Chapter 5

DEVELOPMENT STANDARDS

501 Pico Community Commercial Area
502 Los Molinos Industrial Area
503 City Yard/Water Reclamation Plant

501 Pico Community Commercial Area

IV. PURPOSE AND APPLICABILITY

Purpose - The Pico Community Commercial Area development standards and design guidelines are established to accommodate existing industrial and commercial uses and encourage quality development, while allowing for the revitalization of the area and development of new commercial uses. This district promotes community serving commercial uses.

V. Applicability - This section applies to all parcels designated CC2 within the Pico Community Commercial area depicted on Figure 1-2.

A. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.

B. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

C. Site Plan Permits - All new development under this Section is subject to a Site Plan Permit in accordance with Chapter 6.

D. Architectural Permits - All new development under this Section is subject to an Architectural Permit in accordance with Chapter 6.

E. Sign Permits - All new signs are subject to the City’s Sign Ordinance.

F. Coastal Zone Requirements - All development within the Coastal Zone as depicted on Figure 1-1 shall be subject to the Coastal Zone Requirements set forth in the Zoning Ordinance.
VI. PRINCIPAL USES PERMITTED

A. Uses not subject to the NPDES Stormwater Permit Program

All uses permitted by the Zoning Ordinance in the CC1 zone shall be permitted.

B. Uses permitted only if in compliance with the NPDES Stormwater Permit program. The following uses are permitted only if conducted entirely within an enclosed building unless the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use require that all or part of the use be conducted outdoors. Screening or other requirements may be imposed as a condition of such approval.

1. Light industrial, manufacturing and assembly conducted entirely within an enclosed building, including boats, books, clothing, electronics, food products, furniture, jewelry, machine shops, musical instruments, opticals, packaging, plastics engineering, precision instruments, sandblasting, signs, sporting goods, tool and die, welding, wholesaling, and warehousing on Avenida Navarro, Calle De Los Molinos, and Calle De Industrias north of Avenida Pico. Chemical plants, glass fabrication plants, lumber mills, and pulp mills are prohibited.

2. Construction trades and contractors' storage conducted entirely within an enclosed building, including awnings, cabinetry, carpentry, drywall, electrical, flooring, glass and mirror, heating and air conditioning, iron work, insulation, masonry, mill work, plumbing, sheet metal, and roofing on Avenida Navarro, Calle De Los Molinos, and Calle De Industrias north of Avenida Pico.

3. Automobile and truck related uses conducted entirely within an enclosed building, including bodywork, detailing, lube and tune, mufflers, paint, rental, service, repair, tires, transmission, and upholstery (exclusive of towing and salvage yards) on Avenida Navarro, Calle De Los Molinos, and Calle De Industrias north of Avenida Pico, entirely within an enclosed building.

4. Research and development, scientific laboratories, and testing facilities conducted entirely within an enclosed building.
VII. CONDITIONAL USES PERMITTED

A. All uses conditionally permitted by the Zoning Ordinance in the CC1 zone shall be permitted subject to a Conditional Use Permit or a Minor Conditional Use Permit, as determined by the Zoning Ordinance.

VIII. TEMPORARY USES PERMITTED

Outdoor sales or promotional events such as parking lot sales or the sale of Christmas trees or other seasonal items shall be permitted in accordance with the Zoning Ordinance.

IX. DEVELOPMENT STANDARDS

All new development shall comply with the development standards in the Zoning Ordinance for the CC2 zone, including references to parking area landscaping.
502 Los Molinos Industrial Area

IV. PURPOSE AND APPLICABILITY

A. **Purpose** - The Los Molinos Industrial Area development standards and design guidelines are established to accommodate existing industrial and commercial uses and encourage quality development, while allowing for the revitalization of the area into a cohesive business park. This district promotes light industrial, office, and commercial uses.

B. **Applicability** - This Section applies to all parcels of land designated I2 Light Industrial, I3 Heavy Industrial, or NC2 Neighborhood Commercial within the area depicted as the Los Molinos Industrial Area on Figure 1-3.

C. **Standards and Uses Not Listed** - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.

D. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

E. **Site Plan Permits** - All new development under this Section is subject to a Site Plan Permit in accordance with Chapter 6.

F. **Architectural Permits** - All new development under this Section is subject to an Architectural Permit in accordance with Chapter 6.

G. **Sign Permits** - All new signs are subject to the City’s Sign Ordinance.

H. **Coastal Zone Requirements** - All development within the Coastal Zone as depicted on Figure 1-1 shall be subject to the Coastal Zone Requirements set forth in the Zoning Ordinance.
V. PRINCIPAL USES PERMITTED

A. Parcels Designated NC2 (Neighborhood Commercial)

All uses permitted by the Zoning Ordinance in the NC2 Neighborhood Commercial zone shall be permitted.

B. Parcels (or portions of parcels) Designated I2 (Light Industrial). The following uses are permitted only if conducted entirely within an enclosed building unless otherwise indicated, or unless the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use require that all or part of the use be conducted outdoors. Screening or other requirements may be imposed as a condition of such approval.

All industrial, construction, transportation, auto or truck related uses shall be permitted subject to a determination by the City Engineer that the operation is in compliance with the NPDES Storm Water Permit Program.

1. Retail sales conducted entirely within an enclosed building, including appliances, art, audio and video recordings, automobile parts, books, bicycles, electronics, flowers, food, furniture, hardware, hobby supplies, home improvement items, housewares, janitorial supplies, locks, medical equipment, musical instruments, office supplies, pharmaceuticals, photographic supplies, sporting goods, similar items and accessories.

2. Service establishments conducted entirely within an enclosed building, including banks and financial institutions, barber and beauty shops, business services, cleaners and laundromats, dance and music studios, employment agencies, engraving, interior designers, mail order stores, personal and professional services, photography, printing, repair shops, tailors, travel agencies, and similar services.

3. Restaurants and small-scale specialty food establishments, such as bakeries, candy stores, coffee houses, ice cream/frozen yogurt shops, sandwich shops, and similar businesses conducted entirely within an enclosed building.

4. General and professional offices, excluding medical clinics and group counseling (as those terms are defined in the City of San Clemente Zoning Ordinance), conducted entirely within an enclosed building.
such as architecture, communications media, consulting, engineering, financial, law, real estate, and similar office uses.

5. *Research and development*, dry laboratories, and testing facilities, conducted entirely within an enclosed building.

6. *Light industrial, manufacturing and assembly* conducted entirely within an enclosed building, including boats, books, clothing, electronics, food products, furniture, jewelry, machine shops, musical instruments, opticals, packaging, plastics engineering, precision instruments, sandblasting, signs, sporting goods, tool and die, welding, wholesaling, warehousing, and water conditioning equipment and service. Chemical plants, glass fabrication plants, lumber mills, and pulp mills are prohibited.

7. *Construction trades and contractors' storage* conducted entirely within an enclosed building, including awnings, cabinetry, carpentry, drywall, electrical, flooring, glass and mirror, heating and air conditioning, iron work, insulation, masonry, mill work, plumbing, sheet metal, and roofing.

8. *Automobile and truck related uses* conducted entirely within an enclosed building, including bodywork, detailing, lube and tune, mufflers, paint, rental, service, repair, tires, transmission, and upholstery (exclusive of towing and salvage yards).

9. *Contractors' storage yards, janitorial supplies, equipment rental, recreation vehicle storage as a commercial venture, truck or trailer rental,* and similar transportation industry uses provided that the business operation is in compliance with the NPDES Storm Water Permit Program. Any outdoor storage or transportation industry use such as ambulance service, wholesale auto parts, bus terminal, courier service, limousine service, truck or trailer rental, and taxi cab service requires an Industrial Storm Water Discharge Permit from the California Regional Water Quality Control Board.

C. Parcels (or portions of parcels) Designated I3 (Heavy Industrial)

The following uses are permitted only if conducted entirely within an enclosed building unless otherwise indicated, or unless the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use
require that all or part of the use be conducted outdoors. Screening or other requirements may be imposed as a condition of such approval.

*All industrial, construction, transportation, auto or truck related uses shall be permitted subject to a determination by the City Engineer that the operation is in compliance with the NPDES Storm Water Permit Program.*

1. *Research and development,* wet laboratories, and testing facilities, conducted entirely within an enclosed building.

2. *Light industrial, manufacturing and assembly* conducted entirely within an enclosed building, including boats, books, clothing, electronics, food products, furniture, jewelry, machine shops, musical instruments, opticals, packaging, plastics engineering, precision instruments, sandblasting, signs, sporting goods, tool and die, welding, wholesaling, warehousing, and water conditioning equipment and service. Chemical plants, glass fabrication plants, lumber mills, and pulp mills are permitted provided that an Industrial Discharge Permit has been obtained from the Regional Water Quality Control Board in compliance with the NPDES Storm Water Permit Program.

3. *Construction trades and contractors' storage* conducted entirely within an enclosed building, including awnings, cabinetry, carpentry, drywall, electrical, flooring, glass and mirror, heating and air conditioning, iron work, insulation, masonry, mill work, plumbing, sheet metal, and roofing.

4. *Automobile and truck related uses* conducted entirely within an enclosed building, including bodywork, detailing, lube and tune, mufflers, paint, rental, service, repair, tires, transmission, and upholstery.

5. *Contractors' storage yards, janitorial supplies, equipment rental, recreation vehicle storage as a commercial venture, truck or trailer rental,* and similar transportation industry uses provided that the business operation is in compliance with the NPDES Storm Water Permit Program. Any outdoor storage or transportation industry use such as ambulance service, wholesale auto parts, bus terminal, courier service, limousine service, truck or trailer rental, and taxi cab service requires an Industrial Storm Water Discharge Permit from the California Regional Water Quality Control Board.
VI. CONDITIONAL USES PERMITTED

A. Parcels Designated NC2 (Neighborhood Commercial)

All uses conditionally permitted by the Zoning Ordinance in the NC2 zone shall be permitted subject to a Conditional Use Permit or Minor Conditional Use Permit, as determined by the Zoning Ordinance. Additionally, for properties or portions of properties taking access from Los Obreros lane, all uses listed in Section 502, B., 2., e-h shall be permitted, subject to a Conditional use permit in accordance with the Zoning Ordinance.

B. Parcels (or portions of parcels) Designated I3 (Heavy Industrial)

1. Auto towing and salvage yards, provided that the business has obtained any required industrial stormwater discharge permit from the California Regional Water Quality Control Board, in compliance with the NPDES Storm Water Permit Program.

2. Concrete Batch Plants, provided that the business has obtained any required industrial stormwater discharge permit from the California Regional Water Quality Control Board, in compliance with the NPDES Storm Water Permit Program.

IV. DEVELOPMENT STANDARDS

A. Parcels Designated NC2 (Neighborhood Commercial)

1. Maximum Floor Area Ratio - A maximum floor area ratio of .35 shall be allowed.

2. Maximum Height - The maximum height of any structure shall be thirty three (33) feet, not to exceed two stories. Architectural features such as towers, cupolas, and chimneys shall be allowed to project up to forty (40) feet in height from the ground level.

3. Minimum Lot Area and Width for New Subdivisions - The minimum lot area shall be 6,000 square feet. The minimum lot width shall be 60 feet.

4. Building Setbacks - There shall be no minimum front, side or rear setback except that there shall be a minimum setback of five feet from Los Obreros Lane.
5. **Landscaping** - The landscaping required by Option A or B below shall be visible from the street or other public places. Hardscape improvements shall not be counted toward fulfilling this requirement.

   a) **OPTION A** - A minimum of ten percent (10%) of the ground level lot area shall be landscaped.

   b) **OPTION B** - An amount equal to a minimum of twenty percent (20%) of the lot area shall be devoted to permanently affixed landscaped planters on the upper level areas such as balconies.

6. **Parking Requirements** - The minimum number of required parking spaces shall be as prescribed by the City's Zoning Ordinance for individual uses (see Appendix B for the appropriate Zoning Ordinance Section).

7. **Parking Standards** - The size, configuration, and dimensions of parking spaces, aisles, and accessways shall be as required by the City's Zoning Ordinance, (See Appendix B for the appropriate Zoning Ordinance Section).

8. **Off-Site Parking** - Off-site parking shall be allowed by the City's approval of a Conditional Use Permit, provided that it is within 300 feet of the subject property. The applicant for such a Conditional Use Permit shall provide to the City, notarized copies of an agreement in perpetuity signed by the owner of the property designated for off-site parking, whether publicly or privately owned, stating that the property will remain available for off-site parking until such time as the City determines it is no longer needed. The property designated for off-site parking shall provide enough parking for its own land use in addition to the off-site parking.

B. **Parcels (or portions of parcels) Designated I2 (Light Industrial)**

1. **Maximum Floor Area Ratio** - A maximum floor area ratio .50 shall be allowed.

2. **Maximum Height** - The maximum height of any structure shall be thirty-five (35) feet, not to exceed two stories or three stories if the third story is limited to office use only.
3. **Minimum Lot Area and Width for New Subdivisions** - The minimum lot area shall be 6,000 square feet. The minimum lot width shall be 60 feet.

4. **Maximum Building Coverage** - Building Coverage shall not exceed 50 percent of the lot area.

5. **Building Setbacks** - The minimum building setback shall be thirty (30) feet from the centerline of any public street right-of-way, and five (5) feet from land designated MU (Mixed Use).

6. **Landscaping** - A minimum of ten percent (10%) of the lot area shall be landscaped. The landscaping shall be visible from the street or other public places. Hardscape improvements shall not be counted toward fulfilling this requirement.

7. **Parking Requirements** - The minimum number of required parking spaces shall be as prescribed by the City's Zoning Ordinance for individual uses (see Appendix B for the appropriate Zoning Ordinance Section).

8. **Parking Standards** - The size, configuration, and dimensions of parking spaces, aisles, and accessways shall be as required by the City's Zoning Ordinance (See Appendix B for the appropriate Zoning Ordinance Section).

9. **Off-Site Parking** - Off-site parking shall be allowed by the City's approval of a Conditional Use Permit, provided that it is within 300 feet of the subject property. The applicant for such a Conditional Use Permit shall provide to the City, notarized copies of an agreement in perpetuity, signed by the owner of the property designated for off-site parking, whether publicly or privately owned, stating that the property will remain available for off-site parking until such time as the City determines it is no longer needed. The property designated for off-site parking shall provide enough parking for its own land use in addition to the off-site parking.
C. Parcels (or portions of parcels) Designated I3 (Heavy Industrial)

1. Maximum Floor Area Ratio - A maximum floor area ratio .75 shall be allowed.

2. Maximum Height - The maximum height of any structure shall be thirty-five (35) feet, not to exceed two stories, except that structures other than buildings may be approved up to a height of 70 feet for concrete batch plants if the Planning Commission determines, in conjunction with a site plan permit or other entitlement, that the particular nature and characteristics of the use require such higher structure.

3. Minimum Lot Area and Width for New Subdivisions - The minimum lot area shall be 6,000 square feet. The minimum lot width shall be 60 feet.

4. Maximum Building Coverage - Building Coverage shall not exceed 75 percent of the lot area.

5. Building Setbacks: The minimum building setback shall be thirty (30) feet from the centerline of any public street right-of-way, and five (5) feet from land designated MU (Mixed Use).

6. Landscaping - A minimum of ten percent (10%) of the lot area shall be landscaped. The landscaping shall be visible from the street or other public places. Hardscape improvements shall not be counted toward fulfilling this requirement.

7. Parking Requirements - The minimum number of required parking spaces shall be as prescribed by the City's Zoning Ordinance for individual uses (see Appendix B for the appropriate Zoning Ordinance Section).

8. Parking Standards - The size, configuration, and dimensions of parking spaces, aisles, and accessways shall be as required by the City's Zoning Ordinance (See Appendix B for the appropriate Zoning Ordinance Section).
503 City Yard/Water Reclamation Plant

IV. PURPOSE AND APPLICABILITY

A. Purpose - The City Yard/Water Reclamation Plant development standards are established to accommodate the existing water reclamation plant and the potential augmentation of the area with new public uses.

B. Applicability - This section applies to all parcels located within the City Yard/Water Reclamation Plant area depicted on Figure 1-4.

C. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in Appendix B of this Specific Plan.

D. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth above and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

E. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

F. Site Plan Permits - All new development under this Section is subject to a Site Plan Permit in accordance with Chapter 6.

G. Coastal Zone Requirements - All development within the Coastal Zone as depicted on Figure 1-1 shall be subject to the Coastal Zone Requirements set forth in the Zoning Ordinance.

V. PRINCIPAL USES PERMITTED

Public uses including infrastructure, maintenance, recreational, cultural, and educational uses.

VI. DEVELOPMENT STANDARDS

Development standards for public uses shall be determined through the Site Plan Review process.