, and similar uses (*I 1.1, I 1.5, and I 1.6*).
- 1.15.2 Allow for the development of automobile sales, repair, and ancillary facilities, provided that multiple dealerships are integrated into a unified center (*I 1.1, I 1.5, and I 1.6*).

Density/Intensity and Height

- 1.15.3 Permit development to a maximum intensity of a FAR of 0.5 and height of three (3) stories (*I 1.1, I 1.5, and I 1.6*).

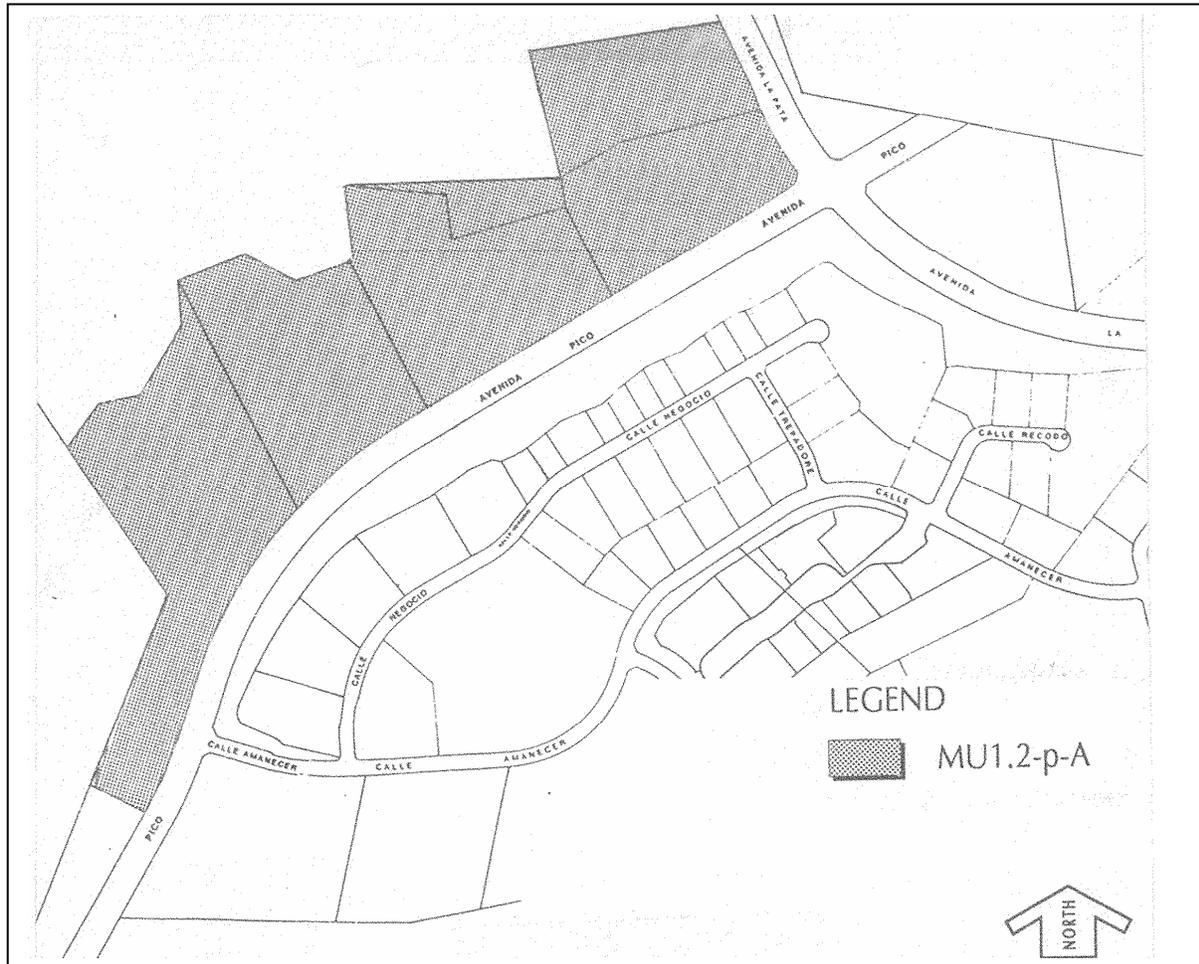
Design and Development

- 1.15.4 Require that the development of the site for regional-serving commercial uses be conditioned on the financial and physical ability to relocate the existing High School facilities to a suitable alternative site (*I 1.1, I 1.5, and I 1.7*).
- 1.15.5 Require that public transit facilities be integrated with development of the site and ensure that they are accessible by automobile, bicycle, and walking from adjacent residential neighborhoods (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.15.6 Develop and implement programs of public streetscape improvements which uniquely identify the regional center, including elements such as landscape, street furniture, signage, and pedestrian-scaled lighting (*I 1.17 and I 1.18*).
- 1.15.7 Require the formulation of a comprehensive site development or Specific Plan, including design guidelines, to ensure that the site is developed in a consistent and unified manner and in consideration of the following guidelines:

- a. siting of structures on common pedestrian walkways, courtyards, and other open spaces;
- b. use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale "boxes" and create visual fabric of multiple buildings and storefronts;
- c. siting of a portion of the buildings in proximity to Avenida Pico; establishing a "building face" relationship to the street and preventing continuous parking along the frontage;
- d. design of the exterior periphery of the structures to contain shops, restaurants, and other facilities which provide visual interest to parking areas and the street elevation, avoiding the typical image of a blank wall-enclosed "fortress";
- e. inclusion of a major "public square" as a gathering space for public activity (musical groups, concerts, plays, and other spontaneous or programmed community events) and highly visible and accessible public meeting facilities;
- f. use of roofline and height variations to break up the building massing and provide visual interest, including vertical setbacks above the second floor on the site's peripheral street and residential facing elevations;
- g. use of unified Spanish architectural design theme, including the use of arcades, overhangs, and other elements;
- h. clear identification of building entrances;
- i. extensive use of landscape which provide a three-dimensional character, including elements such as planting beds, raised planters, containers, or window boxes;
- j. use of pedestrian-oriented signage;
- k. design of parking structures to be visually integrated with the commercial buildings; and,
- l. inclusion of well-defined pedestrian linkages to adjacent sidewalks, commercial uses, and residential neighborhoods, which may be accomplished by elements such as distinctive paving, landscape, lighting, and/or signage (*11.1, 11.5, 11.6, 11.8, 11.12, and 11.19*).

1.15.8 Consider the use of the authorities of California Redevelopment Law as a mechanism for the re-use of the High School site for the development of regional-serving commercial uses (*I 1.13*).

e. Rancho San Clemente Town Center



*Figure 1-6*

**Policy Intent**

The Plan provides for the development of a major mixed commercial and residential center at the northwest of Avenida Pico and La Pata to function as the key activity center, or "downtown," serving the adjacent ranch communities as depicted on **Figure 1-6**. As such, it would contain the most intensive building density within the ranchlands. A wide variety of uses would be accommodated, with emphasis on those which attract considerable community activity, including retail and office commercial, restaurants, entertainment, hotels, public facilities (including governmental offices), day-care centers, and residential.

Standards suggest the development of a major concentration of structures and public open space(s) as the focal point of the site's development. This would contain multiple mixed-use (integrating commercial and residential) sited on streets, and/or public plazas.

Peripheral to the core may be lower intensity office or retail structures, residential, and/or recreational facilities (e.g., golf course).

**Objective**

- 1.16 Provide for the development of an integrated commercial, residential, and public center whose functions and physical form act as a singular focal point and "towncenter" for the inland ranch developments (areas designated as "MU 1.2").

**Policies**

Permitted Uses

- 1.16.1 Accommodate regional and community-serving commercial, residential, and parking uses in accordance with Policies 1.12.1 through 1.12.4 (*I 1.1, I 1.2, I 1.5, I 1.6, and I 1.8*).
- 1.16.2 Allow development of multi-family residential units in accordance with the Design and Development standards stipulated herein (*I 1.1, I 1.2, I 1.5, and I 1.6*).
- 1.16.3 Accommodate commercial recreation uses including golf courses and ancillary facilities (*I 1.1, I 1.2, I 1.5, and I 1.6*).

Density/Intensity and Height

- 1.16.5 Permit the intensity/density and height of development according to the following standards:
- a. Exclusively for commercial uses: a maximum FAR of 0.35 and height of three (3) stories;
  - b. Exclusively for residential uses: a maximum density of 15 units per net acre; and
  - c. Integration of residential with commercial uses: a maximum FAR of 1.0 and height of four (4) stories, provided that a minimum FAR of 0.35 and maximum FAR of 0.5 is developed for commercial use (*I 1.1, I 1.5, and I 1.6*).

Design and Development

- 1.16.6 Require that the site be developed as a physically and functionally cohesive and integrated center which:
- a. at a minimum contains a concentrated "core" area adjacent to Avenida Pico which shall be the principal activity center of the Town Center, wherein mixed-use residential, commercial, entertainment, restaurant, cultural, public squares, community services, and similar uses will be integrated;
  - b. may incorporate the development of portions of the site exclusively for residential, governmental, recreation, and/or transportation facilities;
  - c. sites individual development lots and buildings on a linked network of streets and pedestrian walkways, courtyards, public plazas, and other open spaces, which are externally linked to Avenida Pico and La Pata; and d. establishes a common "building wall" for structures located along streets in the "core" (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19*).
- 1.16.9 Require the implementation of public streetscape improvements which uniquely identify the Rancho San Clemente Town Center, including elements such as landscape, street furniture, signage, and pedestrian-scaled lighting (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, I 1.17, I 1.18, and I 1.19*).
- 1.16.10 Require the formulation of a comprehensive site development or Concept Plan, including design guidelines, to ensure that the site is developed in a consistent and unified manner and in accordance with the policies stipulated herein (*I 1.5 and I 1.6*).

f. El Camino Real Corridor  
North El Camino Real Corridor

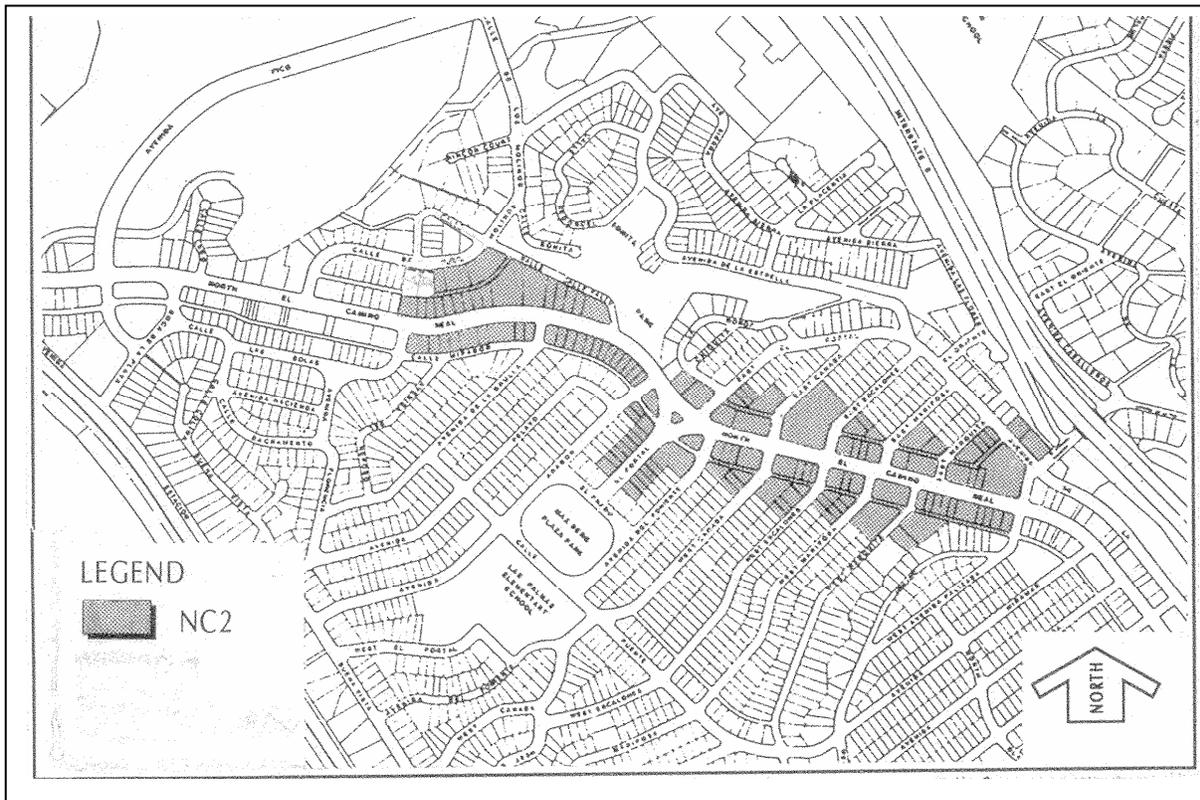


Figure 1-7

South El Camino Real Corridor - Segment A

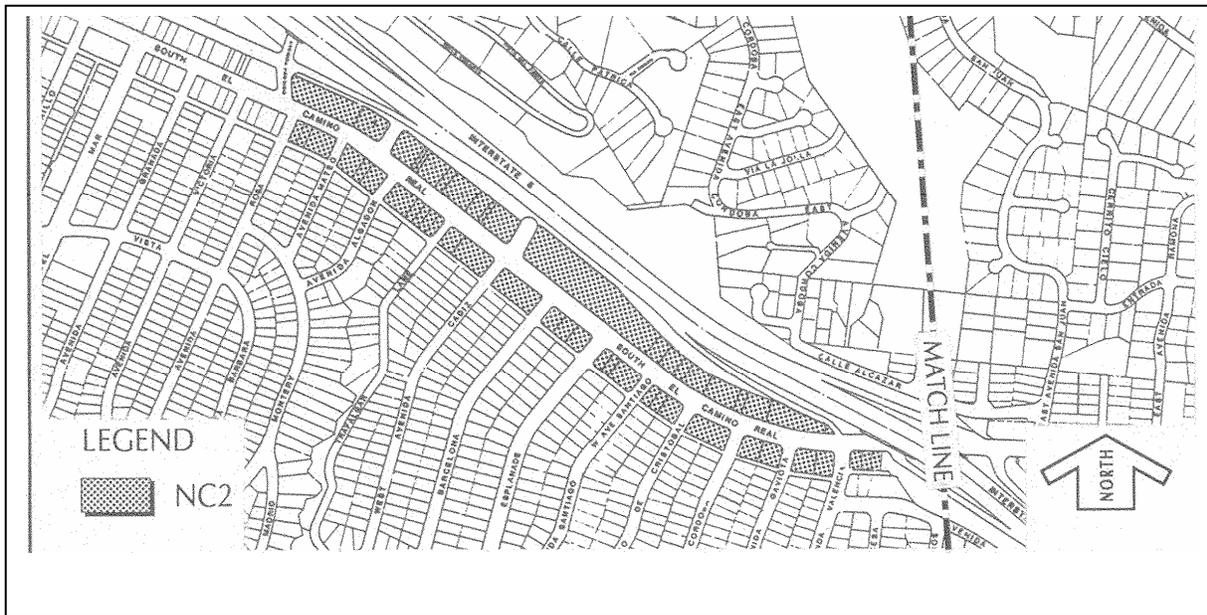


Figure 1-8(a).1.0



**Policy Intent**

Plan policy differentiates the El Camino Real Corridor into six sub-districts. The two most distinctive and intense of these are the previously Discussed Downtown "Core" and North Beach High Activity Mixed-Use Centers. Two segments, interconnecting North Beach and Downtown (**Figure 1-7**) and Interstate 5 (**Figure 1-8**), would be developed for a mix of highway and community oriented commercial, office, and similar uses which are transitional to the two activity nodes. Standards provide for development of structures at one or two stories and with either pedestrian or automobile oriented characters. South of Interstate 5 to Avenida Magdalena, the policy provides for the development of highway-oriented commercial, office, and hotels/motels up to three stories. From Avenida Magdalena to the southern city limit, the plan will accommodate a mix of commercial and multi-family residential.

**Objective**

- 1.17 Continue the development of El Camino Real as a community- and highway-serving commercial corridor, establishing distinctive nodes along its length (areas designated as "NC 2," "NC 3," and "MU 5.1").

**Policies**Permitted Uses

- 1.17.1 Accommodate the development of neighborhood-serving commercial uses in accordance with Table 1-3 (*I 1.1, I 1.5, and I 1.6*).
- 1.17.2 Accommodate the development of multi-family residential units on South El Camino Real, in areas designated as "MU 5.1" (*I 1.1, I 1.5, and I 1.6*).

Density/Intensity and Height

- 1.17.3 Permit the development of sites in areas designated as "NC 2" to a maximum intensity of a FAR of 0.35 and height of two (2) stories. With preservation on-site or relocation of a designated historic structure to the same or a more appropriate land use classification, the maximum FAR of 0.35 may be increased by up to the total square footage of the historic structure, excluding projects in the Coastal Overlay Zone (*I 1.1, I 1.5, and I 1.6*).
- 1.17.4 Permit the development of sites in areas designated as "NC 3" to a maximum intensity of a FAR of 0.35 and height of three (3) stories (*I 1.1, I 1.5, and I 1.6*).
- 1.17.5 Permit the development of sites in areas designated as "MU 5.1" as follows:
- a. Development of commercial uses (vertical mixed use not permitted) to a maximum intensity of an FAR of 0.35 and two

(2) stories on a site containing a minimum of 20,000 square feet, which may for the purposes of this standard include the site area of contiguous adjacent parcels which are currently developed for commercial use; and

- b. Development of multi-family residential uses (vertical mixed use not permitted) to a maximum density of 36 units per net acre on a site containing a minimum of 20,000 square feet, which may for the purposes of this standard include the site area of contiguous adjacent parcels which are currently developed for residential use (*I 1.1, I 1.5, and I 1.6*)

#### Design and Development

- 1.17.6 Require that landscape be incorporated in the front yard setback, except where buildings are sited directly on the sidewalk and that they incorporate adequate landscape elements along their street facing elevation to provide visual character, including such elements as planters or window boxes (*I 1.1, I 1.5, I 1.6, I 1.8, and I 1.19*).
- 1.17.7 Require that sites developed exclusively for residential use be designed to convey a high level of quality in accordance with Policy 1.2.7 and incorporate elements to ensure their compatibility with adjacent commercial uses, including the following:
  - a. buffer the residential from abutting commercial uses by the use of walls, landscape, and/or horizontal and vertical setbacks;
  - b. adequately mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial use;
  - c. design and site units to provide adequate security and privacy for tenants; and
  - d. prevent adverse impacts on the integrity and continuity of other commercial uses (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.10, I 1.12, and I 1.19*).
- 1.17.8 Require that sites developed exclusively for multi-family residential provide on-site recreation and open space amenities which are designed and sized to be accessible to and usable by tenants (*I 1.1, I 1.5, I 1.6, and I 1.8*).
- 1.17.9 Consider the use of the authorities of California Redevelopment Law as a mechanism to promote the more efficient and cohesive use of properties (*I 1.13*).

#### g. Existing Civic Center Site

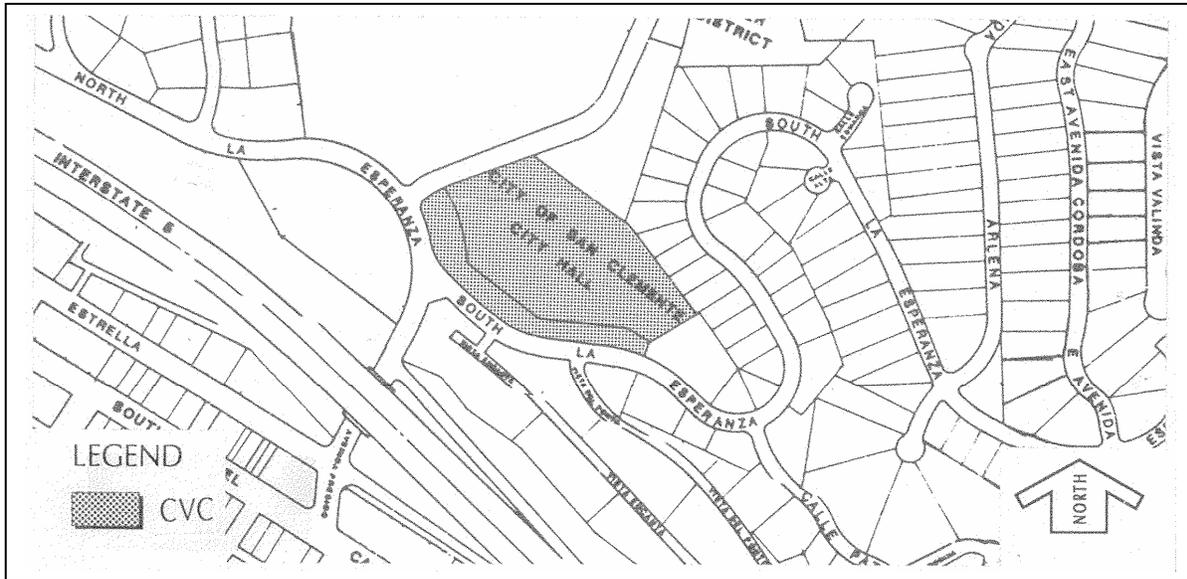


Figure 1-9

### Policy Intent

Plan policy provides for the continued use of the existing Civic Center for governmental uses and ancillary facilities as depicted in Figure 1-9.

### Objective

- 1.18 Provide for the continued use of the Civic Center site as the focus of government functions (area designated as CVC).

### Policies

#### Permitted Uses

- 1.18.1 Accommodate governmental offices and ancillary facilities (*I 1.1, I 1.5, and I 1.6*).

#### Density/Intensity and Height

- 1.18.2 Permit development to a maximum intensity of a FAR of .35 and height of two (2) stories as measured from the highest existing pad and the "stepping down" of the lower portions of the site to conform to the topography and slopes (*I 1.1, I 1.5, I 1.6, and I 1.8*).

#### Design and Development

- 1.18.3 If any new Civic Center or ancillary uses are added to the site, require that building elevations located along the slope be designed to avoid the appearance of uninterrupted vertical walls, incorporating set backs, modulations, and other architectural elements (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).



Density/Intensity and Height

1.19.2 Permit development to a maximum intensity of a FAR of 2.0 and height of four (4) stories (*I 1.1 and I 1.6*).

Design and Development

1.19.3 Require that sites incorporate setbacks and landscape to provide a high level of visual quality in accordance with Policies 1.17.6 and 1.17.7 (*I 1.1, I 1.6, I 1.8, and I 1.19*).

## i. Other Commercial Centers and Districts

**Policy Intent**

Objective and policies pertain to commercial centers and districts located on (a) Avenida Pico west of Interstate 5 ("CC 2"), (b) Camino de Estrella and Camino de Los Mares ("CC 2"), (c) Capistrano and Pacific Coast Highway/Shorecliffs ("NC 1" and "NC 2"), (d) Avenida Calafia ("CC 3" and "CC 2"), (e) Avenida Presidio east of Interstate 5 ("CC 1"), (f) Avenida La Pata and Avenida Pico ("NC 2"), (g) South of Avenida Pico at the Foothill Transportation Corridor interchange ("CC 2"), (h) Talega Village Center ("MU"), and (i) other inland ranch sites which may be designated by Specific Plans.

**Objective**

1.20 Provide for the continuation and enhancement of commercial centers and districts which provide for the needs of community residents and are compatible with adjacent residential neighborhoods.

**Policies**Permitted Uses

1.20.1 Accommodate the development of neighborhood and community-serving commercial uses in accordance with **Table 1-3** (*I 1.1, I 1.5, and I 1.6*).

1.20.2 Accommodate the development of automobile sales, repair, and ancillary facilities which are integrated into a unified center at either Avenida Pico west of Interstate 5 (area designated as "CC 2") or Camino de Estrella (at the existing K-Mart site) (*I 1.1, I 1.5, and I 1.6*).

Density/Intensity and Height

1.20.3 Permit development according to the following standards for intensity and height:

- a. "NC 1": a maximum FAR of 0.35 and height of 1 story and 15 feet, allowing consideration of additional height based on review for impacts on adjacent residential neighborhoods.

- b. "NC 2": a maximum FAR of 0.35 and height of 2 stories.
- c. "CC 1": a maximum FAR of 0.5 and height of 2 stories.
- d. "CC 2": a maximum FAR of 0.5 and height of 3 stories.
- e. "CC 3": a maximum FAR of 0.7 and height of 3 stories (*I 1.1, I 1.5, and I 1.6*).

Design and Development

- 1.20.4 Require that sites incorporate setbacks and landscape to provide a high level of visual quality in accordance with Policies 1.17.6 and 1.17.7 (*I 1.1, I 1.6, I 1.8, and I 1.19*).
- 1.20.5 Consider the implementation of distinctive entry and informational signage, street trees, street furniture, pedestrian-scaled lighting, and other improvements to uniquely identify individual commercial districts (*I 1.17 and I 1.18*).
- 1.20.6 Establish pedestrian linkages between commercial districts and adjacent residential neighborhoods (*I 1.17 and I 1.18*).

## 2. Visitor/Tourist Serving Land Uses

### a. Shorecliffs Golf Course



*Figure 1-11*

#### **Policy Intent**

The Plan permits the development of a hotel and ancillary facilities to support the existing golf course at the Shorecliffs Country Club as depicted on Figure 1-11.

#### **Objective**

- 1.21 Provide for the development of additional recreation-oriented facilities at the Shorecliffs Golf Course.

#### **Policies**

#### Permitted Uses

- 1.21.1 Accommodate the development of a hotel, time share facilities, and ancillary restaurants, gift shops, and other facilities at the Shorecliffs

Golf Course site (designated as "CRC 2") (*I 1.1, I 1.6, and I 1.7*).

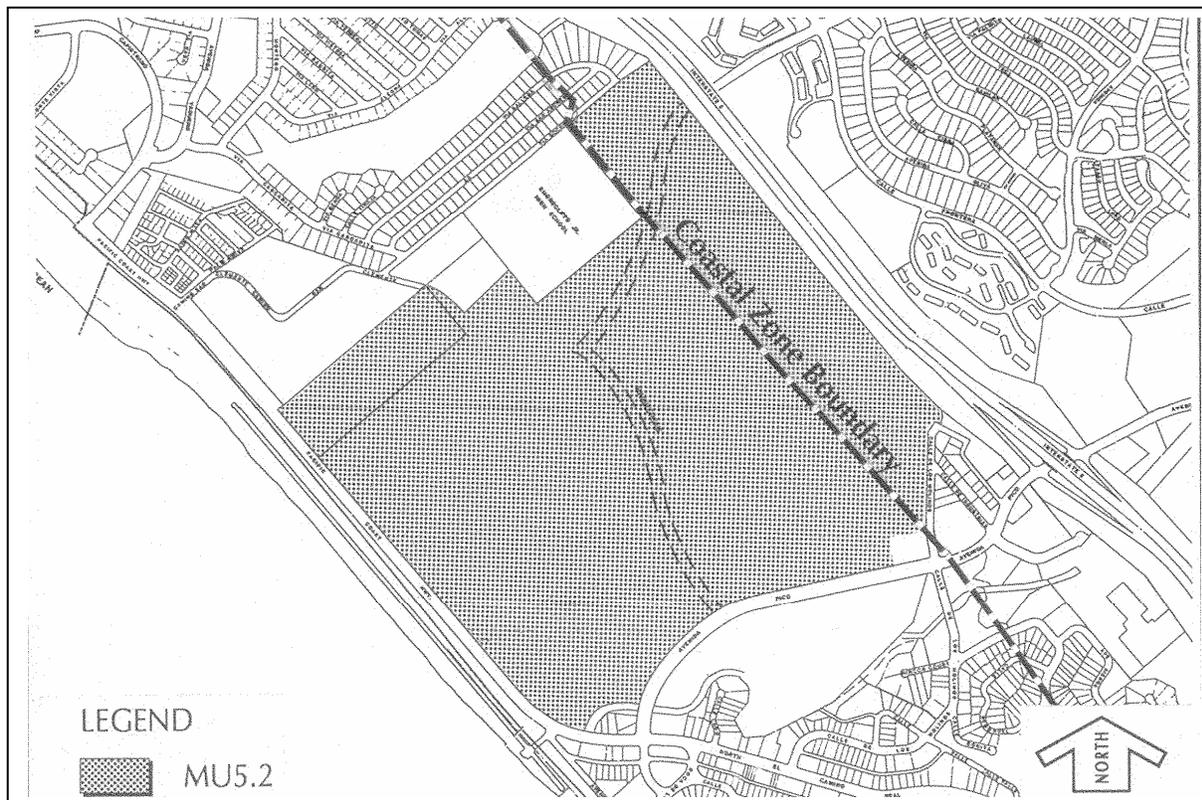
#### Density/Intensity and Height

- 1.21.2 Permit the development at a maximum intensity of a FAR of 1.0 and/or 500 hotel rooms and height of 55 feet, or to the height of Interstate 5 at the periphery of the site, so as to preserve views to the ocean from the freeway, whichever is higher (*I 1.1 and I 1.3*)

#### Design and Development

- 1.21.3 Require that new development be designed in its architecture, site plan, and landscape to convey a high quality of visual character, which distinguishes the site as a destination resort of regional importance (*I 1.1, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19*).
- 1.21.4 Require pedestrian, visual, and landscape linkages to existing golf course facilities and residential neighborhoods (*I 1.1, I 1.6, I 1.7, and I 1.8*).

#### b. Marblehead Coastal



*Figure 1-12***Policy Intent**

Plan policy provides for the development of the Marblehead Coastal site as a mixed-use community, containing regional, community and tourist serving commercial, a maximum of 434 single family detached residential units, general open space containing active recreational uses adjacent to Shorecliffs Middle School, a Dudleya reserve biotic preservation area and a public park as depicted on Figure 1-12. It would be linked by pedestrian paths to the North Beach mixed-use center.

Plan Policy permits the on-site or off-site replacement of the site's existing riparian habitat (coastal canyons) contingent on the sites development as a mixed-use community with pedestrian access and visitor-serving uses which retains a significant portion of the central canyon. Should alternative land uses be proposed, through a plan amendment, the preservation on-site or off-site replacement of the habitat shall be expanded or remain equal but under no condition shall further net loss to the coastal wetland or habitat occur.

**Objective**

- 1.22 Establish the Marblehead Coastal site as a regionally identifiable mixed-use community that provides for residential, employment, regional, community and visitor-serving commercial, open space, habitat protection and enhancement, and coastal access opportunities serving residents and visitors.

**Policies**Permitted Uses

- 1.22.1 Accommodate the development of retail, specialty commercial, entertainment uses and quality lodging uses, and also accommodate visitor-serving commercial uses, and ancillary restaurants, gift shops, and other related facilities within the coastal zone (*1.1.1, 1.1.5, 1.1.6, and 1.1.7*).
- 1.22.2 Accommodate the development of single family residential units (*1.1.1, 1.1.5, 1.1.6, and 1.1.7*).
- 1.22.3 Require the inclusion of a public park which is sited to take advantage of views of the coastline/beaches and/or on-site recreational amenities (*1.1.1, 1.1.5, 1.1.6, and 1.1.7*).
- 1.22.4 Require that a minimum of thirty (30) percent of the site be preserved as open space as specified in Policy 9.5.1 of the Growth Management Element (*1.1.1, 1.1.5, 1.1.6, and 1.1.7*)

- 1.22.5 In the event that the permitted uses listed in policy 1.22.1 are found to be economically infeasible by the City allow, for the consideration of alternative uses for the site, subject to proper environmental review, and possible general plan amendment (*I 1.1, I 1.5, and I 1.7*).

#### Density/Intensity and Height

- 1.22.6 Permit the development of 60.4 acre regional commercial center with a maximum Floor Area Ratio of 0.35 and a 1.0 acre visitor-serving commercial center with a maximum Floor Area Ratio of 1.5 (*II.1, I 1.5, I 1.6, and I 1.7*).
- 1.22.7 Permit the development of single family residential units at a maximum density of 7 units per net acre (4.5 units per gross acre) on a maximum of 116.7 acres (*I 1.1, I 1.5, I 1.6, and I 1.7*).

#### Design and Development

- 1.22.8 Require that the site be planned to achieve a unified and distinctive commercial character; integrating structures, parks, streets, pedestrian walkways, and other elements (*I 1.1, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19*).
- 1.22.9 Require that hotel, commercial, and other non-residential structures be designed to reflect the City's Spanish Colonial Revival heritage and convey a high quality of visual character (*I 1.1, I 1.5, I 1.6, II.8, I 1.12, and I 1.19*).
- 1.22.10 Require the incorporation of pedestrian access way to North Beach, a pedestrian walkway along the bluff, and through the central canyon and bikeways Avenida Vista Hermosa, Avenida Pico, and El Camino Real (*I 1.1, I 1.5, I 1.6, and I 1.7*).
- 1.22.11 Require that existing riparian habitat be preserved on-site or allow its replacement in accordance with the Biological Resources Element if the site is developed as a mixed-use commercial/residential complex, or if there is an overall net increase in residential acreage. Development of alternative uses by a plan amendment would require reconsideration of the habitat's preservation, including design guidelines and a comprehensive planning approach to achieve the following public benefits: 1) provision of significant new revenues for the City that will enable the City to continue to provide high quality coastal access and recreation facilities for residents and visitors; 2) new coastal access opportunities; 3) provision for new visitor serving commercial uses that will support and enhance public enjoyment of shoreline attractions; 4) retention and enhancement of a significant portion of the central canyon, including associated

wetlands; 5) creation of an on-site Blochman's dudleya reserve; 6) provision of new employment opportunities through the development of regional commercial uses; 7) protection of public safety through stabilization of the on-site bluffs (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.9*).

- 1.22.12 Require the formulation of a Specific Plan to ensure that the site is developed in a consistent and unified manner and in accordance with the policies stipulated herein (*I 1.5 and I 1.6*).

### 3. Industrial

#### a. Ranches Business Parks

##### **Policy Intent**

Plan policy provides for the continued buildout of the Rancho San Clemente Business Park for light manufacturing, research and development, professional offices, and supporting retail, restaurant, and financial uses. Standards will continue the unified character of development which has been established for the Park.

South of Avenida Pico, new business parks will be accommodated in Talega containing uses which are comparable to those found in the Rancho San Clemente Business Park. Additional business park uses will be integrated with neighborhood-serving commercial and multi-family developments within the Talega Village Center through the preparation of a Development Plan.

##### **Objective**

- 1.2.3 Provide for the continuation and expansion of existing and development of new light industrial districts and business parks which are uniquely identifiable, distinguished in their architecture and site planning, and compatible with adjacent residential neighborhoods, commercial districts, and environmental resources in areas designated as "I 1" and "I 2."

##### **Policies**

- 1.23.1 Accommodate the development of light industrial uses in ranch areas designated as "I 1" and "I 2" in accordance with the use, density/height, and design policies stipulated in Policies 1.5.1 through 1.5.6 (*I 1.1, I 1.3, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.12, I 1.17, I 1.18, I 1.19, I 1.20, I 1.21, I 1.22, and I 1.23*).

#### b. Los Molinos Business Park

##### **Policy Intent**

Plan policy provides for the transition of the existing industrial and commercial parcels in the Los Molinos area as a unified, well-designed business park. Light manufacturing, research and development, professional offices, and supporting retail uses would be permitted, as well as heavy manufacturing uses. Standards provide for unifying streetscape amenities and

signage, a high level of architectural design, and extensive site landscape. This area will be physically linked through sidewalks and pedestrian paths to the mixed commercial and residential North Beach Center and adjacent Avenida Pico commercial center.

**Objective**

- 1.24 Promote the revitalization of the Los Molinos area as a unified and well-designed business park compatible with adjacent commercial districts and residential neighborhoods (area designated for industrial use).

**Policies**

- 1.24.1 Accommodate the development of heavy industrial, light industrial and business park uses in accordance with Policies 1.5.1 through 1.5.6 (*I 1.1, I 1.3, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.12, I 1.17, I 1.18, I 1.19, I 1.20, I 1.21, I 1.22, and I 1.23*)
- 1.24.2 Require that rooflines be designed to be visually attractive from adjacent residential neighborhoods (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, I 1.19*).
- 1.24.3 Establish development, pedestrian, and landscape linkages to the North Beach mixed-use and Avenida Pico commercial districts (*I 1.17 and I 1.18*).
- 1.24.4 Require the formulation of a comprehensive site development or Specific Plan to ensure that the area is developed in a consistent and unified manner and in accordance with the policies stipulated herein (*I 1.5 and I 1.6*).
- 1.24.5 Consider the use of the authorities of California Redevelopment Law as a possible means to stimulate economic investment and the revitalization of the Los Molinos area (*I 1.13*).

c. Rancho San Clemente Heavy Industrial Park

**Policy Intent**

A site along the southern edge of Avenida La Pata in Rancho San Clemente is designated to accommodate the development of heavy industrial uses. Standards provide for its visual and physical buffering from adjacent industrial, recreational, and open space uses.

**Objective**

- 1.25 Provide for the development of heavy industrial uses on the Rancho San Clemente site designated as "I 3" facilitating their consolidation and relocation from other existing sites in the city and ensuring their compatibility with adjacent land uses and environmental setting.

**Policies**

- 1.25.1 Accommodate the development of heavy manufacturing and related industrial uses in accordance with Policies 1.5.7 through 1.5.10 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, and I 1.12*).
- 1.25.2 Require the formulation of a comprehensive site development or Specific Plan to ensure that the area is developed in a consistent and unified manner and in accordance with the policies stipulated herein (*I 1.5 and I 1.6*).

**4. Ranchlands Planned Communities****Policy Intent**

Plan policy provides for the development of the City's ranchlands (Rancho San Clemente, Forster Ranch, Talega, and Marblehead Inland) as distinct communities containing a balance of housing, employment/industry, commercial, entertainment, recreation, education, cultural, and open space uses. Standards provide for the linkage of the uses through the implementation of common pedestrian, biking, and equestrian trails, street landscape, signage, and architecture policy provides that development be designed and sited to protect significant natural environmental and visual resources (e.g., ridgelines and habitats) in accordance with the Natural Resources section of this General Plan.

Portions of Forster Ranch and Talega in the vicinity of the intersection of Avenida La Pata and Avenida Pico are designated for a mix of retail commercial, office, residential, and open space/recreational uses. Conceptually, these areas are intended to serve as the principal activity centers and contain the highest intensity of development permitted on each ranch. In many respects, these would function as neighborhood/community centers, or "mini-downtowns." While the Plan depicts a distribution of land uses it, also, provides for the formulation of a Development Plan which permits the re-configuration of the pattern of uses to (a) clearly define the appropriate mix and balance of uses necessary to serve the ranch communities (e.g., preventing an oversupply of community shopping centers), (b) integrate these uses in a comprehensive manner.

Plan policy also encourages the reconsideration of the designated land use boundaries to avoid the segregation of uses which has typified earlier subdivisions and development. This is intended to establish an urban form which restores "neighborhood" principles, provides pedestrian-accessible local-serving commercial and activity centers, more fully integrates various densities of residential development, and sites structures to maximize their relationship to sidewalks and other pedestrian elements, thus, minimizing the need to utilize automobiles and encouraging alternative modes of transportation.

Land use configurations shown on the General Plan Map for the Talega Inland Ranch are consistent with the Talega Specific Plan, as amended in 2001. General Plan amendments will not be required for insignificant changes to land use configurations and road alignments during the processing of discretionary applications, with the finding that the changes do not conflict other General Plan objectives and policies.

**Objective**

1.26 Accommodate a variety of residential, commercial, industrial, recreation, public service, and other uses which provide for the needs of future populations and develop these as in a cohesive and inter-related pattern of distinct neighborhoods and districts.

**Policies**

1.26.1 Accommodate the development of single-family residential units in areas designated as "RL" and multi-family residential units in areas designated as "RML," "RMH," and "RH" in accordance with Table 1-3 and Policies 1.2.2 to 1.2.6 (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, 1.12, I 1.17, I 1.18, I 1.19, I 1.20, I 1.21, I 1.22, and I 1.23*).

1.26.2 Limit the overall yield of residential development to the following standards:

- a. Rancho San Clemente: maximum of 2,568 dwelling units;
- b. Forster Ranch: maximum of 3,359 dwelling units;
- c. Marblehead Inland: maximum of 1,335 dwelling units;
- d. Talega: maximum of 2,689 dwelling units;
- e. Exception: 2.0 d.u. per gross acre maximum with density bonus for offsetting amenities/public benefit (*I 1.1, I 1.5, I 1.6, and I 1.7*).

1.26.3 Accommodate the development of neighborhood and community serving commercial uses in areas designated as "NC 2" and "CC 2" according to the following standards for intensity and height:

- a. "NC 2": a maximum FAR of 0.35 and height of two (2) stories;
- b. "CC 2": a maximum FAR of 0.5 and height of three (3) stories and design and development Policies 1.3.8 (vertical setbacks above the second floor), 1.17.6 (setbacks and landscape), 1.20.5 (signage and amenity), and 1.20.6 (pedestrian linkages) (*I 1.1, I 1.5, I 1.6, I 1.7, I 1.17, I 1.18, and I 1.19*).

1.26.4 Accommodate the development of a mix of community-serving commercial, multi-family residential, and open space in areas designated as "MU 5.3" in accordance with the following standards:

- a. Community-serving commercial uses (in accordance with Policy 1.12.1) at a maximum FAR of 0.5 and height of two (2) stories and in accordance with design and development Policies 1.3.8 (vertical setbacks above the second floor), 1.17.6 (setbacks and landscape), 1.20.5 (signage and amenity), and 1.20.6 (pedestrian linkages).
- b. Multi-family residential at a maximum density of 24.0 units per gross acre and in accordance with design and development Policies 1.2.7 and 1.2.8.
- c. Open space uses in accordance with Policy 1.9.5.
- d. A site development plan shall be prepared which:
  - incorporates physical and visual design elements which buffer commercial and residential uses (setbacks, landscape, etc.);
  - provides elements which link the commercial and residential uses into a cohesive site development (pedestrian sidewalks and paths, common architectural vocabulary, signage, landscape, etc.);
  - sites commercial buildings around common open spaces and plazas which are accessible to the public; and
  - provides for the development of common resident-serving amenities (day-care centers, meeting rooms, recreational facilities, etc.) (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, I 1.17, and I 1.19*).

1.26.5 Accommodate the development of a mix of community-serving commercial, light industrial/business park, multi-family residential, and open spaces in areas designated as "MU 5.4" in accordance with

Policy 1.26.4 and the following additional standard:

- Light industrial and business park uses (in accordance with Policy 1.5.2) at a maximum FAR of 0.5 and height of (2) stories, except when offices are included wherein the height may be increased to three (3) stories and in accordance with design and development Policies 1.5.4 through 1.5.6 (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19*).

1.26.6 Accommodate the development of light manufacturing and business park uses in areas designated as "I 1" and "I 2" in accordance with Policies 1.5.2 through 1.5.6 (*I 1.1, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.12, I 1.17, and I 1.23*).

1.26.7 Accommodate the development of golf course related facilities and a hotel in the area designated as "CRC 3" in accordance with the following standards:

- a. Supporting restaurant and specialty commercial: a maximum FAR of 0.35 and design and development standards contained in Policies 1.21.3 and 1.21.4 (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19*)

1.26.8 Provide for the development of golf course(s) and related uses in areas designated as "OSC" (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.26.9 Accommodate the development of public governmental and educational uses in areas designated as "P" (*I 1.1, I 1.2, I 1.5, and I 1.6*). Require a minimum amount of open space per ranch in accordance with policy 9.5.1 of the Growth Management Element (*I 1.1 and I 1.2*).

1.26.10 Provide for the maintenance of open space resources in areas designated as "OS 2" in accordance with Policy 1.9.5 (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.26.11 In the Talega Village Center, integrate uses and create a sense of “community” and “neighborhood”, while also maximizing the commercial market potential, with the following principles:

- a. Establishment of a street pattern based on inter-connecting streets and the achievement of residential and commercial “blocks” (such as the “grid” or “modified grid”) to the extent permitted by topography and other policies for the protection of environmental resources;
- b. Integration of comparatively small clusters of multi-family residential units with single-family neighborhoods, minimizing the use of “large-scale” apartment and condominium projects;
- c. Establishment of a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods, which may contain small neighborhood-serving commercial, day-care facilities, public meeting rooms, cultural facilities, recreational facilities, and/or similar uses;
- d. Siting of commercial structures to create a common “building-wall” effect along street frontages, allowing some variation of depth to accommodate pedestrian activity and outdoor restaurants;
- e. Establishment of a continuous network of sidewalks and other pedestrian elements which link uses within and connect each definable district and neighborhood; and
- f. Consideration of reduced street widths to achieve more “intimate” relationships between structures, to the extent feasible to maintain acceptable fire protection (*I 1.5 and I 1.6*).

1.26.12 Encourage developers of the ranches to consider the application of the design and planning principles stipulated in Policy 1.26.11 in their subsequent detailed planning and preparation of Tract Maps, allowing for the modification of land use boundaries depicted on the **Land Use Map** while maintaining the yield of development (*I 1.2, I 1.5, and I 1.6*)

---

**C. Linkage of Development With Market Demands**

---

Goals, objectives, and policies in this section provide for the manner in which new development will be correlated with economic market demands.

**Policy Intent**

Plan policies provide for the establishment of incentives and pro-active programs to attract commercial and industrial (i.e., jobs-generating) development to the City to sustain an adequate revenue base to cover the public service and capital costs. These programs are detailed in the Economic Development Element of the General Plan. At the same time, policy requires develop-demonstration of economic viability of purposed projects to ensure that they will not become a long-term burden on the City.

**Goal**

Ensure that the amount of development is linked to adequate supporting economic demands; preventing an over-or under- supply of use in context of resident needs.

**Objective**

- 1.27 Provide for the timing and phasing of commercial and industrial development in a manner that is coincident with the availability of adequate market support to ensure its viability.

**Policies**

- 1.27.1 Provide for incentives for the development of sufficient commercial and industrial uses to support the needs and reflect the economic demands of residents within the City, which mitigate the need to travel to adjacent communities for these purposes and reduce vehicle miles traveled and air pollution (*I 1.24*).
- 1.27.2 Require, prior to project approval, developers of commercial and industrial projects (excluding small local-serving retail and service establishments) to demonstrate sufficient economic market demand to support and maintain the use over time (*I 1.24*).

---

**D. Linkage of Development With Supporting Infrastructure and Public Services**


---

Goals, objectives, and policies in this section provide for the manner in which new development will be correlated with the provision of supporting transportation and utility infrastructure and public services (police, fire, schools, etc.). These policies are integrally linked to the provisions of the Growth Management, Circulation, Public Services Elements of this Plan.

**Policy Intent**

Plan policy directs the provision of public infrastructure and services of sufficient capacity to support the demands attributable to the uses accommodated by the Land Use Plan Map. It further, requires that the timing of development be coordinated with the implementation of adequate infrastructure and services.

**Goal**

Ensure that land use development is adequately served by supporting transportation and utility infrastructure and public services.

**Objective**

1.28 Ensure that land use development is coordinated with the ability to provide adequate transportation facilities (streets, highways, transit, etc.), wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, storm drainage, other public infrastructure, and public services (governmental administrative and capital, police, fire, recreational, cultural, etc.).

**Policies**

1.28.1 Implement public infrastructure and service improvements necessary to support land uses accommodated by the Land Use Plan (as defined in the Circulation, Utilities, and Public Facilities and Services Elements of the General Plan) (*I 1.2, I 1.7, I 1.8, I 1.11, I 1.14, and I 1.17*).

1.28.2 Require that type, amount, and location of development be correlated with the provision of adequate supporting infrastructure (as specified in the Circulation, Utilities, Public Facilities, and Services, and Growth Management Elements) (*I 1.2, I 1.7, I 1.8, and I 1.17*).

---

**E. Land Use Compatibility**


---

Goals, objectives, and policies contained in this section establish design and development standards for the interface of land use zones or specific uses therein which differ by type and/or density.

**Policy Intent**

Plan policy requires that commercial and industrial developments incorporate buffers, setbacks, and other design elements which prevent impacts on adjacent land uses, with

particular emphasis on the protection of residential neighborhoods. For uses whose operations inherently may conflict with residences (e.g., alcohol sales and adult book stores), the Plan's policies authorize the City to place controls on their location and hours of operation in accordance with state legislation and court cases.

**Goal**

Ensure the compatibility among the various types and densities of land uses to be accommodated in the City.

**Objective**

- 1.29 Establish controls on the location and/or operations and incorporate functional and physical buffers, setbacks, and other elements as transitions between land uses characterized by differing functions, activities, density, scale, and mass.

**Policies**

- 1.29.1 Require that parcels developed for commercial and industrial uses incorporate buffers with abutting residential properties which adequately protect the residential use from the impacts of noise, light, visibility of activity, vehicular traffic, and risks to the property; including the use of horizontal and vertical setbacks, structural or landscape enclosures, insulation, and other appropriate techniques (*I 1.1 and I 1.8, I 1.9, I 1.10, and I 1.11*).
- 1.29.2 Require that the on-site lighting of commercial and industrial uses be unobtrusive and constructed or located so that only the intended area is illuminated, off-site glare is minimized, and adequate safety is provided (*I 1.1, I 1.8, and I 1.10*).
- 1.29.3 Require that the elevation of all parking structures facing residential parcels be enclosed or controlled to prevent adverse noise and air emission impacts on the residences and incorporate architectural design elements, such as surface treatments, off-set planes, and structural articulation and landscape, to provide visual interest and be compatible with the residences (*I 1.1, I 1.8, and I 1.12*).
- 1.29.4 Require that rooftop parking adjacent to residential areas be enclosed by a wall or other appropriate element within an adequate distance to prevent adverse noise impacts on the residences, wherein the enclosed parking shall be within the prescribed height limit of the district in which it is located (*I 1.1 and I 1.8*).
- 1.29.5 Require that entertainment, drinking establishments, and other uses characterized by high-activity levels provide adequate physical and safety measures to prevent negative impacts on adjacent properties (*I 1.1, I 1.8, I 1.10, and I 1.12*).

- 1.29.6 Control the location and number of alcohol sales, adult businesses, game arcades, and other "community-sensitive" uses, based on proximity to residences, schools, religious facilities, and parks as authorized by legislative and legal requirements (*I 1.1, I 1.8, and I 1.10*).
- 1.29.7 Require Police Department review of uses which may be characterized historically by high levels of noise, nighttime patronage, and/or rates of crime; providing for the conditioning or control of use to prevent adverse impacts on adjacent residential neighborhoods, community-activity areas, schools, religious facilities, and other "sensitive" uses (*I 1.1, I 1.8, and I 1.10*).
- 1.29.8 Control the development of industrial and other uses which use, store, produce, or transport toxins, generate unacceptable levels of noise, air emissions, or contribute other pollutants requiring adequate mitigation measures confirmed by environmental review and monitoring (*I 1.1, I 1.8, and I 1.10*).

---

***F. Maintenance of the Quality of the City's Built Environment***

---

**Policy Intent**

To ensure the City's buildings and sites are physically sound, Plan policy provides for the continuation of existing and periodic update of building codes and development standards, code enforcement, public education for property maintenance, and economic assistance programs for rehabilitation, as funding is available.

**Goal**

Ensure the proper maintenance of buildings and properties in the City.

**Objective**

- 1.30 Ensure that structures and sites are designed and constructed to maintain their long-term quality.

**Policies**

- 1.30.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations, including new, adaptively-reused, and renovated buildings; allowing appropriate exceptions for historically-significant buildings (*I 1.4*).
- 1.30.2 Periodically review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards (*I 1.1, I 1.2, and I 1.4*).
- 1.30.3 Require that all development including renovations and adaptive re-use of existing structures (except historically significant buildings),

be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements (*I 1.1, I 1.2, and I 1.4*).

- 1.30.4 Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access for and use by the physically challenged (ramps, doorways, rest rooms, etc.) (*I 1.1 and I 1.4*).
- 1.30.5 Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes, when necessary (*I 1.22*).
- 1.30.6 Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants regarding methods for the maintenance and upkeep of their property (*I 1.20 and I 1.21*).
- 1.30.7 Promote and support community and neighborhood-based efforts for the maintenance, upkeep, and renovation of structures and sites (*I 1.20*).
- 1.30.8 Provide economic assistance, as funds are available, for the improvement of physically deteriorated and blighted structures in the City (*I 1.20 and I 1.23*).
- 1.30.9 Consider the use of the authorities of California Redevelopment Law as a mechanism to precipitate revitalization of deteriorated and blighted buildings, properties, and uses (*I 1.13*).

---

### ***G. Maintenance of Environmental Quality***

---

Goals, objectives, and policies contained in this section establish strategies for the linkage of new development with the protection and minimization of degradation of significant environmental resources within the City of San Clemente and region.

#### **Policy Intent**

Plan policy provides that development be designed and sited to prevent impacts on the City's significant environmental resources. This may, include the use of site surveys to determine the presence and significance of habitat, setbacks, clustering, open spaces, off-site mitigation, and other techniques as defined in the Natural Resources and Hazards sections of the General Plan. Additionally, policy provides for the participation of the City of San Clemente with other cities and agencies in addressing regional environmental problems (e.g., air quality and solid waste management).

**Goal**

Ensure the protection and maintenance of environmental resources.

**Objective**

- 1.31 Provide that the new development is sited and designed to protect significant environmental resources and that impacts are adequately mitigated.

**Policies**

- 1.31.1 Require that new development protect environmental resources by adherence to the policies and standards contained in the Environmental Resources and Hazards Elements of the General Plan as well as federal (N.E.P.A.) and State (C.E.Q.A.) regulations (*I 1.1, I 1.7, and I 1.8*).

**Objective**

- 1.32 Ensure that localized conditions which contribute to regional environmental impacts are adequately regulated.

**Policies**

- 1.32.1 Establish local procedures, requirements, and programs to mitigate the impacts of local development and other actions on regional environmental resources; including, but not limited to, air quality management, traffic congestion management, jobs-housing balance, hazardous waste management, water and energy conservation, water quality control, noise abatement, and coastal protection (*I 1.1 and I 1.16*).
- 1.32.2 Participate in inter-jurisdictional and regional environmental management and mitigation programs with adjoining cities in the region consistent, where appropriate, with the environmental policies and programs contained in this plan (*I 1.15*).

---

## ***H. General Plan Maintenance***

---

The goals, objectives and policies contained in this section provide for maintaining and updating the City of San Clemente General Plan.

**Policy Intent**

Plan policy provides for the annual monitoring of the General Plan's effectiveness in achieving community objectives and the impacts of development on the City's environmental resources and public infrastructure and services and, as necessary, modifications to its goals, objectives policies, and programs.

**Goal**

Ensure that the City's General Plan is updated and maintained.

**Objective**

- 1.33 Review the General Plan on an annual basis to ensure internal consistency and consistency with other Federal, State and local regulations and policies.

**Policies**

- 1.33.1 Collect an impact fee from new development to pay for the cost of maintaining an up-to-date General Plan, including text and graphics (*I 1.25*).
- 1.33.2 Prepare an annual report apprising the Planning Commission and the City Council of the status of the General Plan (*I 1.25*).
- 1.33.3 Allow a maximum of four General Plan amendments annually consistent with State law (*I 1.25*).
- 1.33.4 Allow for the adjustment of land use classification boundaries to coincide with legal parcel boundaries, provided that land use compatibility is maintained, the integrity of each land use district is maintained, and adverse impacts (traffic, noise, etc.) of the boundary adjustment do not result or can be adequately mitigated (*I 1.1, I 1.3, I 1.5, I 1.7, and I 1.25*).
- 1.33.5 Allow for the re-configuration of land use classification boundaries through the formulation of a specific plan for specific sub-areas of the City where the intent is to achieve a unified, planned development project, provided that the cumulative yield of development for all parcels does not exceed that attributable to the **Land Use Plan Map**, unless stipulated otherwise in this element (*I 1.1, I 1.3, I 1.5, I 1.7, and I.1.25*).

## **V. IMPLEMENTATION PROGRAMS**

The following indicates the programs which shall be carried out by the City of San Clemente to implement the goals, objectives, policies, and standards of the Land Use Element. Each program is preceded by the letter "I" and a number which is referenced by the pertinent policy which it implements in the preceding section. The implementation policy numbers are noted in parentheses ( ) at the close of each policy.

### ***A. Revise the Zoning Ordinance***

- I 1.1 The existing mapped depiction of land use zones is referred to as the "City of San Clemente Precise Zoning Plan" and the textual codification of requirements is incorporated as Appendix A of the San Clemente Municipal Code. On adoption of this updated General Plan, it will be necessary to revise the "Precise Zoning Plan" map and text to be consistent with the General Plan's policies and standards.

The following lists the general categories of revisions which will be necessitated by the adoption of the updated General Plan. These are not all-inclusive and will necessitate the careful review of the specifications of each of the policies contained in the Land Use and all other elements to determine the appropriate ordinance revisions.

- a. The "Precise Zoning Plan" will require revision to reflect the locations and categories of use and density delineated on the General Plan Land Use Map. This should include the establishment of uniform land use categories for residential, commercial, and other uses to be applied consistently throughout the City.
- b. Land use districts (as prescribed in Appendix A of the ordinance) will require revision to reflect the categories of use defined by the General Plan Land Use Map and policies (in particular, "Permitted Uses").
- c. Development standards for each land use district will require revision to reflect the policies and standards specified for permitted uses, density and intensity, design and development, and other considerations. Generally, these include:
  - (1) Establishment of controls on the intensity of commercial and industrial development by the definition of a maximum floor area ratio. Generally, it has been assumed in the formulation of the Land Use Element policies that floor area ratio encompasses the gross building area, excluding parking structures, mechanical rooms, and subterranean basements not used for commercial or business activity. The City may elect to also exclude non-occupiable common

- 
- building areas, such as stairways, ventilation shafts, arcades, and architectural projections (e.g., towers).
- (2) Review and reconciliation of permitted residential densities (units per acre).
  - (3) Establishment of overall development capacity limits for Forster Ranch, Rancho San Clemente, Marblehead Inland, Talega, and Marblehead Coastal. All categories of use permitted including open space requirements should be defined. This may be accomplished through the application of an overlay zone onto the base zoning categories. Permits shall be required for the removal of vegetation from any designated open space areas.
  - (4) Review and revision, as necessary, of building height limitations.
  - (5) Review and revision, as necessary, of property setbacks (horizontal and vertical) and other buffers for land use compatibility.
  - (6) Review and revision, as necessary, of landscape standards for properties, including front yards, courtyards, plazas, side yards, rear yards, parking lots and facilities, common public areas, and other prescribed locations.
  - (7) Establishment of standards to enhance the pedestrian character of streets in defined commercial and mixed-use districts; including specifications for the type and/or location of use, architectural treatment of facades and building mass, siting of structures along sidewalks, incorporation of pedestrian-amenities, and other prescribed elements. This may be accomplished as an "overlay" to an underlying commercial and mixed-use land use district classification. Designated areas include:
    - Downtown (Avenida Del Mar and El Camino Real)
    - North Beach
    - Pier Bowl
    - Rancho San Clemente Town Center
    - Regional Commercial Center (San Clemente High School Site)
  - (8) Establishment of architectural and site design standards for all structures, including, but not limited to, facade treatment and articulation, massing/volume modulation, organization of multiple buildings, public viewshed protection, and other pertinent elements. These will reflect the policies and standards contained in this element, the Urban Design

Element, and the previously adopted Urban Design Guidelines.

- (9) Establishment of architectural and site design standards for the development of mixed-use structures, integrating residential and commercial uses into a single structure or site. Considerations will be given to elements which ensure compatibility between these uses (e.g., separate entrances and parking, on-site residential amenities, and noise controls).
- (10) Establishment of site planning and design standards for areas in which a "village" character is intended, involving multiple buildings or masses on individual or combined parcels. Building siting, architectural character, landscape, pedestrian sidewalks and plazas, common open spaces, streetscape furniture, lighting, and other pertinent standards will be defined. Applicable areas include:
- Regional Commercial Center (San Clemente High School site)
  - Rancho San Clemente Town Center
  - Downtown
  - Pier Bowl
  - North Beach
  - Ranches Commercial and Mixed-Use Centers

- d. Establishment of standards and requirements for adult businesses, video arcades, gasoline sales, automobile and truck dealerships, and other uses characterized by activities which could conflict with the "residential" character of the community shall be reviewed and, as necessary, modified.
- e. Designation of a "Significant Biological Resources" zone as an overlay to the basic land use classification and establishment of pertinent development standards.
- f. Designation of a "Visual Resources-Ridgeline Protection" zone as an overlay to the basic land use classification and establishment of pertinent development standards.
- g. Establishment of standards and requirements for development in the City's hillside areas. In addition to those pertaining to habitat and ridgeline protection, these shall, at a minimum, consider topography, grading, drainage, vegetation, fire protection, seismic risks and landslides, architectural design, and access. This will incorporate and, as necessary, elaborate upon the City's existing Hillside Management Ordinance.
- h. Signage standards shall be reviewed and, as necessary, upgraded including limitations on the number, size, design, placement, materials, colors, and other characteristics of signs. A schedule shall be established for the amortization of non-conforming signs and non-conforming signs may be required to be removed when a property changes use or there is an expansion of existing use.
- i. Parking standards shall be reviewed for their adequacy. Since residential standards are being updated as of the writing of this Plan, this effort will focus on commercial and industrial uses. These will consider opportunities for "shared" parking facilities and mixed-use development projects.
- j. Requirements shall be reviewed and upgraded, as necessary, for the linkage of development with the provision of adequate transportation and utility infrastructure (streets, water, sewer, storm drainage, electricity, natural gas, and telecommunication) and public services (governmental administrative, schools, parks, libraries, etc.) as prescribed by the San Clemente Regional Circulation Financing and Phasing Program (RCFPP) and Growth Management Element. Additionally, requirements for developer provision of or contribution to public amenities (e.g., street trees) will be defined. These will consider the appropriate responsibilities for developer participation and fees, in accordance with State nexus legislation and court cases.
- k. Revise the Zoning Ordinance to include provisions for grandfathering projects that held discretionary approval as of the

date of approval of the new General Plan to allow for future time extension applications of these projects to be evaluated relative to land use consistency based upon the general plan in existence at the time of original approval of the entitlement. Include a "sunset clause" of three (3) years. (Sunset date shall be May 6, 1996).

- l. Revise the Zoning Ordinance to include provisions for exempting applicable projects from the legal, non-conforming clause that prohibits rebuilding if a legal, non-conforming structure is destroyed or received damages in excess of 50 percent of its assessed value. Establish a time limit of 12 months from the date of destruction of a building to the time that building permits to rebuild the damaged or destroyed building have been applied for to allow for said exemption. If after 12 months a building permit has not been applied for, this exemption clause shall no longer be applicable.
- m. Revise the Zoning Ordinance to include provisions to grandfather applicable properties in accordance with the above-noted criteria.
- n. Requirements for historic preservations as defined in the Cultural Resources section of this Plan shall be integrated into the Ordinance.

*Responsibility:* City of San Clemente, Community Development Department

*Funding Source:* City of San Clemente General Fund

*Schedule:* Revised Ordinance: within 18 months of the General Plan's adoption or as funding permits.

## ***B. Subdivision Regulations***

- I 1.2 Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the zoning ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance and amend it as necessary to reflect the land use goals, objectives, policies, and standards. This may be combined with the zoning regulations into a unified development code.

It will be necessary to review the existing ordinance for its consistency with the Land Use Element's policies which require (in the Talega Village Center) and encourage (elsewhere) the improved integration of single and multi-family units, local-serving commercial development, community activity centers, and common open spaces. In addition the ordinance must consider the Plan's requirements for development linkages with and provision of public infrastructure (streets, utilities, storm drainage, etc.), dedication of land or in-lieu fees for park lands and schools, provision and maintenance of passive/aesthetic open space, and relationship of

subdivision design to environmental management overlays (refer to Biological Resources, Visual Resources, and Seismic Hazards Elements).

*Responsibility:* City of San Clemente, Community Development Department

*Funding Source:* City of San Clemente General Fund

*Schedule:* Revised Ordinance, within 18 months of the General Plan's adoption or as funding is available.

**C. Local Coastal Program**

- I 1.3 On adoption of the updated General Plan, it will be necessary to revise the City of San Clemente's Local Coastal Element, LCP (as required by the California Coastal Act) to ensure consistency between the two documents. The LCP Land Use Plan was adopted in 1984 and updated in 1988 and the Local Implementing Ordinance has not been finalized.

Land use provisions of the LCP will need to be adjusted to reflect the Land Use Element, including the use of common classification and development standards. Among the policies which will necessitate review of the LCP are those for the Pier Bowl and North Beach which permit some intensification of coastal-related visitor-serving uses. Policies and standards pertaining to open space, biological resource management, and environmental hazards will also require review and potential modification to reflect the Land Use Element and Environmental Resources and Hazards Sections.

In concert, it will be necessary to complete the (unfinished) Local Implementing Ordinance. Both documents shall be submitted to the California Coastal Commission for review and certification.

*Responsibility:* City of San Clemente Community Development Department

*Funding Source:* City of San Clemente General Fund and/or any other available funding sources approved by the City.

*Schedule:* Within 24 months of the General Plan's adoption or as funding is available.

**D. Building Code**

I 1.4 The City shall continue the Building Code as the set of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Code shall be reviewed to ensure its consistency with the provisions of the General Plan. It shall also be updated periodically to reflect changes in the Uniform Building Code and State legislation. The City shall periodically review the Code and update it as necessary to reflect conditions which are unique to the City.

*Responsibility:* City of San Clemente Community Development Department

*Funding Source:* City of San Clemente General Fund and/or any other available funding sources approved by the City.

*Schedule:* For consistency with the General Plan: within 18 months of the General Plan's adoption or as funding is available.

**E. Specific Plans**

I 1.5 State law (Government Code Section 63450) authorizes cities to adopt Specific Plans for implementing their general plans in designated areas. They are intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. They are most often used to ensure that multiple property owners and developers adhere to a common development plan or ensure that the individual phases of a long-term multi-phased development project are integrated and cohesive.

Specific Plans are adopted by resolution (as a document of policies and standards) or as an ordinance. In the latter case, which is most frequently used by cities, their specifications normally amend or are additive to the zoning regulations for the property.

Specific Plans can be initiated by the City or developers. Costs for City-initiated Specific Plans are, most often, reimbursed by pro-rata allocation of fees to developers applying for development permits in the Specific Plan area. Costs for developer-initiated Plans are usually borne in their entirety by the developer.

Specific Plans have been used extensively by the City of San Clemente as the principal means to guide development of the ranchlands areas. The previous General Plan in effect deferred the planning of many of these areas, designating them as "white holes" to be subject to subsequent specific planning activities. In the interim and to the date of this revision of the General Plan, the City has five adopted Specific Plans:

- Rancho San Clemente Specific Plan
- Marblehead Inland Specific Plan
- Forster Ranch (Centex) Specific Plan
- Talega Specific Plan
- Marblehead Coastal Specific Plan

Two of these, the Forster Ranch and Talega Specific Plans have recently or are in process of being revised. In addition, the City is in progress of completing a Specific Plan for the Pier Bowl.

It is the policy of the updated General Plan to continue to use Specific Plans as a mechanism to provide more thorough and definitive planning standards for both the undeveloped ranchlands and the revitalization of existing urbanized areas. In addition to the areas listed above, the Plan suggests that Specific Plans be considered for the following areas:

- North Beach
- Los Molinos industrial area
- Downtown (Avenida del Mar and El Camino Real)
- Regional Center/San Clemente High School Site (optionally, this could be formulated as a site-specific Development Plan)
- Rancho San Clemente Town Center (optionally, this could be formulated as a site-specific Development Plan)

It should be noted that while this Plan continues the commitments to the types and amount of land uses which had been previously approved for the ranches, it does incorporate a considerable breadth of site design and planning, environmental resource management, and environmental hazard abatement policies and standards which are directly applicable to the development of these areas. In many respects, the prior General Plan left these standards to the discretion of the specific planning process. Consequently, it is necessary that all existing and in-progress Specific Plans be reviewed for their consistency with these provisions.

*Responsibility:* City of San Clemente Community Development Department and private developers.

*Funding Source:* City-Initiated Specific Plans: General Fund, with potential reimbursement from developments processed in accordance with the Specific Plan (based on pro-rata share of the costs of preparation and processing).

*Ranchlands:* developer fees to cover the cost of preparation and processing.

*Schedule:* Pier Bowl: In process as of date of draft General Plan.

Existing approved Specific Plans, revision for consistency with the General Plan: within 18 months of the adoption of the General Plan

Other Specific Plans: timing to be determined as initiated

**F. Development/Master Plans**

I 1.6 "Development" or "Master" Plans are formulated to guide large-scale, multi-phase development projects and for areas that need to be coordinated as a functional "planning unit" with adjacent areas. Most often they are prepared for land under ownership by a single entity and involve one or a limited number of parcels. In many respects, they are defined to the same or finer level of detail as the Specific Plans. These include a precise list of the uses to be accommodated, building sizes (and, in some cases, footprints), amount of development, building heights, architectural design standards, signage standards, landscape plans, infrastructure and circulation plans, grading plans, and similar components. They differ from Specific Plans in that their content is not guided by state law and they are not enacted as formal policy of the City. These are usually processed through the "typical" development review procedures and necessitate public input. Adoption of Development/Master Plans provide no guarantee for a long-term commitment to implementation or adherence with their standards, without the execution of a Development Agreement or some other mechanism.

The Land Use Element suggests that Development/Master Plans may be used for the following areas (note: alternatively, Specific Plans may be warranted for these properties):

- Regional Commercial Center (San Clemente High School site)
- Rancho San Clemente Town Center
- Re-use of publicly owned properties (e.g., City Hall, schools, and utility easements)

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* Publicly initiated Development/Master Plans: City of San Clemente General Fund; with possible reimbursement with affected property owners and developers.

Privately-initiated Development/Master Plans: private developers.

*Schedule:* Ongoing

## **G. Development Agreements**

- I 1.7 Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character, and quality of development and additional "benefits" which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This ensures that a developer of a multi-phased project who has established financing on conditions negotiated with the city would not be adversely affected by subsequent, more restrictive regulations. This, in turn, enables the city to exact a higher level of performance, quality, and contributions than would normally accrue through the entitlement process.

Currently, the City has an approved Development Agreement for the Forster Ranch, Talega, Plaza Pacifica, and Marblehead Coastal projects. Development Agreements potentially may be applied to other large-scale, multi-phased projects.

*Responsibility:* City of San Clemente Community Development Department and private developers.

*Funding Source:* Costs for the preparation and execution of a Development Agreement are normally passed on to the developer.

*Schedule:* As requested by the City or private developers.

## **H. Development Review**

- I 1.8 New development and enlargement of most existing structures, are subject to review according to their adherence with City of San Clemente standards and regulations and General Plan policy. Certain projects, consistent with zoning, are considered as "ministerial" and are subject to approval by the Director of Community Development. Others are subject to discretionary review, including those which must receive Site Plan Review, Conditional Use Permits, or variances and are subject to review by the Planning Commission and formal public hearings. In particular, development review is essential for the following:

- a. Review of projects for which more restrictive design and development standards are imposed to maintain or achieve a special quality or character and/or whose scale and function could conflict with adjacent land uses.

- b. Review of projects characterized by activities and intensity of use (large number of customers, high traffic volumes, noise, etc.) which could adversely impact adjacent residential or other "sensitive" uses (e.g., gasoline stations, fast-food establishments, game arcades, and nightclubs).
- c. Review of mixed-use development projects (integrating residential and commercial horizontally or vertically on the same site).
- d. Review of heavy industrial uses.
- e. Review of projects located in areas containing sensitive environmental habitats, environmental hazards, and/or significant visual resources (as designated in the Biological Resources, Visual Resources, and Environmental Hazards elements and sections of the General Plan).
- f. Review of projects located in areas of high traffic volume and degraded level of service.

In preparing the implementing zoning ordinance for this Plan, the City should re-evaluate its discretionary review regulations for their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, locations, trips generated, infrastructure demands, or other appropriate criteria.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund and/or fees from development applications.

*Schedule:* Review and modification of development review requirements: in concert with the preparation of the Revised zoning ordinance, within 18 months of the adoption of the updated General Plan or as funding permits.

## ***I. Environmental Review***

- I 1.9 Conduct a study on the feasibility on extending the MU3-p-A designation to cover all lots fronting Avenida Del Mar between Avenida Seville and the Pier Bowl.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund and/or other available funds.

*Schedule:* As funding permits.

I 1.10 The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when reviewing that project.

San Clemente's project environmental review is conducted by staff of the Community Development Department in accordance with procedures specified in the C.E.Q.A Guidelines and City Municipal Code. These procedures should be reviewed for consistency with the goal, objectives, policies, and standards contained in this Plan. As state legislation regarding the procedures, substance, and applications of environmental review change frequently, it is essential that the City annually review pertinent legislation and update its procedures and regulations accordingly.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* Review for General Plan consistency and annual updates: City of San Clemente General Fund and/or any other funding sources approved by the City. Environmental documents (EIRs, Negative Declarations, etc.): applicant fees (full costs).

*Schedule:* Procedures: in concert with the preparation of the revised zoning ordinance, within 18 months of the adoption of the updated General Plan or as funding permits. Annual update to reflect state legislation. Environmental review documents: on a case-by-case basis.

## ***J. Traffic Report***

I 1.11 As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and the adaptive re-use of existing structures. A threshold (i.e., number of trips) should be established above which such analyses would be required. These should be reviewed according to:

- a. level of service standards stipulated for major network street segments and intersections in the Circulation and Growth Management Elements of the General Plan;

- b. specific-site characteristics (e.g., access and egress, level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods; and
- c. compliance with the Congestion Management Plan and other requirements stipulated in the Circulation Element;
- d. improvements required by new development;
- e. timing of improvements; and
- f. funding of improvements.

As necessary, traffic mitigation measures shall be identified and incorporated as conditions of project approval.

Public review and comment is solicited during the traffic review process.

*Responsibility:* City of San Clemente, Community Development Department and Public Works Department

*Funding Source:* Project-related: development applicant fees (full costs). City-initiated focused Traffic Reports: City of San Clemente General Fund, Proposition 111, Measure M, RCFPP, and a variety of other funds, determined on a case-by-case basis.

*Schedule:* On-going as project applications are submitted and quarterly update traffic database, as necessary or as funding permits.

#### ***K. Architectural Design Review***

I 1.12 The goals, objectives, policies, and standards contained in the Land Use and Urban Design Elements mandate a high level of architectural and site design performance in the City of San Clemente. To ensure consistency, a Design Review Subcommittee, part of the Planning Commission, has been appointed by the City Council to review projects subject to discretionary approval according to their compliance with established design and, as applicable, historic guidelines and standards.

To further facilitate this process, it is encouraged that one or more professionals who are trained in architectural, landscape, and/or urban design be retained on the staff of the Community Development Department as funding is available. This individual would be responsible for meeting with development applicants and explaining to them the design goals, objectives, policies, and standards contained in this plan, the adopted Urban Design Guidelines, and other pertinent design documents and the manner in which they will be interpreted by the City.

---

<i>Responsibility:</i>	City of San Clemente, Department of Community Development.
<i>Funding Source:</i>	General Fund and/or development application fees.
<i>Schedule:</i>	Ongoing with project application submittals. Update traffic database on a quarterly basis.

### ***L. Redevelopment***

I 1.13 The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33000 et. seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. In 1975, the City of San Clemente adopted a Redevelopment Plan for the Pier Bowl area. Other areas for which the General Plan suggests the consideration of redevelopment actions include the following:

- North Beach
- Los Molinos industrial area
- Downtown (initial consideration for facade improvement programs)
- San Clemente High School site (for the development of a regional commercial center)

Redevelopment actions should be targeted to the few, relatively modest projects which can be demonstrated to be economically feasible and effectively stimulate further revitalization.

<i>Responsibility:</i>	City of San Clemente Department of Community Development.
<i>Funding Source:</i>	Initial planning activities: City of San Clemente General Fund and/or any other funding sources approved by the City.
<i>Schedule:</i>	As determined to be appropriate funding permitted.

**M. Sewage Assessment District and Regional Circulation Financing and Phasing**

I 1.14 The City of San Clemente has established two financing systems which link levels of development to infrastructure/service capacities. These include the Regional Circulation Financing and Phasing Program (RCFPP) and the Sewage Assessment District for the expansion of the San Clemente Sanitation Facilities.

Over time, should development demands considerably accelerate and outpace the ability to commensurably expand supporting infrastructure and services, it may be necessary for the City of San Clemente to "slow" the rate of annual development to achieve greater equilibrium through the implementation of an annual permit allocation process for commercial and industrial projects. A development allocation process (RDEB) exists for residential development. To this end, the capacities of infrastructure and services should be monitored on a continuing basis and development demands be projected for, at a minimum, five years and correlated with these to determine potential deficiencies. When deficiencies are identified, the City should determine the need and appropriateness of implementing a growth allocation system.

*Responsibility:* City of San Clemente, Department of Community Development and Public Works Department.

*Funding Source:* City of San Clemente General Fund and/or development application fees.

*Schedule:* As required.

**N. Inter-Agency Coordination**

I 1.15 Development in the City of San Clemente impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts, school districts, service providers, and "superior" governmental agencies (e.g., County of Orange and the California Department of Transportation). As a consequence, it is essential that the actions of each jurisdiction which impact one another be closely coordinated. Agreements and procedures for coordination need to be continued or established where they do not currently exist. Among the many and diverse concerns which should be addressed are the following:

- a. Land use compatibility on the City's periphery and interface of streets and traffic; with the Cities of San Juan Capistrano and Dana Point and the unincorporated areas of the County of Orange.
- b. Regional transportation (Interstate 5, El Camino Real-Pacific Coast Highway, and Amtrak railroad) and public transit; with the California Department of Transportation, Orange County

Transportation Authority, and County of Orange Traffic Planning Division (e.g., the Master Plan of Arterial Highways).

- c. Development of coastal properties; with the California Coastal Commission.
- d. Operations of the San Onofre Nuclear Generating Station.
- e. Operations and compatibility with United States Marine Corps facility at Camp Pendleton.
- f. Provision and maintenance of other public and quasi-public utilities; Southern California Gas Company, Southern California Edison Company, Pacific Telephone, Tri-Cities Municipal Water District, Santa Margarita Municipal Water District, Capistrano Beach Sanitary District, Orange County Flood Control District, and San Clemente Commercial Inc.
- g. Provision of schools; with the Capistrano Unified School District.
- h. Operation and maintenance of state beach beaches with the State of California.
- i. Regional air quality; with the South Coast Air Quality Management District.
- j. "Fair share" provision of affordable housing units; with the Southern California Association of Governments and State of California Department of Housing and Community Development.
- k. Provision of social services; County of Orange.
- l. Maintenance of the Talega Preserve with the joint public-private conservancy.
- m. Provision of landfill and recycling facilities.
- n. Disposition of the open space (buffer area) at the southern edge of the City, created by the Foothill Transportation Corridor, "Modified CP" alignment, with the Transportation Corridor Authority, Camp Pendleton, and the County of San Diego.

*Responsibility:* City of San Clemente.

*Funding Source:* Costs for maintaining liaison: City of San Clemente General Fund or any other available funding sources approved by the City.

*Schedule:* Ongoing as funding permits

***O. Local Compliance with Regional Regulations***

I 1.16 The City of San Clemente is responsible for compliance with and executing local actions with a number of regional environmental regulations. These include:

- a. South Coast Air Quality Management Plan (AQMP); South Coast Air Quality Management District (SCAQMD) and Southern California Association of Governments (SCAG)

The AQMD is intended to provide compliance with the Federal Clean Air Act. Essentially, it incorporates mechanisms to reduce source and mobile pollutants. Some of these, such as requirements for employers for the establishment of Transportation Demand Management Ordinance, have been applied for a period of time. Others will be phased-in over the next few years. The City of San Clemente has enacted an ordinance requiring local employers to comply with the TDM requirements.

To facilitate compliance with the AQMD requirements, San Clemente is participating as a member of a county-wide Air Quality Technical Advisory Committee which is responsible for the identification of applicable local implementation mechanisms and model ordinances. These include the definition of Transportation Control Measures (TCMs) targeted at trip and congestion reduction.

SCAG and AQMD suggest that local communities establish a comprehensive strategy to achieve air quality requirements through the preparation of an Air Quality Element to the General Plan. Though not now required, many consider that this will be mandated soon.

While an Air Quality Element has not been incorporated in the updated General Plan, many of its key components have been addressed. The Circulation Element incorporates policies and programs directed at the reduction of single-occupant vehicle use and the Land Use Element improves the balance of jobs and housing. The former includes continuation and expansion of Transportation Demand Management Programs and public transit. The latter will be achieved by introducing additional opportunities for the development of local-serving commercial uses and services, thereby reducing vehicular commutes to peripheral communities.

- b. Growth Management Plan Enactment of Measure M in Orange County provides local transportation improvement funds provided that its cities prepare a plan which correlates the timing and location of growth with the capacities of supporting transportation, utilities, and public services. Conceptually, the Growth Management Plan (GM) prescribes a level of service or threshold limit for each infrastructure system and service which, if the level

of service cannot be attained, the threshold limit or standard will serve as a basis to reject or delay development until increased capacity or other mitigation is implemented. Portions of San Clemente's GM Plan have been adopted by the City and approved by the County. The entire Plan has been incorporated and expanded in this draft updated General Plan.

c. Congestion Management Plan

Enactment of Proposition 111 in 1990 provides gas tax funds to local cities to implement transportation improvements provided that a Congestion Management Program (CMP) is implemented which prevents degradation below a prescribed level of service on a selected system of regional highways, or provides for traffic mitigation measures. Effectively, this may act to restrict the location and density of development. The Orange County Transportation Authority (OCTA) was assigned the responsibility of preparing the CMP. Because of the overlapping requirements and substance, Orange County has consolidated its Growth Management and CMP planning processes into a singular effort. Procedurally, compliance with the GM infers compliance with the CMP.

d. Integrated Waste Management Plan and Hazardous Waste Management Plan San Clemente has adopted the County of Orange Hazardous Waste Management Plan by reference to comply with state legislation (AB2948, Tanner). San Clemente has also adopted a local implementation ordinance which transfers the authority for local siting to the City.

e. Other

State legislation has imposed a number of other regulatory requirements on the City which address regional environmental issues and it is anticipated that these will be expanded over time. A number of legislative bills (Willie Brown and Marian Bergeson) and the Governor's Growth Management Task Force are indicative of the concern for the establishment of a coordinated effort of problem solving at a jurisdictional scale larger than the local community. As a consequence, it will be necessary for the City of San Clemente to monitor and comment on these and, when necessary, establish local procedures and ordinances to implement those which are finally enacted.

*Responsibility:* City of San Clemente.

*Funding Source:* City of San Clemente General Fund. Some of the regional programs offer financial reimbursement to the City for compliance.

*Schedule:* Ongoing as funding permits.

***P. Capital Improvements Program***

I 1.17 The City of San Clemente prepares an annual Capital Improvements Program (CIP) and is in the process (as of the date of the date of this Plan) of preparing a five year CIP and a seven year CIP specifically for streets. The CIP provides for the construction and upgrade of streets, storm drains (not under the responsibility of Orange County Flood Control), municipal buildings, and other public physical facilities. It defines the specific improvements to be accomplished annually and allocates budget for these. The CIP is to be revised every year with one more year added to the five year CIP each year. The CIP is subject to approval by the City Council during the annual public budget process.

*Responsibility:* City of San Clemente.

*Funding Source:* City of San Clemente General Fund, Special Assessment Districts, as appropriate, and Enterprise and Gas Tax funds.

*Schedule:* Program: in progress; update every five years or as funding permits. Implementation: each year, as funding is available.

***Q. Urban Design Improvement Programs***

I 1.18 The Plan provides for the implementation of streetscape and other urban design improvements throughout the City. Urban Design Element Implementation Program I 2.4 specifies the methods, responsibilities, funding, and schedule for these.

***R. Architecture, Site, and Landscape Design Guidelines and Standards***

I 1.19 Land Use policies specify standards and guidelines for architecture, site, and landscape design for development throughout the City. Urban Design Element Implementation Program I 2.8 specifies the methods, responsibilities, and schedule for their implementation.

**S. *Interface with Property Owners and Developers for Property and Neighborhood Maintenance***

I 1.20 The City shall administer programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings and neighborhoods in the City. Existing and potential programs include:

- a. The City shall continue the allocation of redevelopment housing "set-aside" funds for the rehabilitation of residential units.
- b. The City shall examine the availability of federal or state funds and/or potential participation of local financial institutions to support maintenance and rehabilitation efforts.
- c. The City may continue and expand as warranted its program which is directed at the improvement of residential neighborhoods and encompasses a broad range of self-help actions including social programs, neighborhood clean-up activities, improved street lighting, and code enforcement.
- d. The City may encourage and provide technical assistance to local groups to plant street trees in commercial districts and/or residential neighborhoods where they are not present.
- e. Special Assessment Districts may be established to assess fees on property owners and for businesses to provide funds for maintenance and rehabilitation. Such districts necessitate an affirmative vote of the property owners in the affected area.

Other maintenance and rehabilitation actions which may be pursued by the City include:

- a. periodic visual surveys of the conditions of the City's districts and neighborhoods, identifying sites which exhibit substantial inadequate maintenance;
- b. contact of the owners or tenants of sub-standard properties to encourage their remedial actions;
- c. provision of technical assistance (at City Hall) to the property owners and tenants regarding the techniques by which properties can be maintained and upgraded; and
- d. assistance in the solicitation of low-interest loans for the upgrade of sub-standard properties.

*Responsibility:* City of San Clemente, Community Development Department and Housing Coordinator.

*Funding Source:* City of San Clemente General Fund, redevelopment housing twenty percent housing "set-aside" funds, and/or financial institution low-interest loan programs.

*Schedule:* Ongoing, as funding is available.

**T. Educational Programs**

I 1.21 Expanding upon the prior implementation strategy, the City shall continue programs to educate the public regarding the techniques which may be employed to maintain and upgrade properties. These may be structured as classes presented to local homeowners, business, and/or community organizations, and on/or cable television.

The City's existing educational programs include:

- a. Seminars are periodically conducted by the City's Building Official regarding building design and maintenance requirements, landscape design and maintenance, and related topics. Normally, these are conducted at City Hall and advertised.
- b. Informational brochures and seminars regarding water and waste conservation practices are published and distributed at City offices.

Other programs which may be considered by the City

- a. The City may work with the Saddleback Community College to conduct classes locally which provide San Clemente residents technical skills regarding property and landscape maintenance and upgrade.
- b. The City may work with the local cable television franchise to broadcast programs providing technical information regarding property and landscape maintenance and improvements.

*Responsibility:* City of San Clemente, Community Development Department.

*Funding Source:* City of San Clemente General Fund, conditions of cable television franchise, and/or financial grants from corporations or other private organizations (e.g., Building Industry Association and developers).

*Schedule:* Ongoing, as funding is available.

**U. Code Enforcement**

I 1.22 Codes and ordinances of the City of San Clemente which implement the Land Use Element shall be enforced. Historically, this has accomplished by City staff responses to specific complaints. If a problem has been found on investigation, a demand for compliance has been issued. In general, this approach has adequately maintained the quality of the City's built environment. Should problems arise in the future, the City may wish to expand this activity to include City-initiated periodic surveys of the building and site conditions and, where problems are found, require code compliance.

*Responsibility:* City of San Clemente.

*Funding Source:* City of San Clemente General Fund, fees charged to violators and/or any other available funding sources approved by the City.

*Schedule:* Ongoing program.

**V. Financial Assistance Programs**

I 1.23 The City shall assess the feasibility of establishing financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. Potential funding sources should be investigated. These may include State and County programs, low interest private bank loans, and/or developer fees.

*Responsibility:* City of San Clemente.

*Funding Source:* State of California, County of Orange, local financial institutions, and/or developer fees.

*Schedule:* Within two (2) years of the adoption of the General Plan, or as funding is available.

**W. Economic Marketing Strategy**

I 1.24 The City shall establish a strategy to attract the development and investment of key industries and commercial establishments which will contribute jobs and revenue to the City. This will be particularly focused on the attraction of regional-serving commercial uses (anchor department stores, "power centers," automobile sales, and similar establishments) to the designated regional center at the San Clemente High School site, research and development and other light industrial uses to the redevelopment Los Molinos industrial center and other lands designated for these uses, and commercial uses to the revitalized North Beach and downtown areas. (Refer to the Economic Development Element for additional discussion).

*Responsibility:* City of San Clemente, Community Development Department and City Managers Office.

*Funding Source:* City of San Clemente General Fund and/or any other available funding sources approved by the City.

*Schedule:* Within two (2) years of the adoption of the General Plan, or as funding is available.

**X. *General Plan Monitoring and Update***

I 1.25 The City shall review, revise, and update the General Plan periodically. This should include (a) an update of baseline data, analyses, and issues to account for current conditions; (b) evaluation of the policies and programs contained in this Plan according to their effectiveness in achieving the Plan's goals and objectives; and (c) revision of the policies and programs to increase their effectiveness, where necessary, and to account for current issues and legislation. Public input shall be actively solicited in the update. In addition, the Plan shall be monitored annually for its effectiveness in mitigating defined issues and achieving its goals and objectives. The Planning Commission shall report these findings to the Mayor and City Council. In accordance with State law, Plan amendments may be adopted a maximum of four times a year. To fund the process, it is recommended that a fee be established and assessed to development applications.

*Responsibility:* City of San Clemente Community Development Department, Planning Commission, and City Council.

*Funding Source:* City of San Clemente General Fund, and/or development fees.

*Schedule:* Monitoring Reports: once each year or as funding permits, General Plan updates: periodically or as funding permits.

---

**VI. GLOSSARY**

- A. Area Plan*** Provides for the cohesive and integrated development of land uses in a selected study area. The plan shall include:
- a. The approximate mix and quantity of land uses, and approved Specific Plans to be accommodated based on an analysis of market conditions;
  - b. The timing and phasing of development to reflect infrastructure and capital improvements;
  - c. The establishment of linkages among principal land use districts; and
  - d. The siting and design of development to maintain and protect significant environmental and visual resources and mitigate and/or avoid hazards.
- B. Automobile Service and Repair*** Including, but not limited to car wash, car repair and service.
- C. Building Modulation*** The manner in which a facade (building front) is visually adjusted through setbacks, windows and doors to avoid monotonous forms.
- D. Campus Park*** Integrated development featuring extensive landscaping. Pedestrian connection, surface parking and attractively designed and sited buildings.
- E. Common Building Wall*** When facades fronting a street are sited along a common setback as to create a continuous building plane (parking is located to the rear of the building).
- F. Facade Articulation*** The manner in which a building form through design treatments (i.e., facades, window treatments, etc.) is visually connected and distinctly expressed.

---

<b><i>G. Floor Area Ratio (FAR)</i></b>	Is the total gross area of a building (floor space) excluding basements, balconies and stair bulkheads) on a lot divided by the total area of that lot.
<b><i>H. Gross Acres</i></b>	The total number of acres within a planning area (undeveloped land), including local street rights of way (either existing or to be dedicated), but excluding arterial street rights of way (either existing or to be dedicated).
<b><i>I. Jobs Housing Ratio (JHR)</i></b>	A method utilized by the Southern California Association of Governments (SCAG) to measure the balance of jobs to housing in the Southern California region as a way to lessen regional travel demands and to improve regional air quality. The ratio is an average for the entire SCAG planning region, where 1.12 jobs to housing is considered balanced.
<b><i>J. Mixed Use</i></b>	Where residential and non-residential uses are integrated vertically into the same structure.
<b><i>K. Net Acres</i></b>	The total number of acres created within a planning area once local street rights of way (either existing or to be dedicated) have been subtracted from the gross acres.
<b><i>L. Overnight Accommodations</i></b>	Hotels, motels, and bed and breakfast.
<b><i>M. Ranches</i></b>	Includes Talega, Rancho San Clemente and Forster Specific Planning Areas.
<b><i>N. Spanish Colonial Revival Style</i></b>	A style of architecture with low-pitched roofs, thick walls. The style uses decorative details borrowed from the entire history of Spanish architecture. Dramatically carved doors are usually emphasized by adjacent spiral column, pilasters, carved stonework, or patterned tiles. Less elaborated entrance doors of heavy wood panels, sometimes arched above, are also common. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies. Other typical details include tile-roofed (and otherwise decorated) chimney tops, bricks or tile vents; fountains, arched walkways; and round or square towers.