CITY OF SAN CLEMENTE

FORSTER RANCH
SPECIFIC PLAN

REVISED MARCH 2017

City of San Clemente
Community Development Department
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San Clemente, CA 92673
949.498.2533
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<td>98-08: 2/18/98</td>
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<td>98-74: 11/4/98</td>
<td>SDG&amp;E: Removal of one-acre parcel adjacent to Los Mares greenbelt (at Calle Nuevo) from specific plan and redesignation as residential.</td>
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<td>07-17: 3/20/07</td>
<td>City of SC: Change 2.7-acre parcel at southwest corner of Avenida Vista Hermosa and Avenida La Pata from Public to Neighborhood Commercial and change 9-acre parcel at northwest corner or same intersection from Neighborhood Commercial to Medium Density Residential.</td>
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<td>10-23: 5/18/10</td>
<td>Target: Change land use designation of 14.8-acre site located at southwest corner of Avenida Vista Hermosa and Avenida La Pata (990 Avenida Vista Hermosa) from Residential Medium density (RM) to Neighborhood Commercial (NC2), allowing for a commercial development.</td>
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<td>Ordinance 1616: 2/2/2016</td>
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<td>Ordinance 1639: 3/21/17</td>
<td>Changed Resort Hotel Site in Sector G Coastal Zone to Senior Housing Use to reflect land use change included in 2014 adoption of Centennial General Plan.</td>
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1. INTRODUCTION

101 PURPOSE AND OBJECTIVES

The purpose of this Specific Plan is to implement the General Plan of the City of San Clemente with respect to the Forster Ranch. In support of this purpose, the Specific Plan’s objectives are:

1) To provide planning and design concepts for the Forster Ranch consistent with the General Plan;

2) To provide for the implementation of the City’s Affordable Housing Program, Growth Management Program, Urban Design Program, and Master Landscape Plan for Scenic Corridors;

3) To provide a set of development standards for the Forster Ranch Specific Plan area to implement the planning and design concepts contained in this Specific Plan;

4) To regulate land uses and development in conformance with the City’s Zoning Ordinance and Hillside Development Ordinance;

5) To provide a balance of land uses within the Specific Plan area, including a wide range of residential densities, commercial, educational, and open space/recreational uses;

6) To phase development in step with provision for the infrastructure and services needed to support the new development; and

7) To implement the provisions of the 1998 Development Agreement between the City and Laing Forster Ranch LLC, relating to limits of development, land uses, regulations, residential densities, development processing, improvements, and fees.
102 ORGANIZATION OF SPECIFIC PLAN

The Forster Ranch Specific Plan is both a planning and a regulatory document. The chapters are written to guide and regulate land use and development in a manner unique to Forster Ranch, while implementing Citywide plans and policies. The following is an outline of the chapters in this Specific Plan:

Chapter 1: Introduction
Chapter 2: Master Plan
Chapter 3: Design Guidelines
Chapter 4: Phasing and Implementation
Chapter 5: Development Standards
Chapter 6: Development Review Process
Chapter 7: Definitions

103 AUTHORITY AND SEVERABILITY

A. LEGAL AUTHORITY

This Specific Plan has been prepared and adopted pursuant to Sections 65450 through 65457 of the California Government Code, and the Development Agreement between the City of San Clemente and Laing Forster Ranch LLC. In case of conflict or discrepancy between this Specific Plan and said Development Agreement, the latter shall control.

B. SEVERABILITY

In the event that any plan, diagram, regulation, condition, program, or other portion of this Specific Plan is held invalid by a court of competent jurisdiction, such portion(s) shall be deemed separate, distinct, and independent provision(s) of the Specific Plan and the invalidity of such provision(s) shall not affect the validity of the remaining provisions of the Specific Plan.

C. TERMINOLOGY

Within this Specific Plan, words used in the present tense shall include the future; words in the singular shall include the plural. The word “shall” is mandatory and the word “may” is permissive. The word “should” refers to policy guidance which must be followed in the absence of important opposing considerations identified by the City.
104 SIZE AND LOCATION OF PROPERTY

The Forster Ranch Specific Plan area is located in the northwest portion of San Clemente (see Exhibit 1-2) and contains 1,982 acres bounded by the City of San Juan Capistrano on the west and north and the Prima Deshecha sanitary landfill (future Prima Deshecha County Regional Park) on the north. The Talega Specific Plan area lies adjacent to the east, while the Marblehead Inland development and Rancho San Clemente Planning Area 1 border Forster Ranch on the south.

An east-west trending Primary Ridgeline at the north end of the Specific Plan area separates the Forster Ranch valley from existing and future development in the City of San Juan Capistrano. Most of the ridgeline lies within that City. Another Primary Ridgeline traverses the property in a north-south direction separating the east and west developable areas of the Forster Ranch. The above two ridgelines create natural barriers which define the communities within Forster Ranch.

105 FORSTER RANCH PLANNING HISTORY

A. PREVIOUS PLANNING DOCUMENTS

Planning for the Forster Ranch property began in 1974. Prior to the preparation of the current Specific Plan, a number of planning, environmental, and legal documents were prepared addressing development of various portions of the Ranch. These include:

2) Supplemental EIR 77-4 to Forster Ranch Master EIR 57-74 (1977)
3) Forster Ranch Master Plan and Use Permit (1979)
4) Specific Plan 80-3 (1980. For tentative tract 10417 in Sector D)
5) Specific Plan 80-7 (1980. For tentative tract 10596 in Sector D)
6) North San Clemente Circulation Study and Supplement (1981)
9) Assessment District 85-1 for sewer improvements (1985)
10) Forster Ranch Specific Plan 83-1 (1986)
12) Specific Plan Amendment to adjust boundaries of Sector P areas (1989)
14) Addendum to Supplemental EIR (October 1991)
15) 1992 Specific Plan and EIR adopted by City Council Resolution 92-09
16) Existing Tentative Tract Maps 13999 (PA 1), 14283 and 14964 (PA3), (1994)
17) School Mitigation Agreement between Capistrano Unified School District and Laing Forster Ranch LLC (1997)
FORSTER RANCH SPECIFIC PLAN

1. INTRODUCTION

FORSTER RANCH Specific Plan

Regional Context
B. PLANNING CONTEXT

In July 1982, the City Council adopted a new city-wide General Plan. At about the same time, the Council also adopted the Hillside Development Ordinance and a major amendment to the Zoning Ordinance. The zoning amendment created a new “Development District,” designated “D-D” on the zoning map, for the inland area of the City. The Development District, requiring more detailed planning prior to development, was applied to the four major inland ranch properties including Forster Ranch (see Exhibit 1-2).

Subsequent to the 1982 General Plan adoption, Specific Plans were adopted for three of the four ranches. However, in the case of the Forster Ranch, the new General Plan was adopted after the landowner, Estrella Properties, had obtained approval of land use plans for certain portions of the Forster Ranch. As a result, those portions (Sectors D and G described below) retained their previous zoning and were not included in the new D-D District. However, they were included in the Forster Ranch Specific Plan approved in 1986, and subsequently amended in 1992 by the City Council in order to implement the plans of Centex Development Company (the then-new owner of the undeveloped portions).

This amended 1998 Specific Plan reflects the revised development plan of the present owner of the Forster Ranch, Laing Forster Ranch LLC (hereinafter referred to as “Laing”) for the remaining undeveloped portions of the Specific Plan area in Sectors D and P. Within Sector P, Laing proposes to reduce the maximum number of dwelling units from 2,033 to 1,617; to shift all the residential development area to the westerly side of the major north-south Primary Ridgeline and to designate the east side for institutional, commercial, and open space uses. Also, this Specific Plan amendment reflects the enlargement of Sector P by approximately 65 acres arising from a lot line adjustment and transfer of property from the Marblehead Inland Specific Plan area to the Forster Ranch Specific Plan boundaries. The extension of a secondary arterial, Camino Vera Cruz, will complete an important link in the Circulation Element of the City’s General Plan. Finally, in recognition of the City’s revised affordable housing policies and programs, the developer will not be required to construct affordable units, but will rather contribute fees in lieu of such construction in order to assist the City’s efforts to provide these affordable housing opportunities citywide.

C. ORIGINAL CENTEX DEVELOPMENT AGREEMENT

In March of 1989, a statutory Development Agreement was entered into between the City of San Clemente and Centex Development Company, L.P. That agreement (which is superseded by the 1998 Laing Development Agreement) focused primarily on Sector P, which was largely undeveloped at that time. It gave Centex the right to build 1,762 market-rate homes and 438 multiple-family affordable homes within Sectors D and P. In addition, Centex obtained the right to develop a minimum of 57 gross acres of commercial, industrial, and/or mixed use development within Sector P.
The responsibilities of Centex under the Development Agreement included the
construction of the affordable units described above, construction of a storm drain
under the Shorecliffs Golf Course, completion of certain traffic improvements in
accordance with the City's Regional Circulation Financing and Phasing Program
(RCFPP), participation in the improvements on the 22-acre community park site
adjacent to Camino Vera Cruz, and the granting of an option to the City to acquire an
approximately seven-acre site for construction of a future civic center.

D. 1998 LAING DEVELOPMENT AGREEMENT

Concurrent with approval of this Specific Plan, a statutory Development Agreement
has been entered into between the City of San Clemente and Laing (Appendix C). This
agreement focuses primarily on the undeveloped portion of Sector P, which will give
Laing the right to build 1037 market rate single family homes and the right to develop
199 acres of institutional and seven acres of commercial land.

The responsibilities of Laing under the Development Agreement include the extension
of Camino Vera Cruz to Avenida Vista Hermosa. Laing will also contribute to park and
school improvements.

106 PLANNING SECTORS

A. SECTOR D (Formerly the “Development Area”)

The Forster Ranch has been divided into three sectors for planning and development
purposes. Sector D was formerly referred to in previous planning and legal documents
as the “Development Area” of the Ranch (see Exhibit 1-3). It contains 741.1 acres and
is made up of the two master tentative tracts (10596 and 10417) processed by the
original Ranch developer, Estrella Properties. These two tentative tracts have in turn
been divided into 19 final-tract development phases. Development of these final tracts
were virtually complete by 1994.

Sector D also includes two sites which were undeveloped as of late 1997. These sites,
located on each side of Portico del Sur at Camino de los Mares, are designated high
density residential (approximately 7.6 buildable acres) and neighborhood commercial
(approximately 7.3 buildable acres). Finally, Sector D includes the Cristianita Pageant
site, the Truman Benedict School, and a public community park site adjacent to the
school. Planning for these areas is addressed in Chapter 2. There are no changes
proposed to Sector D in this 1998 Specific Plan Amendment.

B. SECTOR G (Golf Course, Coastal Zone and Inland)

The portion of the existing Shorecliffs Golf Course located southwest of the I-5 freeway
and the future senior housing site are the only land uses permitted within the Coastal
Zone portion of Sector G. Sector G Inland is comprised solely of the portion of the
Shorecliffs Golf Course which is inland of the I-5 Freeway (see 1-3). These areas are
described in more detail in Chapter 2.
FORSTER RANCH SPECIFIC PLAN

1. INTRODUCTION

FORSTER RANCH
Specific Plan

Planning Sectors
C. **SECTOR P (Formerly the “Planning Area”)**

Sector P, as shown in Exhibit 1-3, is composed of the land formerly referred to as the “Planning Area” of the Ranch. The changes proposed in this 1998 Specific Plan Amendment are focused mainly on Sector P. It contains 1,096 acres and lies to the east and north of Sector D. Sector P was partially developed as of late 1997. Planning areas 2 and 6, located adjacent to Camino del Rio, were developed or approved for development with low density residential. Planning areas 1, 3 and 4 remain undeveloped, although one tentative tract map (Tentative Tract 13999) has been approved within Planning Area 1 and two tentative tract maps (Tentative Tracts 14283 and 14964) have been approved within Planning Area 3. Land use designations and development standards for Sector P are provided in Chapters 2 and 5, respectively.

107 **GENERAL PLAN AND ZONING**

A. **GENERAL PLAN**

Land use designations for Forster Ranch per the General Plan are shown on Exhibit 1-4. They include the following:

- **RL** Residential - Low Density (Max 4.5 DU/Gross Acre)
- **RML** Residential - Medium Low Density (Max 7.0 DU/Gross Acre)
- **RH** Residential - High Density (Max 24.0 DU/Gross Acre)
- **NC1.2** Neighborhood Commercial (Max Floor Area 0.35)
- **P** Public Uses (Educational, Governmental, Administrative, Utilities, other)
- **OS1** Public Open Space
- **OS2** Private Open Space

B. **ZONING**

The Zoning for Forster Ranch is “SPFR” - Specific Plan Forster Ranch, which requires the adoption of a Specific Plan by the City Council. Development within Forster Ranch shall conform to all provisions of this Specific Plan as well as the SP Specific Plan Zone of the City’s Zoning Ordinance.

108 **EXISTING PHYSICAL CONDITIONS**

Table 1-1 and Exhibit 1-5 summarize existing and future development in Sector D. Tables 1-2 and 1-3 are summaries of existing and future land uses, acreages, and dwelling unit counts in Sectors G and P. The designated and developed land uses in Sector D include residential developments with various densities and housing types, open space uses, Truman Benedict Elementary School, Bernice Ayers Middle School, the Forster Ranch Community Park, and development sites for high density residential and neighborhood commercial. Sector G is developed with the 139-acre Shorecliffs Golf Course. There is also a six-acre future senior housing site in the Sector G Coastal Zone.

The Environmental Impact Report (EIR) for this Specific Plan describes existing geological, biological, and other environmental resources within the undeveloped portions of Forster Ranch, and the impacts of development upon those resources.
**TABLE 1-1**
SECTOR D 1998 EXISTING LAND USE - RESIDENTIAL

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<td>Alisal (Monarch)</td>
<td>15706</td>
<td>7.3</td>
<td>0</td>
<td>7.3</td>
<td>59</td>
<td>Detached SF</td>
<td>RH</td>
</tr>
<tr>
<td><strong>RESIDENTIAL TOTALS</strong></td>
<td></td>
<td><strong>547.8</strong></td>
<td><strong>96.5</strong></td>
<td><strong>451.3</strong></td>
<td><strong>1,282</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## TABLE 1-1 (CONTINUED)
### SECTOR D 1998 EXISTING LAND USE - NON-RESIDENTIAL

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Tract</th>
<th>Total Ac.</th>
<th>O.S. Ac.</th>
<th>Dev. Ac.</th>
<th>Land Use</th>
<th>General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Cabo Open Space*</td>
<td>10596 Lot 1</td>
<td>34.0</td>
<td>34.0</td>
<td>0.0</td>
<td>Natural Open Space</td>
<td>OS2</td>
</tr>
<tr>
<td>Los Mares Slope*</td>
<td>11781 Lot 27</td>
<td>23.8</td>
<td>23.8</td>
<td>0.0</td>
<td>Graded Slope</td>
<td>OS2</td>
</tr>
<tr>
<td>Cristianita Pageant Site</td>
<td>11781 Lot 28</td>
<td>59.5</td>
<td>59.5</td>
<td>0.0</td>
<td>Natural Open Space</td>
<td>OS2</td>
</tr>
<tr>
<td>Forster Ranch Community Park</td>
<td>10417</td>
<td>21.9</td>
<td>21.9</td>
<td>0.0</td>
<td>Construction Started Fall 1997</td>
<td>OS1</td>
</tr>
<tr>
<td>Truman Benedict School Bernice Ayer Middle School</td>
<td>10417</td>
<td>10.9</td>
<td>14.7</td>
<td></td>
<td>Elementary School Construction Started Fall 1997</td>
<td>P</td>
</tr>
<tr>
<td>Arterial Highways</td>
<td></td>
<td>16.1</td>
<td>0.0</td>
<td>16.1</td>
<td>Roadways</td>
<td></td>
</tr>
<tr>
<td>NON-RESIDENTIAL</td>
<td></td>
<td>192.3</td>
<td>161.5</td>
<td>30.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SECTOR D</td>
<td></td>
<td>740.1</td>
<td>258.0</td>
<td>482.1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Major Hillside Open Space Subtotal: 57.8 ac.

** Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

## TABLE 1-2
### SECTOR G: COASTAL ZONE AND INLAND 2016 EXISTING LAND USE

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Total Ac.</th>
<th>O.S. Ac.</th>
<th>Dev. Ac.</th>
<th>Land Use</th>
<th>General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shorecliffs Golf Course</td>
<td>139.0</td>
<td>139.0</td>
<td>0.0</td>
<td>Golf Course</td>
<td>OS2</td>
</tr>
<tr>
<td>Senior Housing</td>
<td>6.0</td>
<td>0.0</td>
<td>6.0</td>
<td>Driving Range/Clubhouse</td>
<td>RH</td>
</tr>
<tr>
<td>TOTALS</td>
<td>145.0</td>
<td>139.0</td>
<td>6.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 1-3
SECTOR P 2010 EXISTING LAND USE

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>P.A. 2</td>
<td>99.5</td>
<td>0</td>
<td>99.5</td>
<td>388</td>
<td>Low Density Residential</td>
<td>RL</td>
<td>Development Complete</td>
</tr>
<tr>
<td>Flora Vista, Sunset Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.A. 6</td>
<td>83.6</td>
<td>14.5</td>
<td>69.1</td>
<td>192</td>
<td>Low Density Residential</td>
<td>RL</td>
<td>Development Complete</td>
</tr>
<tr>
<td>El Encanto</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.A. 1, 3, 4</td>
<td>534.2</td>
<td>200.3</td>
<td>333.9</td>
<td>1037</td>
<td>Low Density Residential</td>
<td>RL</td>
<td>Development Complete</td>
</tr>
<tr>
<td>P.A. A &amp; B</td>
<td>194.3</td>
<td>80</td>
<td>114.3</td>
<td>NA</td>
<td>Public &amp; Institutional</td>
<td>P</td>
<td>Vacant - No Devel. Started</td>
</tr>
<tr>
<td>P.A. C</td>
<td>2.7</td>
<td>0.0</td>
<td>2.7</td>
<td>NA</td>
<td>Commercial</td>
<td>NC2</td>
<td>Vacant - No Devel. Started</td>
</tr>
<tr>
<td>P.A. D</td>
<td>14.8</td>
<td>0.0</td>
<td>14.8</td>
<td>NA</td>
<td>Neighborhood Commercial</td>
<td>NC2</td>
<td>Vacant - No Devel. Started</td>
</tr>
<tr>
<td>Los Mares Greenbelt</td>
<td>8.8</td>
<td>8.8</td>
<td>0.0</td>
<td>NA</td>
<td>Open Space</td>
<td>OS2</td>
<td>Open Space</td>
</tr>
<tr>
<td>Hillside &amp; Ridgeline O/Space*</td>
<td>123.5</td>
<td>123.5</td>
<td>0.0</td>
<td>NA</td>
<td>Open Space</td>
<td>OS2</td>
<td>Open Space</td>
</tr>
<tr>
<td>Arterials</td>
<td>40.4</td>
<td>0.0</td>
<td>40.4</td>
<td>NA</td>
<td>Roadways</td>
<td></td>
<td>Partially Complete</td>
</tr>
<tr>
<td>TOTALS</td>
<td>1096.0</td>
<td>427.1</td>
<td>668.9</td>
<td>1617</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* In addition to hillside and ridgeline open space within residential planning areas.
2. MASTER PLAN

201 Planning Concepts and Area Boundaries
202 Master Land Use Plan
203 Sector D Land Use Plan
204 Sector G Land Use Plan
205 Sector P Land Use Plan
206 Parks, Open Space, and Recreation Trails
207 Grading Concepts
208 Landscape Concepts
209 Circulation Plan
210 Infrastructure Plan

201 PLANNING CONCEPTS AND AREA BOUNDARIES

A. PLANNING CONCEPTS

This revised 1998 Forster Ranch Specific Plan is based on the following planning concepts:

1) Replacement of all former Planning Areas east of the north-south Primary Ridgeline with new Planning Areas to allow Institutional (educational and civic facilities), Neighborhood Commercial and Open Space uses.

2) Extension of Camino Vera Cruz to Avenida Vista Hermosa.

3) Retention of the basic infrastructure plans from the previous Specific Plan (e.g., sewer, water, drainage, utilities)

4) Adherence to the City’s ridgeline preservation policy.

5) Conformance with the 1993 General Plan policies.

6) Conformance with the Regional Circulation Financing and Phasing Program (RCFPP).

7) Implementation of a development plan compatible with existing residential development within Forster Ranch and Marblehead Inland.

8) Conformance with the anticipated provisions of the Natural Communities Conservation Program (NCCP).

9) Adherence to the City’s General Plan Growth Management Policies.

10) Adjustment of Specific Plan tables and statistics to reflect the addition of approximately 65 acres from the Marblehead Inland Specific Plan area.
B. PLANNING AREA BOUNDARIES

Exhibit 2-1 is the Master Land Use Plan for Forster Ranch. This figure shows planned and developed land uses within Sectors D, G, and P. The Planning Area boundaries shown on Exhibit 2-1 and similar figures throughout this Specific Plan are approximate. Precise boundaries will be approved by the City during the development review process described in Chapter 6. Maximum developable acres are identified in Tables 2-2, 2-3, and 2-4.

202 MASTER LAND USE PLAN

The Forster Ranch Specific Plan area encompasses a total of 1982 acres which are divided into three Sectors. Developed and developable acreage within the Specific Plan includes residential, neighborhood commercial, commercial recreation, educational uses, and roadways. Open space acreage includes the Shorecliffs Golf Course, the Los Mares Greenbelt, community and neighborhood parks, and passive hillside open space (both natural hillsides and landscaped slopes within development areas). The following table indicates the proportions of open space acreage to development acreage within the Forster Ranch Specific Plan and its Planning Sectors.

<table>
<thead>
<tr>
<th>Sector</th>
<th>Development Acres</th>
<th>Open Space Acres</th>
<th>Total Acres</th>
<th>Maximum D.U.’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>6.0</td>
<td>139.0</td>
<td>145.0</td>
<td>216</td>
</tr>
<tr>
<td>D</td>
<td>482.1</td>
<td>258.0</td>
<td>740.1</td>
<td>1282</td>
</tr>
<tr>
<td>P</td>
<td>668.9</td>
<td>427.1</td>
<td>1096.0</td>
<td>1617</td>
</tr>
<tr>
<td>TOTALS</td>
<td>1159.0</td>
<td>822.1</td>
<td>1981.1</td>
<td>3240</td>
</tr>
</tbody>
</table>

203 SECTOR D LAND USE PLAN

Sector D, formerly referred to as the “Development Area”, contains a mixture of land uses, including residential development ranging from large custom home estates to attached multifamily housing, neighborhood commercial, schools, and open space (see Table 2-2 and Exhibit 2-2). The existing and planned non-residential land uses include the 59.5-acre private open space site (former Cristianita Pageant site), the Truman Benedict Elementary School on Camino Vera Cruz, the Bernice Ayer Middle School site adjacent to the elementary school, a 21.9-acre community park site adjacent to the schools, and a portion of the passive linear greenbelt adjacent to Camino de los Mares.
By early 1998, all private development in Sector D had been completed except for several custom home lots in Tract 11781, a portion of Tract 10596, and the residential parcels on both sides of Portico del Sur at Camino de los Mares. The Truman Benedict Elementary School was complete and the adjacent Bernice Ayer Middle School was under construction. All future development in Sector D shall be in accordance with Table 2-2, Exhibit 2-2, and the corresponding permitted uses and development standards in Chapter 5.

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Tract</th>
<th>Total Acres</th>
<th>Open Space Ac.</th>
<th>Devel. Acres</th>
<th>No. of D.U.</th>
<th>Type of D.U.</th>
<th>General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casablanca</td>
<td>11987</td>
<td>14.0</td>
<td>0.0</td>
<td>14.0</td>
<td>74</td>
<td>Attached Condo</td>
<td>RML</td>
</tr>
<tr>
<td>The Colony</td>
<td>11983</td>
<td>18.2</td>
<td>0.0</td>
<td>18.2</td>
<td>64</td>
<td>Detached Condo</td>
<td>RML</td>
</tr>
<tr>
<td>Del Cabo</td>
<td>10596</td>
<td>31.8</td>
<td>0.0</td>
<td>31.8</td>
<td>50</td>
<td>Detached Condo</td>
<td>RL</td>
</tr>
<tr>
<td>Glenridge</td>
<td>10765, 10766</td>
<td>14.1, 14.8</td>
<td>1.0, 1.5</td>
<td>13.1, 13.3</td>
<td>34, 31</td>
<td>Detached SF</td>
<td>RL/OS2</td>
</tr>
<tr>
<td>Rimrock</td>
<td>11415, 11880, 11931, 11932</td>
<td>31.4, 19.5, 21.2, 28.3</td>
<td>0.0, 0.0, 0.0, 0.0</td>
<td>31.4, 19.5, 21.2, 28.3</td>
<td>71, 72, 72, 74</td>
<td>Detached Single Family</td>
<td>RL</td>
</tr>
<tr>
<td>S.C. Equestrian</td>
<td>11781</td>
<td>26.9</td>
<td>11.0</td>
<td>15.9</td>
<td>22</td>
<td>Custom SF</td>
<td>RL/OS2</td>
</tr>
<tr>
<td>Tocayo Canyon</td>
<td>11781 Lot 24</td>
<td>21.0</td>
<td>0.0</td>
<td>21.0</td>
<td>120</td>
<td>Detached Condo</td>
<td>RML</td>
</tr>
<tr>
<td>Tocayo Hills</td>
<td>10417, 11957, 11958, 11959</td>
<td>42.8, 27.0, 30.4, 44.2</td>
<td>24.7, 2.5, 6.0, 21.0</td>
<td>18.1, 24.5, 24.4, 23.2</td>
<td>34, 47, 41, 53</td>
<td>Detached Single Family</td>
<td>RL/OS2</td>
</tr>
<tr>
<td>Tocayo Ridge</td>
<td>11867, 11868</td>
<td>31.5, 42.0</td>
<td>0.0, 8.5</td>
<td>31.5, 33.5</td>
<td>77, 73</td>
<td>Detached SF</td>
<td>RL/OS2</td>
</tr>
<tr>
<td>Veracruz</td>
<td>11939, 11940</td>
<td>17.4, 17.6</td>
<td>0.0, 0.0</td>
<td>17.4, 17.6</td>
<td>58, 57</td>
<td>Detached SF</td>
<td>RL</td>
</tr>
<tr>
<td>Villamar</td>
<td>10764</td>
<td>21.5</td>
<td>3.0</td>
<td>18.5</td>
<td>35</td>
<td>Detached Condo</td>
<td>RL/OS2</td>
</tr>
<tr>
<td>Naples (Greystone)</td>
<td>15558</td>
<td>24.9</td>
<td>17.3</td>
<td>7.6</td>
<td>64</td>
<td>Detached SF</td>
<td>RH</td>
</tr>
<tr>
<td>Alisal (Monarch)</td>
<td>15706</td>
<td>7.3</td>
<td>0</td>
<td>7.3</td>
<td>59</td>
<td>Detached SF</td>
<td>RH</td>
</tr>
<tr>
<td><strong>RESIDENTIAL TOTALS</strong></td>
<td><strong>547.8</strong></td>
<td><strong>96.5</strong></td>
<td><strong>451.3</strong></td>
<td><strong>1,282</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 2-2 (Continued)
**SECTOR D LAND USE SUMMARY - NON-RESIDENTIAL**

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Tract</th>
<th>Total Acres</th>
<th>Open Space Ac.</th>
<th>Devel. Acres</th>
<th>Land Use</th>
<th>General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Cabo Open Space*</td>
<td>10596 Lot 1</td>
<td>34.0</td>
<td>34.0</td>
<td>0.0</td>
<td>Open Space</td>
<td>OS2</td>
</tr>
<tr>
<td>Los Mares Slope*</td>
<td>11781 Lot 27</td>
<td>23.8</td>
<td>23.8</td>
<td>0.0</td>
<td>Recontoured Slope</td>
<td>OS2</td>
</tr>
<tr>
<td>Cristianita Pageant Site</td>
<td>11781 Lot 28</td>
<td>59.5</td>
<td>59.5</td>
<td>0.0</td>
<td>Open Space</td>
<td>OS2</td>
</tr>
<tr>
<td>Los Mares Greenbelt (Including Project Entry)</td>
<td>10764 11983</td>
<td>15.3**</td>
<td>15.3</td>
<td>0.0</td>
<td>Greenbelt</td>
<td>OS2</td>
</tr>
<tr>
<td>Forster Ranch Community Park</td>
<td>10417</td>
<td>21.9</td>
<td>21.9</td>
<td>0.0</td>
<td>Not Yet Developed</td>
<td>OS1</td>
</tr>
<tr>
<td>Truman Benedict School</td>
<td>10417</td>
<td>10.9</td>
<td>7.0</td>
<td>14.7</td>
<td>Elementary School Construction Started Fall 1997</td>
<td>P</td>
</tr>
<tr>
<td>Bernice Ayer Middle School</td>
<td>10417</td>
<td>10.8</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Arterial Highways</td>
<td></td>
<td>16.1</td>
<td>0.0</td>
<td>16.1</td>
<td>Arterial Highways</td>
<td></td>
</tr>
<tr>
<td><strong>NON-RESIDENTIAL TOTALS</strong></td>
<td></td>
<td><strong>192.3</strong></td>
<td><strong>161.5</strong></td>
<td><strong>30.8</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SECTOR D</strong></td>
<td></td>
<td><strong>740.1</strong></td>
<td><strong>258.0</strong></td>
<td><strong>482.1</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Major Hillside Open Space = 57.8 ac.

** Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.
204 SECTOR G LAND USE PLAN

As shown in Exhibit 2-3, the existing Shorecliffs golf course occupies most of Sector G’s 145 acres. Table 2-3 summarizes Sector G Coastal Zone and Inland planned land use. The course is located on both sides of the San Diego Freeway, extending almost to the ocean. The lower nine holes of the course, below the freeway, are within the coastal zone. The full course is almost completely surrounded by residential development. The golf course lies within Prima Deshecha Canada, one of San Clemente’s two major drainage courses. In 1978 and 1980, flood waters caused major damage to the golf course, leading to abandonment of the course after the 1980 floods. The course was subsequently rehabilitated and returned to operation in 1984. A new MO-1 drainage channel was completed in 1994 by Centex in accordance with their 1992 Development Agreement obligations.

The Specific Plan previously designated a portion of the golf course property (presently occupied by the golf course clubhouse and driving range) for a resort hotel with a maximum of 500 rooms and a 55-foot maximum height. The General Plan land use designation of this 6-acre site was Coastal Recreation Commercial (CRC2). With its adoption of the Centennial General Plan in February 2014, the City Council changed the General Plan land use designation of the site to Residential High Density (RH) with intent for senior housing to be developed instead of a resort hotel. In 2017, Specific Plan amendments were adopted to be consistent with and implement the General Plan change.

All future development in Sector G Coastal Zone and Sector G Inland shall be in accordance with Table 2-3 and Exhibit 2-3, and corresponding permitted uses and development standards in Chapter 5:

**TABLE 2-3**

SECTOR G LAND USE SUMMARY

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Total Ac.</th>
<th>O.S. Ac.</th>
<th>Dev. Ac.</th>
<th>General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shorecliffs Golf Course</td>
<td>139.0</td>
<td>139.0</td>
<td>0.0</td>
<td>OSC</td>
</tr>
<tr>
<td>Senior Housing Site</td>
<td>6.0</td>
<td>0.0</td>
<td>6.0</td>
<td>RH</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>145.0</strong></td>
<td><strong>139.0</strong></td>
<td><strong>6.0</strong></td>
<td></td>
</tr>
</tbody>
</table>
205 SECTOR P LAND USE PLAN

A. PUBLIC

Sector P contains 1,096 acres spanning the east and west sides of the north-south Primary Ridgeline. Planning Areas A and B on the east side of the ridgeline are planned as a major educational or other public institutional facilities site of about 192 acres. One possible use is a community college to serve the tri-city area of San Clemente, Dana Point, and portions of San Juan Capistrano. Other potential uses for the site include a satellite California State University campus, private college, or other educational or institutional uses.

B. NEIGHBORHOOD COMMERCIAL

Planning Area C is an approximately three-acre site designated for Neighborhood Commercial uses that would include typical commercial uses serving neighborhoods. This commercial designation shall provide for the needs of existing and future residents. Typical commercial uses include retail, professional services, entertainment, professional offices, and medical offices. Planning Area D is an approximately 14.8 acre site designated for neighborhood commercial uses that would include typical commercial uses serving neighborhoods. This commercial designation shall provide for the needs of existing and future residents. Typical commercial uses include retail, professional services, entertainment, professional offices and medical offices.

D. RESIDENTIAL

Planning Areas 2 and 6, located west of the north-south Primary Ridgeline and adjacent to Camino del Rio, are developed or approved for the development of 580 units of low density residential development. Planning Areas 1, 3, and 4 are also located west of the Primary Ridgeline and are each divided into either two or four subareas, with varying development standards in order to promote a diversity of housing opportunities. Planning Area D, located east of the primary ridgeline is designated Medium Density Residential and may accommodate up to 135 dwelling units. Up to 1,172 dwelling units are designated for those Planning Areas, and are planned to be compatible with existing Forster Ranch development.

All future development in Sector P shall be in accordance with Table 2-4 and Exhibit 2-4, and corresponding permitted land uses and development standards in Chapter 5:
### TABLE 2-4: SECTOR P LAND USE SUMMARY

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>P.A. 2</td>
<td>12895</td>
<td>99.5</td>
<td>0</td>
<td>99.5</td>
<td>388</td>
<td>Single Family</td>
<td>RL</td>
</tr>
<tr>
<td>Flora Vista</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunset Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.A. 6</td>
<td>14000</td>
<td>83.6</td>
<td>14.5</td>
<td>69.1</td>
<td>192</td>
<td>Single Family</td>
<td>RL</td>
</tr>
<tr>
<td>El Encanto</td>
<td>14002</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.A. 1A</td>
<td></td>
<td>176.7</td>
<td>97.6</td>
<td>79.1</td>
<td>92</td>
<td>Single Family</td>
<td>RL</td>
</tr>
<tr>
<td>P.A. 1B</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>62</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>P.A. 3A</td>
<td></td>
<td>204.5</td>
<td>75.8</td>
<td>128.7</td>
<td>100</td>
<td>Single Family</td>
<td>RL</td>
</tr>
<tr>
<td>(74.1 + 1.7 park)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>P.A. 3B</td>
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<td></td>
<td></td>
<td>95</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>P.A. 3C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>125</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>P.A. 3D</td>
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<td></td>
<td></td>
<td></td>
<td>146</td>
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</tr>
<tr>
<td>P.A. 4A</td>
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<td>153.0</td>
<td>26.9</td>
<td>126.1</td>
<td>70</td>
<td>Single Family</td>
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<tr>
<td>P.A. 4B</td>
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<td>123</td>
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<td></td>
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<tr>
<td>P.A. 4C</td>
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<td></td>
<td></td>
<td></td>
<td>95</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>P.A. 4D</td>
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<td></td>
<td></td>
<td>129</td>
<td>Single Family</td>
<td></td>
</tr>
<tr>
<td>P.A. A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NA</td>
<td>Public &amp; Institutional</td>
<td>P</td>
</tr>
<tr>
<td>P.A. B</td>
<td></td>
<td>194.3</td>
<td>80.0</td>
<td>153.0</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.A. C</td>
<td></td>
<td>2.7</td>
<td>0.0</td>
<td>2.7</td>
<td>NA</td>
<td>Neighborhood Commercial</td>
<td>NC2</td>
</tr>
<tr>
<td>P.A. D</td>
<td></td>
<td>14.8</td>
<td>0.0</td>
<td>14.8</td>
<td>NA</td>
<td>Neighborhood Commercial</td>
<td>NC2</td>
</tr>
<tr>
<td>Los Mares Greenbelt</td>
<td></td>
<td>8.8</td>
<td>8.8</td>
<td>0.0</td>
<td>NA</td>
<td>Open Space</td>
<td>OS2</td>
</tr>
<tr>
<td>Dedicated O/S*</td>
<td></td>
<td>123.5</td>
<td>123.5</td>
<td>0.0</td>
<td>NA</td>
<td>Permanent Open Space</td>
<td>OS2</td>
</tr>
<tr>
<td>Arterials</td>
<td></td>
<td>40.4</td>
<td>0.0</td>
<td>40.4</td>
<td>NA</td>
<td>Roadways</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

* In addition to open space within development areas.

1) Residential densities are gross densities calculated across an entire Planning Area. Subareas within a Planning Area may fall above or below the permitted density category as long as the overall density for the Planning Area is within the permitted range and no new environmental impacts would result.

2) Planning Areas A and B total approximately 194 acres and are divided by Avenida Vista Hermosa and Camino del Rio. The acreage for each will be determined when the precise alignment for Ave. Vista Hermosa and Cam. del Rio are set.

3) Acreages for Planning Areas are approximate and may vary slightly with final engineering, as long as the total open space does not fall below 779.5 within the Ranch as a whole.
206 PARKS, OPEN SPACE AND RECREATION TRAILS

The General Plan Growth Management Element requires 779.5 acres of open space within Forster Ranch. Exhibits 2-5 and 2-6 and Table 2-5 show the various types and locations of open space. The total open space provided is 824.1 acres. Exhibit 2-7 is the Parks, Open Space, and Recreation Trails Plan for the Ranch.

<table>
<thead>
<tr>
<th>Open Space Area</th>
<th>Sector D</th>
<th>Sector P</th>
<th>Sector G</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forster Community Park (Phase 1: Joint Use w/School)</td>
<td>7.0</td>
<td>0</td>
<td>0</td>
<td>7.0</td>
</tr>
<tr>
<td>Forster Community Park (Phase 2)</td>
<td>21.9</td>
<td>0</td>
<td>0</td>
<td>21.9</td>
</tr>
<tr>
<td>Los Mares Greenbelt</td>
<td>15.3*</td>
<td>8.8</td>
<td>0</td>
<td>25.1</td>
</tr>
<tr>
<td>Major Hillside &amp; Ridgeline Open Space</td>
<td>57.8</td>
<td>322.1</td>
<td>0</td>
<td>379.9</td>
</tr>
<tr>
<td>Open Space within Development Areas</td>
<td>96.5</td>
<td>96.2</td>
<td>0</td>
<td>192.7</td>
</tr>
<tr>
<td>Private Open Space (La Cristianita Pageant Site)</td>
<td>59.5</td>
<td>0</td>
<td>0</td>
<td>59.5</td>
</tr>
<tr>
<td>Shorecliffs Golf Course</td>
<td>0</td>
<td>0</td>
<td>139.0</td>
<td>139.0</td>
</tr>
<tr>
<td>Total Open Space Acres</td>
<td>258.0</td>
<td>427.1</td>
<td>139.0</td>
<td>824.1</td>
</tr>
<tr>
<td>Total Acres in Sector</td>
<td>740.1</td>
<td>1096.0</td>
<td>145.0</td>
<td>1981.1</td>
</tr>
<tr>
<td>Percentage Open Space</td>
<td>34.8%</td>
<td>39.0%</td>
<td>95.7%</td>
<td>41.6%</td>
</tr>
</tbody>
</table>

* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

A. FORSTER RANCH COMMUNITY PARK

The plan includes a 28.9-acre Forster Ranch Community Park adjacent to the Truman Benedict School. This park consists of the seven-acre Phase 1, which contains sports fields developed for joint use with the School, and the 21.9-acre Phase 2, which will contain play area and other community facilities.

B. LOS MARES GREENBELT

The Los Mares Greenbelt consists of passive landscaped open space. Improvements include a ten-foot wide combination pedestrian promenade and bikeway, trees, open turf, entry monuments, and slope landscaping.
FORSTER RANCH SPECIFIC PLAN

2. MASTER PLAN

OPEN SPACE

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Key</th>
<th>Tract</th>
<th>Land Use</th>
<th>General Plan</th>
<th>G.S. Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Open Space (Pageant Site)</td>
<td>A</td>
<td>11781</td>
<td>Natural Open Space</td>
<td>OS2</td>
<td>59.5</td>
</tr>
<tr>
<td>S.C. Equestrian</td>
<td>B</td>
<td>11781</td>
<td>RL/OS2</td>
<td></td>
<td>11.0</td>
</tr>
<tr>
<td>Tocayo Ridge</td>
<td>C</td>
<td>11867</td>
<td>RL/OS2</td>
<td></td>
<td>8.5</td>
</tr>
<tr>
<td></td>
<td>C</td>
<td>11868</td>
<td>RL/OS2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Del Cabo Open Space</td>
<td>D</td>
<td>10596</td>
<td>Natural Open Space</td>
<td>OS2</td>
<td>34.0</td>
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<td>Lot 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant Housing Site</td>
<td>E</td>
<td>11781</td>
<td>Graded Slope</td>
<td>OS2</td>
<td>23.8</td>
</tr>
<tr>
<td>Lot 26</td>
<td></td>
<td></td>
<td></td>
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<td>Los Mares Slope</td>
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<td>11781</td>
<td>Park</td>
<td>OS2</td>
<td>16.3</td>
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<td>Lot 27</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villamar</td>
<td>G</td>
<td>10764</td>
<td>RL/OS2</td>
<td></td>
<td>3.0</td>
</tr>
<tr>
<td>Los Mares Greenbelt</td>
<td>H</td>
<td>10764</td>
<td>Greerbelt</td>
<td>OS2</td>
<td>24.7</td>
</tr>
<tr>
<td>Lot 83</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2.5</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>21.0</td>
</tr>
<tr>
<td>Schools</td>
<td>I</td>
<td>11983</td>
<td>Park</td>
<td>OS2</td>
<td>21.9</td>
</tr>
<tr>
<td>Forster Ranch Community Park</td>
<td>J</td>
<td>10417</td>
<td>Park</td>
<td>OS2</td>
<td>1.0</td>
</tr>
<tr>
<td>Tocayo Hills</td>
<td>K</td>
<td>11957</td>
<td>RL/OS2</td>
<td></td>
<td>1.5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11958</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11959</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glenridge</td>
<td>L</td>
<td>10765</td>
<td>RL/OS2</td>
<td></td>
<td>1.5</td>
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<td></td>
<td></td>
<td>10766</td>
<td></td>
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</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>258.0</td>
</tr>
</tbody>
</table>
SECTOR P OPEN SPACE PLAN

EXHIBIT 2-6

SECTOR G OPEN SPACE PLAN
GOLF COURSE AREA (NOT SHOWN ON MAP): 137.0 ACRES
Pedestrian and equestrian trails may be combined into one trail between these two points.

LEGEND

CLASS I BIKEWAY OFF ROAD BIKE LANES
CLASS II BIKEWAY ON ROAD BIKE LANES
PEDESTRIAN TRAIL
EQUESTRIAN TRAIL
SCHOOL
COMMUNITY PARK
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE
GOLF COURSE
LOS MARES GREENBELT
RIDGELINE SCENIC OVERLOOK

FORSTER RANCH Specific Plan
Parks, Open Space & Recreation Trails
C. **MAJOR HILLSIDE AND RIDGELINE OPEN SPACE**

Most of the Sector D hillside open space is located along the northern and western boundaries of the Specific Plan area. The major hillside and ridgeline open space within Sector P is to be preserved in accordance with the Hillside Development Ordinance with limited alteration. Exceptions are for contour grading on the edge of a development area (as shown on the Exhibit 2-9 Grading Concept) and the installation of trails, small trail rest areas, a scenic overlook area, and the extensions of Camino Del Rio and Avenida Vista Hermosa to their connections with Avenida La Pata. Approval by the Community Development Director will be required to allow remedial grading to extend further into open space areas than the conceptual grading limits shown on Exhibit 2-9. In such a case, an expansion of grading limits will be approved only to the extent determined by the Director to be necessary to ensure soil stability.

D. **OPEN SPACE WITHIN RESIDENTIAL AND PUBLIC PLANNING AREAS**

This open space consists primarily of common open area and landscaped slopes within development areas (such as in “Tocay Hills” in Sector D and “El Encanto” in Sector P, etc.). These areas are maintained as permanent private open space.

E. **LA CRISTIANITA PAGEANT SITE**

The former La Cristianita Pageant site is located in the northwest portion of Sector D (see Exhibit 2-2). This approximately 60-acre site was formerly used for staging an annual pageant commemorating the baptism of the first European child in California. The site is designated as Open Space on the Master Land Use Plan, Exhibit 2-1. It may be used for passive open space. If a conditional use permit is approved, the site could also be used for park, golf course, and/or agricultural uses.

F. **BIKEWAYS AND RECREATION TRAILS**

**Bikeways** - As indicated by Exhibit 2-7, Class I off-road bikeways are constructed adjacent to Camino de Los Mares, and will be constructed adjacent to Camino Del Rio, Avenida La Pata, and Avenida Vista Hermosa. Class I off-road bikeways are to be separated from the curb by means of a landscaped parkway averaging at least 6 feet in width, except within 50 feet of street intersections, where bikeways may be placed adjacent to the curb. The bikeway itself shall be 8 feet in width with a minimum 2 foot clearance on either side.

Class II on-road bike lanes are provided on Camino Vera Cruz, and Via Sarmentoso. Where Class I bikeways are to be provided along those portions of La Pata and Vista Hermosa adjacent to Planning Areas A, B, C, and D, the City may also require the installation of Class II on-road bike lanes if it determines that such bike lanes are needed to ensure safe bicycle access to the institutional facilities.

2-16
**Equestrian Trails** - The East-West equestrian trail follows the northern boundary of Forster Ranch. It is on the County’s Master Plan of Regional Riding and Hiking Trails. Due to limited space, the equestrian and hiking trails may be combined east of Planning Area 6 to accommodate both pedestrians and horses. This trail system extends west of Los Mares to link up to the San Juan Capistrano equestrian trail system and east of La Pata to connect with the Talega Riding and Hiking Trail system. The width and surface standards for the Regional Riding and Hiking Trail shall be the same as those of the County of Orange.

**Pedestrian Trails** - In addition to the Regional Riding and Hiking Trail, Exhibit 2-7 shows pedestrian trails on the east-west ridgeline, the north-south ridgeline, along Camino de los Mares (existing), and along Avenida La Pata. These are intended for pedestrians and non-motorized mountain bikes, strollers, etc. There will be a scenic overlook-rest stop on the north-south ridgeline trail east of Planning Area 4.

## 207 GRADING CONCEPTS

Exhibit 2-8 shows the existing topography within Sector P, which contains the majority of the undeveloped portion of the Ranch as of the adoption of this revised Specific Plan. This area is characterized by a variety of ridgelines, steep slopes, and a broad valley area. Soil conditions and underlying geologic formations include a number of landslides distributed generally throughout the sector. These factors require special attention in the grading plans for development.

The need to ensure stable development and soften the visual impacts of grading form the basis of the Sector P grading concept shown in Exhibit 2-9. The three grading categories include:

1) **Primary Development Areas**: Areas where major grading is needed to provide building sites and roadway and infrastructure improvements.

2) **Recontoured Open Space Areas**: Areas, situated between primary development areas and natural open space, where grading is needed to ensure stability of the development areas but over which no building will occur. These areas will be contour graded to resemble natural landforms and will be landscaped to provide a natural appearance and a visual transition between the development areas and natural open space.

3) **Natural Open Space Areas**: Areas which will remain undisturbed except for landscaping and minor contour grading to correct erosion or siltation problems and the grading needed to extend Camino del Rio across the Primary (north-south) Ridgeline. In accordance with Section 206, approval by the Community Development Director shall be required to allow remedial grading to extend further into open space areas than the conceptual grading limits shown on Exhibit 2-9. In such a case, an expansion of grading limits shall be approved only to the extent determined by the Director to be necessary to ensure soil stability.
Significant features of the grading concept include:

1) Full compliance with the City’s Hillside Development Ordinance.

2) The preservation of the north/south Primary Ridgeline.

3) The use of recontour grading on major slopes to recreate the character of the natural landforms before grading and provide a softer more natural appearance for graded slopes.

4) No siting of building pads in the path of canyon run-off.

5) Lotting configurations will include upslope areas within individual lots, or homeowners associations shall be responsible for all maintenance.

6) An emphasis on landform preservation and maximized ungraded open space. This will be particularly important where Camino del Rio crosses the Primary Ridgeline.
FORSTER RANCH SPECIFIC PLAN

2. MASTER PLAN

FORSTER RANCH Specific Plan

Grading Concept Sector P
208  LANDSCAPE CONCEPTS

A. OVERALL CONCEPT

The landscape concept for the Ranch shown on Exhibit 2-10 is aimed at linking the various development areas through the use of formal street scenes, walls and fencing, and informal slope planting. In addition, this Specific Plan is consistent with the City’s Master Landscape Plan for Scenic Corridors (MLPSC). Further, any public improvements or development projects submitted under this Specific Plan shall also be required to be consistent with the MLPSC.

Continuity throughout the Ranch is achieved by both streetscape and slope planting. Slopes will be informally planted and will meander through the development areas. In addition, choice of species, planting pattern, and other aspects of landscape design will be aimed at reflecting the appearance of natural slopes in the area. Tree planting on slopes will also be done selectively in order to minimize maintenance problems.

In implementing the landscape concepts described here, the plants included on the City’s “List of Invasive and Undesirable Plant Species” shall not be used unless the City determines that other desired characteristics of such a species for a specific use will mitigate and override the species’ undesirable characteristics.

B. SCENIC CORRIDORS

1. Purpose - The design standards and Scenic Corridor Plan (Exhibit 2-11) in this Section are consistent with the goals and concepts within the MLPSC.

2. Setbacks from Scenic Highways

   a. Parkway Within Right-of-Way - Per the Master Landscape Plan for Scenic Corridors, landscaped parkways adjacent to roadways (and within the overall highway right-of-way) shall generally be 15 to 20 feet in width. Bikeways may be placed within or outside these parkways. Sidewalks may be adjacent to the curb or may meander through the parkways. Specific design considerations shall be approved by the City at the project level of review. Certain species of trees, such as coral, camphor, and ficus are not compatible with parkway improvements.

   b. Setbacks from Scenic Highways - There are scenic corridor concepts for major roadways within the Specific Plan area. Interstate 5, Camino de los Mares, Avenida La Pata and Avenida Vista Hermosa are designated scenic highways. The average minimum building setbacks from scenic highway rights-of-way shall be 50 feet. To promote a variety of depth and visual relief for buildings adjacent to the highway, buildings up to 20 feet in height may be placed as close as 30 feet from the right-of-way provided the 50-foot average setback is maintained for each project.
frontage. Within the above setbacks, a minimum 20 feet of permanent landscaping shall be provided.

3. **Walls** - Masonry or stucco walls or view fences (e.g. wrought iron or tubular steel) will be used adjacent to scenic highways instead of wood fences. Designs will incorporate colors, materials, and finishes to blend with the surrounding environment. Wall standards are as follows:

   a. Materials and general appearance are to be consistent on both sides of the street along the length of each scenic highway.

   b. Setbacks for walls should vary to add interest to the streetscape. Long straight stretches of wall are to be avoided. Walls may also be “opened up” at selected locations with panels of wrought iron, tubular steel or similar materials.

   c. Maximum wall heights shall be six feet except where necessary for retaining walls or noise mitigation. Further, wall heights should be less than six feet wherever feasible.

   d. Landscaping shall be integrated into wall design to soften wall appearance.
FORSTER RANCH SPECIFIC PLAN 2. MASTER PLAN

FORSTER RANCH Specific Plan

Conceptual Landscape Plan

Exhibit 2-10
FORSTER RANCH SPECIFIC PLAN

2. MASTER PLAN

FORSTER RANCH Specific Plan

Scenic Corridor Plan

Exhibit 2-11
CIRCULATION PLAN

The following is a description of the Circulation Element components within Forster Ranch (see Exhibit 2-12, Circulation Plan).

1) Avenida La Pata is a Major Arterial serving the eastern portion of Forster Ranch (and extending northward to Ortega Highway).

2) Camino De Los Mares is a Primary Arterial providing the major entry and primary freeway access to Forster Ranch. It transitions to a Secondary Arterial north of Vaquero.

3) Avenida Vista Hermosa is a Primary Arterial connecting Avenida La Pata to the I-5 Freeway.

4) Camino del Rio is a Secondary Arterial terminating at Avenida La Pata.

5) Camino Vera Cruz is a Secondary Arterial extending from Camino de los Mares and terminating at Avenida Pico (The portion between Avenida Vista Hermosa and Avenida Pico was previously named “Camino Vista Pacifica”).

6) Via Sarmentoso is a Local Collector street connecting Camino Vera Cruz with Camino Del Rio.

7) Portico Del Sur/Portico Del Norte is a Local Collector looping between two points on Camino de los Mares, providing primary access to Camino de los Mares from Sector D.

8) Avenida Vaquero and Calle Vallarta are Local Collectors providing connections between the golf course, the freeway, and surrounding areas.

Implementation of circulation improvements are addressed in Chapter 4, “Phasing and Implementation”. For safety and aesthetic reasons, street parking will generally be prohibited on arterial highways within the Forster Ranch unless the City determines that unusual circumstances justify such parking.

INFRASTRUCTURE PLAN

Existing and planned infrastructure, including water, sewer, and drainage facilities, are described in Chapter 4.
3. DESIGN GUIDELINES

301 Purpose
302 Grading Design
303 Site Design
304 Landscaping
305 Architecture

301. PURPOSE

A. PURPOSE

The purpose of this Section is to ensure development within Forster Ranch will be consistent with the City’s General Plan Goals, Urban Design Program and Master Landscape Plan for Scenic Corridors. This chapter provides guidelines for grading, pedestrian circulation, site planning, scenic corridors landscaping, open space preservation, and architecture.

B. USE OF GUIDELINES

Although these Design Guidelines are to be followed by developers, project designers, and City decision-makers in the design and review of development projects, they are not precise zoning regulations, but guidelines to be considered as qualities of good design in order to implement the Hillside Grading Ordinance, The Urban Design Program, and the Master Landscape Plan for Scenic Corridors. As such, City decision-making bodies should use the Guidelines to assist in their discretionary judgments to approve, modify, or deny projects. The Design Guidelines should therefore motivate design efforts toward meeting the City’s quality standards, either prior to project submission or via design modifications during project review. More specifically, the Guidelines objectives are to:

1. Define a consistent approach to site planning, graphics, color, materials, building styles, streetscape, lighting, landscaping, and other design elements.

2. Help implement the land use, landscape, grading, and other concepts described in Chapter 2.

3. Direct specific project designs toward achieving visual harmony within Forster Ranch.

302 GRADING DESIGN STANDARDS

A. GRADING CRITERIA

The following criteria are provided in order to implement the City’s Hillside Development Ordinance, No. 841:
1. Manufactured slopes should be horizontally and vertically contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible downdrains should be avoided, or angled to avoid impairing the predominant view. Bench drains should undulate, as feasible for proper drainage, to avoid the creation of an unnatural carved line in the slope face.

2. Vegetation, irrigation, and continuing maintenance programs should be used to stabilize manufactured slopes, with trees and shrubs used to soften their appearance.

3. The maximum gradient for manufactured slopes shall not exceed a ratio of 2:1 (exceptions shall be consistent with the City's grading ordinance).

4. No more than 400 acres of grading for private development purposes shall be permitted in any one grading phase, with the exception of remedial grading for geologic stabilization. The limits of remedial grading should be consistent with Exhibit 2-9, unless additional grading is necessary to ensure soil stability and approval of the Community Development Director is obtained.

5. No grading should occur within 200 feet measured horizontally from the topographic center of the ridgelines identified on Exhibit 2-9, unless permission to grade for remedial purposes is granted by the Director of Community Development and provisions are made for the return of the graded area to a natural appearance.

303 SITE DESIGN GUIDELINES

A. RESIDENTIAL DEVELOPMENT

1. Curvilinear Streets - Streets should be adapted to the natural topography. Long, straight streets should be avoided. Where straight streets occur, rooflines should vary to avoid monotony. Design must be considerate of safety and visibility by meeting appropriate line of sight criteria.

2. Pedestrian and Open Space Linkages - Open space area should be designed to link residential neighborhoods to other parts of the community through development of playgrounds, footpaths, recreation areas, and vista points.

3. Setback Variation - In single family detached projects, front yard setbacks should be varied sufficiently to create visual interest, variety, and individuality along the street. In attached and multi-family projects, individual buildings should be turned and oriented in a variety of ways to avoid monotonous “garage-door” corridors.

4. Streetscape Section - In order to enhance the living environment of single family residential neighborhoods, right-of-way design should incorporate Homeowner Association maintained landscaped parkways to accommodate a variety of canopy type trees.

5. Natural Features - Prominent natural features should be preserved where feasible. Buildings and other structures should assume varied profiles in order to enhance scenic vistas. View windows from public streets should be provided wherever possible.
6. **Outdoor Lighting** - Parking lot and other outdoor lighting should be the minimum needed to accommodate safety and security in order to minimize impacts on surrounding residential areas. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas. Light fixture design and appearance should be consistent with the character of the project.

7. **Recycling and Trash Storage** - Storage areas, and trash enclosures should be designed to an adequate size to allow for storage of recyclable materials, including separate containers for recyclables when required. Such areas should be screened from view by walls and landscaping.

8. **Project Identification** - Projects should be identified by low level monument signing in order to provide neighborhood identification for residents and visitors. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Plastic-faced internally-lighted signs should not be used.

9. **Open Space and Views** - Attached and multi-family projects should be planned to maximize the feeling of open space within the development. Design methods to achieve this include curving streets and the orientation of development toward open areas and views.

10. **Circulation Pattern** - Single family subdivision design should provide sufficient circulation options so that curb face to curb face pavement width need not exceed 36 feet for double loaded streets or 28 feet for single loaded streets with parking on one side only. This can be accommodated by keeping traffic volumes at less than 1200 average daily trips on any street segment where houses have frontage.

**B. COMMERCIAL AND INSTITUTIONAL DEVELOPMENT**

1. **Pedestrian Environment** - Defined outdoor spaces, such as arcades, colonnades, and courtyards, should be provided. The streetscape design should encourage pedestrian activity.

2. **Linkages** - The neighborhood commercial center should be linked to the residential and institutional areas through pedestrian circulation and strong visual relationships created by landscape and buildings.

3. **Outdoor Lighting** - Parking lot and other outdoor lighting should be the minimum needed to accommodate safety and security in order to minimize impacts on the adjacent residential area. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas of the project. Light fixture design and appearance should be consistent with the character of the project.

4. **Screening of Service Areas** - Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping.

5. **Project Identification Signs** - Projects should be identified by low-level monument
signing in order to provide business center identification for commercial tenants, visitors, and patrons. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Plastic-faced internally-lighted signs should not be used.

6. **Variations in Building Footprint** - Building footprints should be designed with variations composed of insets, entries, corners, and jogs integrated with adjacent outdoor areas in order to create visual interest and give a sense of small scale and intimacy.

7. **Parking Lot Interconnections** - Parking lot design should provide for vehicular and pedestrian access to adjacent parcels where uses are compatible and where such connection is practical in order to provide interconnections without requiring vehicles to pedestrians to re-enter the public right-of-way.

8. **Parking Lot Size** - Where parking lots must accommodate over thirty (30) cars, they should be broken up into modules of less than thirty (30) spaces by means of intervening landscaping, access drives, or buildings in order to avoid large unbroken expanses of paved areas.

9. **Parking Lot Buffering** - There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways in order to avoid placing paved vehicular areas next to building walls. Except where there are walkways, this buffer area should be landscaped.

10. **Parking Lot Entries** - Parking lot entries should be located as far as possible from intersections in order to minimize congestion and conflicts. For projects on major or primary arterials, or where otherwise determined necessary by the City, full curb return street intersection type entries should be used instead of standard driveway approaches. Major entries should be at least thirty (30) feet wide and all entries should be at least two hundred (200) feet apart.

11. **Connections to Sidewalk** - Parking areas should be designed so as to physically and visually link the site to the street sidewalk as an extension of the internal pedestrian environment in order to invite pedestrian access and reduce pedestrian/vehicle conflicts. This can be accomplished by using design features such as walkways, trellis structures, and landscaping.

12. **Parking Area Screening** - Parking and circulation areas should be screened from the street by landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site.

### 304 LANDSCAPE GUIDELINES

**A. SCENIC HIGHWAYS**

1. **Parkways Within Right-of-Way** - In accordance with the Master Landscape Plan for Scenic Corridors, landscaped parkways adjacent to scenic highways should generally be 15 to 20 feet in width. Bikeways may be placed within or outside these parkways. Sidewalks may be adjacent to the curb or may meander through the parkways. Such
specific design considerations shall be as approved by the City at the project level of review.

2. **Setbacks from Right-of-Way** - The average minimum building setbacks from scenic highway rights-of-way should be 50 feet. In order to promote a variety of depth and visual relief for buildings adjacent to the highway, buildings up to 20 feet in height may be placed as close as 30 feet from the right-of-way, provided the 50-foot average setback is maintained for each project frontage. Within the above setbacks, a minimum 20 feet of permanent landscaping should be provided. Refer to Chapter Five for required setbacks from scenic highways.

4. **Walls Adjacent to Scenic Corridors** - Masonry or stucco walls or view fences (e.g. wrought iron or tubular steel) should be used adjacent to scenic highways instead of wood fences. Designs should incorporate colors, materials, and finishes to blend with the surrounding environment. Wall standards are as follows:

   a. Materials and general appearance are to be consistent on both sides of the street along the length of each scenic highway.

   b. Setbacks for walls should vary to add interest to the streetscape. Long straight stretches of wall are to be avoided. Walls may also be “opened up” at selected locations with panels of wrought iron, tubular steel, or similar materials.

   c. Wall heights should be less than six feet wherever feasible.

   d. Landscaping should be integrated into wall design to soften wall appearance.

**B. CRITERIA FOR PLANT SELECTION**

Plant materials should be chosen on the basis of both functional and visual characteristics. The following criteria shall be used in plant selection:

   a. Consideration shall be given to reducing landscape maintenance and water consumption, adaptability to high-salt and high-boron soil conditions present in Forster Ranch, low fire-fuel content in transition areas between development and open space, and enhancement of slope stability and erosion control.

   b. Invasive or otherwise undesirable species, as listed by the City, should not be used unless the City determines that other desired characteristics of such a species for a specific use will override the undesirable characteristics.

   c. Within natural open space areas preference should be given to species native to the Southern California coastal region, and subject to the foregoing constraints pertaining to soil and other environmental
conditions.

C. LANDSCAPE DETAILS

1. **Project Entries** - Major project entries shall be designed as special statements reflective of the character of the project in order to establish identity for residents, commercial tenants, and visitors. Special paving textures, flowering accents, and specimen trees should be used to reinforce the entry statement.

2. **Slope Landscaping** - Major slope banks should be graded and landscaped to reflect the appearance of natural slopes in the area. Shrubs should be arranged in broad informal masses of the same plant materials. These masses should be built up to produce a “mounding” or textured appearance on the slope surface similar to natural slopes. Trees used on slopes should be of rounded, less vertical species. They should be planted in informal groupings on the lower half of the slope to visually reduce the height of the slope when viewed from below without blocking views from the top.

3. **Parking Area Screening** - Parking and circulation areas should be screened from the street by means of landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site. A minimum average of one tree should be planted within parking lots for every five parking spaces.

4. **Boundary Landscaping** - Boundary landscaping should be installed along all property lines with at least one tree planted for every 30 lineal feet on average. Also, landscape mounding should be used along all arterial highways unless determined infeasible by the Planning Commission due to safety or other site considerations.

5. **Decorative Paving** - Decorative paving at project entries and interior project pedestrian areas should be used. This should consist of brick, tile, pavers, stamped concrete, or similar materials.

6. **Street Trees** - On local and collector streets, street trees should be provided in front yards at an average ratio of one tree per every 25 feet of frontage in order to provide a shade canopy along street edges and visually soften the effect of buildings and hardscape as viewed from the street. Trees should be minimum 15-gallon size and should be planted within 15 feet of the sidewalk (or curb where there is no sidewalk). Preferred species include Liquidambar, London Plane, Honey Locust, Purple Plum, Star Pine, Canary Island Pine, Fern Pine, various palm species, and other species as identified by the developer and approved by the City.

7. **Line of Sight** - All landscaping planted adjacent to streets or at intersections shall be selected or maintained in a manner consistent with line of sight safety criteria.

D. FUEL MODIFICATION

Fuel modification guidelines are contained in Section 408: *Conditions on Future Entitlements.*
ARCHITECTURAL GUIDELINES

RESIDENTIAL

The purpose of the residential architectural guidelines is to provide general design criteria and guidance for development of the various neighborhoods in Forster Ranch. They have been developed to establish a high level of product quality, assure both variety and compatibility, and to enhance the community’s overall value.

These architectural guidelines do not propose rigid adherence to a single or limited number of styles. Rather, the goal is to promote both visual compatibility and variety in a community setting. This is achieved through architectural innovation and by utilizing a number of contemporary styles.

Each neighborhood within Forster Ranch will create its own character. The project will remain unified through the use of quality landscaping and entry monumentation.

1. Building Mass and Form
   a. Variation in Roofline - A key technique for creating a sense of variety within a residential project is to vary the heights and forms of the homes as seen from the street. This can be accomplished by utilizing both one and two story buildings or elements.

   To improve the visual relationship between adjacent one and two story buildings, it is desirable to introduce an intermediate transition between them. This is usually done by using one of two related methods. Either introduce a composite 1 & 2 story unit to place between the two buildings or create a single story architectural element within the two story building to lessen its apparent height.

   b. Mixed Height Elements in Multi-Family - By including single story units in a two-story multi-family building, the apparent size is reduced. When the single story condition is an end unit the visual impact of the building is reduced both at the adjacent pedestrian level and from a distance. Reducing the height of an interior unit helps to visually break the building mass into smaller elements.

2. Building Mass and Streetscape

   Exterior mass and form can be manipulated to improve the streetscape by controlling the impact of units as they related to a corner, other setbacks and each other.
a. **At Street Corners** - Units located at street corners should be either single story or have a significant single story mass plotted towards the exterior side yard.

b. **Edge Conditions in Multi-Family Projects** - Effort should be made to step down the apparent mass of a multi-family building when plotting certain edge conditions:
   - Exterior frontage of the site at major entries
   - Along the major interior circulation
   - Adjacent to lower density projects

c. **Multi-Family Building Separations** - “Stepping down” the building height of end units in a multi-family building visually increases the apparent building separation and decreases the visual “tunnel” effect.

d. **Interior Lots** - At interior side yards, it is desirable to create the appearance of increased building separation by stepping the second story mass away from the property line. This decreases the “canyon-like” effect between buildings and allows greater light penetration into what otherwise might be a dark sideyard.

3. **Elevation and Plan Treatment**

a. **Visual Cohesion** - A successful project design achieves a proper visual balance and sense of cohesion. The differences between the plans and elevations must be readily discernible and create variety. Yet at the same time the design elements, styles and materials should not adversely contrast resulting in visual chaos.

b. **Recesses and Shadow** - The manner in which light strikes or frames a building is instrumental in how that structure is perceived. The effect of sunlight is a strong design consideration since shadow and shade gives the building a sense of both depth and substance. Projections, offsets, overhangs and recesses are all tools in the creation of shadow.
c. **Architectural Projections** - A projection not only creates shadow but also provides a strong visual focal point. It can be used to emphasize some aspect of the design such as an entry or a major window. It can also distract the observer’s attention away from other elements such as the garage or a large wall plane.

de. **Stepping Forms** - Elevations may be “stepped” both horizontally and vertically. Desired changes in material best occur at a step.

e. **Entry Statement** - The entry should be designed to serve as a focal point of the elevation and be readily discernible. The approaching observer should be drawn into it by its visual impact.

f. **Multi-Family Projects** - Facade treatment and stepping not only breaks up the building mass but also helps to establish a sense of place and individuality for the separate units within the multi-family building. It creates boundaries, avenues of approach, a sense of entry and provides a transition from the shared common area, which a monolithic building form lacks.

g. **Articulation of Side and Rear Elevations**

1) **Interior Lots** - There is a tendency to ignore the side and rear
elevations without articulated treatment on those wall planes. This results in a two story stucco box, producing a canyon-like effect without vertical or horizontal relief. Creating a single story plate at the rear by recessing the second story is one solution.

Another solution is to improve the articulation of the plan forms. Offsetting the garage and providing plans that do not maximize the lot width or depth. Rather, one should recess or project the plan and elevation to enhance usable and accessible yard space. It is also desirable within the limits of economic reality that front, side and rear elevation share common materials and degrees of articulation.

2) **Backing onto Major Streets** - The rear and sides of homes backing onto major streets are highly visible from off-site and must be treated in a similar manner to the front elevation. This is particularly true of second story conditions visible above the fence line.

3) **Multi-Family Buildings Viewed From a Distance** - The general articulation along with massing should be visible from a distance, however care must be taken when dealing with dominant features such as tower elements, roof forms, and multiple chimneys that they do not take on an overly repetitious pattern against the skyline.

4. **Roof Form**
   a. **Roof Pitch** - The principle roof forms shall have a pitch of between 3½:12 and 6:12. A single roof pitch should be used on both sides of a ridge. The more shallow pitches should be used when it is necessary to lessen the apparent building mass.
   b. **Roof Types** - The use of different roof types adds variety and interest to the street scene. Changing the roof form on a given plan is the best method of creating alternative elevations. The roof characteristics should be consistent with the chosen historical style.
1) **Acceptable Roof Types** - There is no single type or form that is preferred. Hip, gable and sheds may within reason be used separately or together on the same roof. Care should be taken to avoid a “canyon” (side yard) effect when both buildings have front-to-rear gables. Likewise repetitious gable ends along rear elevations should be avoided. Roof forms with pitch changes at a porch or projection are allowed.

2) **Inappropriate Roof Types** - Mansard roofs and flat roofs should not be used.

5. **Materials and Colors**

   a. **General Criteria** - The appropriate selection of materials and colors contributes to the goal of producing homes which possess their own individual identity. These homes must also be compatible with the surrounding residences and contribute to the overall quality of the community.

   b. **Walls and Trim**

      1) **Wood Siding** - Most traditional wood siding techniques are generally acceptable. Hardware siding is acceptable but should be painted with a flat finish to avoid the visual impact of warpage. Plywood siding is not acceptable.

      2) **Stucco Textures** - Smooth, light sand, sand, and machine applied textures are appropriate. All “lace” textures are prohibited.

      3) **Trim Materials** - All trim materials must be 2 X or greater. The width of trim should be appropriate to the chosen architectural style or theme. Both re-sawn and smooth finishes are acceptable.

      4) **Use of Stone and Brick** - The tasteful use of stone and brick is encouraged. Grout should be of a light color.

   c. **Roof Materials**
1) **Site Impact and Uniformity** - It is neither necessary nor desirable that the Forster Ranch should have a single type or color of roof. Use of a single color or roof type creates a monotonous monolithic appearance when a residential area is viewed from a distance.

2) **Specific Materials** - Clay tile, concrete tile, composition roofing, and other similarly-appearing fire-resistant materials are acceptable. Wood shakes or shingles should not be used because of the difficulty in ensuring fire resistance. Fiberglass and aluminum roofing is prohibited.

3) **Texture and Color** - Roof colors should complement the wall and fascia color. They should, however, be of a generally neutral tone while avoiding high contrast or blatant colors such as bright red, deep oranges, or ceramic blue. Tile roofs should consist of a blend with one color being more neutral than the other. Medium to strong color contrasts within the blend should be avoided.

4) **Roof Vents** - Vents should be of the same color as the surrounding roof surface.

6. **Garages**
   
a. **Impact on Streetscape** - The garage door, due to its sheer size, becomes the most significant visual element on the facade of the house. This can be largely mitigated by careful design of garage, other elements of the facade, streetscape and plotting of the unit.

b. **Garages in Multi-Family Developments**

1) Attached Garages:
   - There should be a 12" - 24" step between each double pair of doors.
   - Avoid banks of garage door with more than 8 single or 3 double garages.
   - Provide direct internal access to the unit.

2) Detached Garages:
   - Architecturally relate the garage to the unit.
   - Consider “carriage” units over garages to increase available open space and improve articulation.
   - Place garages within 150 feet of the unit served.
   - Break continuous banks of garages with landscape pockets and bays.

c. **Garage Types** - A variety of garage types, door designs, and plotting techniques should be utilized to lessen the repetitious effect of garage doors on the streetscape.
   - Provide designs with a mix of 2 and 3 car garages
   - Employ second story feature windows above the garage
and strong architectural entry elements.

- Where lot width permits, plans should include swing-in or side entry garages with reduced setbacks.
- Incorporate 3 single doors in some three car garage plans.
- Allow for a 2 ft. setback between adjacent garages.
- Step the garage facade with a compact length third car garage space.
- Utilize a “flared” driveway apron at the curb to reduce visual impact of the garage.

d. **Use of Sectional Doors** - The use of the sectional garage door is encouraged since it allows for the driveway to be reduced to 18 feet in length.

e. **Materials** - Conventional wood panel garage doors are acceptable when properly trimmed. Metal doors may only be used when they include either texture or raised panels of a “residential” nature. The use of window elements is encouraged. The garage door design should reflect the theme or style of the overall unit design. Proper use of accent colors compliments the architecture and provide visual variety along the streetscape.

f. **Face Design** - The design of the door face should result in a tasteful treatment which breaks up the expanse of the door plane while not being so excessively decorative as to draw attention away from the unit’s architectural elevation.

g. **Use of Trim with Joints** - The negative visual impact of using plywood for the door face is mitigated by sealing the joints with trim where possible. Architectural production drawings should reflect the design intent to insure that it is carried out at the job site.

h. **Recessing** - It is highly desirable to recess the garage door 6"-12" from the face of the building. This allows for a strong shadow line and decreases the impact of the door while increasing the apparent sense of mass of the surrounding wall.
i. **Design of Carports** - Carport design should include the following:

1) Insure that articulation and design of the carport is compatible with the units and other facilities such as recreation buildings and trash enclosures.

2) Limit the number of continuous stalls to 10 spaces.

3) Incorporate landscape pockets between carports.

7. **Accessory Structures**

a. **Patio Covers** - Patio Covers, trellises, pergolas and other exterior structures should reflect the character, color and materials of the building to which they are related. The pitch of the patio roof may be less than the adjacent building. The materials for the horizontal elements are limited to either wood or the dwelling’s roof material.

   Main structures should be designed to ensure that building plans allow space for the latter addition of usable patio covers within the buildable envelope and setbacks.

b. **Trash Enclosures** - Trash bins, where provided, should be enclosed within a six-foot high wall with solid gates. The architecture should incorporate colors, finishes and materials compatible with the surrounding building or streetscape theme. A trellis overhead should be provided when the upper level of an adjacent building can view into the enclosure and is permitted. The perimeter of the structure should be landscaped whenever possible.

c. **Mail Boxes** - Individual and group mail box structures should reflect the architectural and community theme. This can be either the streetscape theme of the entire project or the individual architectural detailing of the adjacent dwellings. When common mailbox service is provided, their location should be near either the project entry or recreation facility, when provided. Their location should minimize visual impact while insuring easy accessibility.
B. COMMERCIAL AND INSTITUTIONAL

The purpose of the commercial and institutional architectural guidelines is to provide a design tool which will contribute to attaining certain goals of the City’s General Plan Urban Design Element as follows:

Preserve and strengthen San Clemente’s unique atmosphere and historic identity as “The Spanish Village by the Sea.”

Integrate the city’s inland neighborhoods with the coastal districts of the city, and provide new attractions that draw San Clemente residents to the inland areas.

The character of the buildings and open spaces “should be derived from the influence of the city’s historic Spanish Colonial Revival buildings, Mediterranean climate, natural features of each site...”

There are certain specific areas of concern requiring special attention when applying the Spanish Colonial Revival Style to commercial and institutional uses. It is essential that the massing, asymmetric forms, and spatial relationships be adequately understood and addressed. The Urban Design Guidelines provide details regarding the application of the following basic design elements and patterns of the Spanish Colonial Revival tradition:

- Simple white stucco walls
- Red or clay tile roofs
- Arches as an architectural feature
- Distinctive roof lines with low pitches
- Balconies and verandahs
1. **Building Mass and Form**

   a. **Mass** - The character of the Spanish Colonial Revival Style is inseparable from its massing. Numerous inaccurate attempts at achieving this style used correct materials and details but have fallen short of being a successful design concept because they had an inappropriately derived building mass. Key to achieving success in the Spanish Colonial Revival vernacular is the handling of mass both within the individual building and in the collective interplay of multiple masses and open space.

   b. **Irregular Asymmetric Form** - Of particular importance in applying the Spanish Colonial Revival Style to a commercial structure is to insure that buildings possess an irregular asymmetric mass and form. This imbalanced visual effect creates the perception that the building evolved over an extended period of time. The resulting perceived accidental arrangement contributes to the style’s picturesque charm.

   c. **Mass and Form Relationship to Open Space** - The interplay of building mass and open space serves a greater role in the Spanish Colonial Revival than it does in most American and European Eclectic styles. This
is generally due to the temperate Mediterranean and Southwest climate prevalent to the areas of the style’s origin. A characteristic spatial relationship between the indoor and outdoor living spaces is created. The resulting courtyards and patios are defined by the placement of surrounding building mass and walls. The city’s draft Urban Design element perceives this relationship as being fundamental to understanding and expressing the Spanish Colonial Revival Style.

d. **Single and Multi-Story Elements** - It is desirable to create a combination of one, two and three story elements within the larger building form in order to provide a variety of scale and further reduce the perceived mass. Elements above the second story should be substantially reduced in size.

e. **Perimeter Mass** - The ends of large building masses should be stepped down with sub elements in order to create a more human scale for the pedestrian.

2. **Roofs**

Roofs are perhaps the most visually dominant element in Spanish originated designs. In dealing with a commercial application it is desirable to break the large expanses of roof plane into smaller irregular sized areas. Although the pitch should be generally constant, the roof type, height and type of overhang should vary enough to enhance the desired irregular asymmetric form and mass.

a. **Roof Pitch** - The pitch should be between 3:12 and 4:12. The pitch should remain constant except for a shallower pitched verandah or arcade.
b. **Allowable Roof Types**

1) **Hip/Shed/Gable** - The gable roof is the most commonly used type (approximately 60% of the structures). Usually, the gable has little or no overhang on the rake but it is occasionally found with a 6" to 12" eave and exposed rafter tails. Hipped roofs were seldom used by themselves (10%) but were frequently used in combination with gables or on a tower element. Shed roofs were used in conjunction with verandahs.

2) **Flat Roofs** - Flat roofs do occasionally occur in the Spanish Colonial Revival Style (10%). In designing larger commercial spaces it is understood that the flat roof is both economically advantageous and can reduce the apparent size of the building. When a flat roof is used it should be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof. Extreme care should be taken in incorporating a mansard roof into a design. The small steeply pitched Mansard should not be utilized. The roof should maintain the same pitch as the balance of the building complex while being both high and deep enough to create the illusion of being a true roof.

c. **Screening of Equipment** - All roof equipment shall be completely screened within a horizontal line of sight. A screen enclosure behind the parapet may be used if made to appear an integral part of the building. The Mansard roof must be tall enough to completely screen the equipment. Superficial mansard treatments which appear as plantons or “eyebrows” are not acceptable.

3. **Elevation Treatment**

a. **Articulation of the Facade** - Within the Spanish Colonial Revival style the articulation of the wall plane is treated differently in the horizontal and vertical directions. In plan view a continuous facade is avoided by stepping adjacent store fronts. This provides a greater sense of identity,
individuality, and breaks up the apparent linearity of the commercial frontage. The main vertical wall plane is not stepped but is expressed by the use of add-on projections such as verandahs, arcades, balconies and exterior stairs.

b. **Origins of the Elevation Characteristics** - The facade treatment is directly related to the limiting characteristics of Adobe construction and climatic considerations. The original Adobe block or brick walls were thick, provided thermal insulation, structurally marginal, and required protection from weather erosion. These factors resulted in the following style characteristics:

1) Relatively massive blank load bearing walls with minimal openings and penetrations for light and access.

2) Flat vertically continuous walls covered with light colored reflective plaster or stucco.

3) Recessed openings due to wall thickness and resulting strong shadow impact.

4) Wide use of balconies, verandahs, arcades to provide outdoor living areas protected from the weather. Each of these elements contributed to the dominant impact of shadow on the otherwise flat wall surface.

c. **Use of Focal Elements** - The use of focal points in a commercial complex is desirable as a means of providing both orientation and organization. These focal points create a counter point to the irregular asymmetric form and apparent random massing of adjacent buildings. Within the Spanish Colonial Revival style the focal elements most frequently used
are courtyards, towers and fountains.

1) Towers serve numerous practical and contemporary functions.
   - Serve as the actual or symbolic center and gathering point for a project.
   - Maintain a sense of orientation within a grouping of buildings.
   - Terminate a vista or circulation system.
   - Provide vertical circulation as a stair or elevation tower.
   - Act as a point of arrival or gateway.

2) Courtyards - The use of courtyards and patios is key to the configuration of a building and the relationship between the adjacent buildings. The City’s Urban Design Element emphasizes the importance of the courtyard and other outdoor spaces.

   It describes the “pedestrian-scaled outdoor room” as forming the basis of the Spanish tradition. These spaces with their “friendly” symbols (awnings, balconies etc.) invite movement and act as an interface between semi-private space and public spaces. As applied to a commercial use, they can act as an entry or as a transition point in a larger pedestrian circulation system. They are people gathering and activity points or someplace to simply pause while shopping.

   A higher degree of architectural detail is emphasized in the courtyard. The furnishings, (seating, pottery, lighting) pavers and landscaping are intensified. The paving is usually of clay tile or brick. The pavings pattern and provisions for seating directly impact the way the courtyard space is perceived and used.

3) Fountains - Often within the courtyard another focal point is found in the form of a fountain. Fountains may vary greatly in scale and design but in all cases they provide visual and auditory relief. Both
free standing and wall fountains are appropriate and typically found in carved stone, cast concrete and often detailed with ceramic tile inserts.

4. Materials and Colors

a. Roof Materials

1) Use of Tile - “Two-piece” clay mission barrel tile should be used in all retail commercial projects. However, Spanish “S” tile in clay or cement may be used: (1) for roofs that the City determines are not visually prominent, and/or (2) when the City otherwise determines that “S” tile sufficiently executes the desired Spanish Colonial Revival style for the building in question.

2) Tile Color - All tile color should generally be a mix of reddish brown interspersed with a lighter natural brown. Care should be taken to insure that the differences in color produces the appearance of a natural variation without too-obvious contrast (see the color palette guidelines, following).

3) Tile Pattern - When two-piece barrel tile is used, the tile should be laid in a slightly irregular manner to give a rough uneven texture to the roof appearance. Tiles should be stacked (doubled, tripled, and quadrupled) at the eaves and randomly elsewhere over the roof surface, with “mud” grouting between stacked tiles. Also, “swerving” of tile rows (from roof ridge to eaves) is encouraged. Eaves may be left open, closed with grout or with clay bird stops. The ridge, hip and rake should be of barrel tiles irregularly spaced and grouted.
4) Flat Roofs - Roof materials, vents and other exposed equipment should be painted to match the selected tile color if the roof area is visible from the surrounding terrain or upper floors of future buildings. Parapets and enclosures should reflect the exterior wall color. Roof flashing may reflect either the roof or wall color as appropriate.

b. Wall and Trim Materials - The character and appearance of the wall as found in the Spanish Colonial Revival was a result of the earlier Spanish Colonial period nearly universal use of plastered adobe. Therefore, the primary wall material shall be stucco. The texture of the exterior plaster/stucco should be smooth with a slightly-undulating “hump and bump” finish. Heavy “Spanish lace” finishes shall not be used. The stucco surface, while relatively smooth, should have a slightly irregular hand applied appearance with radiused corners.

Re-sawn wood should be used as secondary wall material for the following and similar elements:

1) Posts and exposed beams
2) Railing, spindles and grill work
3) Shutters, window frames and doors

c. Accent Materials - Accent materials should be closely coordinated to achieve a design continuity with the period theme. The following accent materials are acceptable when used in moderation:

1) Brick/Clay tile: pavers and wall caps.
2) Carved Stone/Cast Concrete: feature door surrounds, fountains, columns and caps.
3) Ceramic Tile: door and window surrounds, fountains, wainscots, stair risers.
4) Wrought Iron: railing, grills, hardware and gates.
5) Stamped Concrete: paving.

d. Color Palette - The colors used in Spanish Colonial Revival are primarily as follows:

1) Stucco/Plaster: white, off-white, occasional cream or light pastels.
2) Wood Post/Beams: stain or natural.
3) Doors, Windows, Shutters: accents in terra cotta red, blue, yellow, ocher, dark green, and sea green.
4) Roof Tile: reddish brown and natural.

5. Architectural Elements

a. Doors - The door is a focal point of ornamentation in the Spanish Colonial Revival building. From its simplest application as a “plank” door recessed in a thick wall, it could become extremely elaborate with multiple raised panels and complex brass or wrought iron hardware and decoration. The door surround is often banded with ceramic tile, molded plaster or painted accents. The feature door frequently has elaborate carved stone or cast concrete surrounds.

b. Windows - Special care should be taken to ensure that the modern aluminum storefront windows are incorporated in a manner compatible with the Spanish Colonial Revival style. Commercial display windows are by necessity somewhat larger and more symmetrical than those in the prototypical Spanish Colonial building. Compensating elements such as verandahs, pergolas, and the careful placement of additional asymmetrically located theme windows, should be incorporated where possible.

The use of windows with wooden frames is highly encouraged. Deep set window surrounds are similar to the door surrounds including the use of ceramic tile, painted and molded plaster. Incorporation of window details such as iron or wood grill work, awnings and functionally appearing shutters are appropriate.

c. Verandahs, Pergolas and Arcades - These ground floor covered walkways are particularly appropriate for commercial and other pedestrian intensive uses. Each provides partially protected exterior space while acting as both the circulation and transition to indoor spaces. In the Spanish Colonial Revival style, the verandah roof and pergolas’ open rafters are supported on a plastered masonry colonnade. Wooden posts are used to a lesser degree.

When the spanning members consist of arches, these same structures
are referred to as arcades. Use of the barrel arch is appropriate while use of the pointed or parabolic arch is prohibited.

Care should be taken to ensure that the columns supporting these structures are adequately proportioned with regard to height and width. No column should be less than 18" square nor less than 1/5th its height. Columns are found both with and without capitals and bases. They may be either square or round.

d. **Balconies and Galleries** - Balconies can be found recessed, cantilevered or supported on columns forming a verandah below. One frequently encountered variation consists of a very small projecting deck servicing a pair of “french doors.”

When covered as a gallery or loggia the balcony contributes an indoor-outdoor theme advocated by the City’s Urban Design Element.

The railing and support brackets in all of these variations are either masonry wrought iron or wood.

e. **Exterior Stairs** - Exterior stairs provided direct access and reinforce the architectural relationships of the balcony and courtyard. In the Spanish Colonial Revival Style the area beneath the stair is usually part of the building mass. The rail forms a vertical masonry extension of the wall plane or shares the same railing as the balcony it serves. The stair treads are constructed of brick, clay pavers or stone. Occasionally the risers incorporate ceramic tile.
f. **Signs** - Signs should be integrated with the architectural design of the building in a manner consistent with the architectural elements, scale, and massing.
4. PHASING AND IMPLEMENTATION

401 DEVELOPMENT PHASING

As of the 1998 adoption of this Specific Plan revision, most of the remaining undeveloped land within Forster Ranch was in Sector P. Development within Forster Ranch began in 1983 and is projected to continue until about 2002 for the west side of the Primary Ridgeline in Sector P. The institutional site on the east side of the Primary Ridgeline is not expected to be developed until the year 2003 or later. Exhibit 4-1 shows the tentative projected development phasing for Sector P. Two parcels at the intersection of Portico Del Sur and Camino De los Mares in Sector D, along with the resort hotel site in Sector G remain to be developed. There is no projection of when they will be developed, but it is assumed that development will occur when the market demands for those uses are present.

It should be emphasized that the phasing program shown on Exhibit 4-1 is a projection based on a 1998 judgment of future planning and market factors over the next 10 years. Therefore, Exhibit 4-1 is not to be taken as a compulsory development sequence. Development area sequencing may change as the result of future conditions which neither the City nor the developer had knowledge of in 1998.

402 CIRCULATION PHASING

The City's Regional Circulation Financing and Phasing Program (RCFPP) identifies certain road improvements located within Forster Ranch which are critical to the implementation of the regional circulation system. The developers of property within Forster Ranch will be required to complete all grading, drainage, and road improvements as specified in the 1998 Development Agreement between the City and Laing. Within Forster Ranch, improvements and their timing are:

1) Camino Vera Cruz - This secondary arterial highway will be extended from its existing terminus at Avenida Vista Hermosa. The extension, shown on the City's General Plan, is required as a condition of development of the balance of Forster Ranch, and the timing of its construction will be as set forth in the Development Agreement noted above.

2) Avenida Vista Hermosa - This roadway will be extended from Camino Vista Pacifica to Avenida La Pata. It will not be required to serve the development of Planning Areas, 1, 3 and 4.
4. PHASING AND IMPLEMENTATION

North Exhibit 4-1

FORSTER RANCH Specific Plan Development Phasing Sector P
3) **Camino Del Rio** - This roadway will be extended to Planning Areas 1 and 3. Its extension over the Primary Ridgeline to La Pata is not required to serve the development of Planning Areas 1, 3 and 4.

### 403 BIKEWAY AND TRAIL PHASING

#### A. GENERAL REQUIREMENTS

Bikeways and recreation (i.e. equestrian and pedestrian) trails within the Forster Ranch, as shown on Exhibit 4-2, are to be constructed by the developer. Design and general alignment of such bikeways and trails shall be in accordance with Section 206. Recreation trail easements shall be offered for dedication to the City and maintained by the developer until responsibility is assumed by the City.

Construction details, fencing, entry gates, and access limiting features shall be approved by the City prior to construction. Width and surface standards for bikeways and the east-west recreation trail along the northerly boundary of Forster Ranch shall be the same as those of the County of Orange, unless it is determined by the City that there is sufficient cause to deviate from those standards. The construction details for the north-south Primary Ridgeline trail which bisects Sector P shall be determined by the City in accordance with Conditions of Approval for future Tentative Tract maps.

The construction of bikeways and sidewalks shall be the responsibility of the developer and shall be done concurrent with the adjacent highway or street improvements. Construction of the east-west ridgeline trail and the north-south ridgeline trail will be phased in accordance with the issuance of building permits, as shown on Exhibit 4-1.

#### B. CLASS I AND II BIKEWAYS

As stated in Section 206, where Class I off-road bikeways are provided, the City may also require the installation of Class II on-road bike lanes along portions of La Pata and Vista Hermosa, if it determines that such bike lanes are needed to ensure safe bicycle access to the adjacent development. Whether bike lanes are present or not, on-street parking shall not be permitted on arterial highways within the Forster Ranch, unless the City determines that unusual circumstances justify such parking. Class I off-road bikeways should be separated from the curb by means of a landscaped Parkway averaging at least 8 feet in width plus minimum 2 feet clear on both sides, except within 50 feet of street intersections, where bikeways may be placed adjacent to the curb.
FORSTER RANCH SPECIFIC PLAN

4. PHASING AND IMPLEMENTATION

FORSTER RANCH Specific Plan

Recreation Trail Phasing
404 AFFORDABLE HOUSING PROGRAM

The affordable housing program provides for the payment of “in-lieu” fees in an amount established by the City in order to fund City programs to provide affordable housing opportunities in the City in accordance with the General Plan Housing Element.

405 INFRASTRUCTURE IMPROVEMENTS

GENERAL REQUIREMENTS

Developers of property within Forster Ranch will construct required infrastructure improvements, such as streets, water lines, sewers, storm drains, etc., in conjunction with their projects. In addition the developer shall construct required public improvements coincident with each development in accordance with final engineering drawings approved by the City Engineer. When required by the City, public facilities shall be extended to the Forster Ranch boundaries to serve adjacent properties. When such extensions are required, the City will require subsequent reimbursement by benefiting property owners and/or developers by means of a reimbursement agreement or other mechanism.

DEVELOPMENT AGREEMENT IMPROVEMENTS

A. Water System

Distribution water mains have been installed for the Forster Ranch throughout Sector D and part of Sector P in accordance with an approved Water Distribution Plan for Forster Ranch (Exhibit 4-3). If and when upgrading of facilities is necessary to serve future development, it shall be a condition of approval per Section 406. Water reservoirs have been constructed per the previous agreement between Centex and the City.

In Sector G, piping and other necessary modifications are to be made by the golf course owner or operator within the Shorecliffs Golf Course so that reclaimed water can be used for irrigation purposes when it becomes available.

B. Wastewater Treatment and Sanitary Sewer System

Development of Sector P will adhere to the basic engineering design guidelines established by the City of San Clemente Wastewater Master Plan. Sewer trunk lines will be sized and designed in accordance with the criteria established in the Master Plan (see Sewer Plan for Sectors D and P, Exhibit 4-4). Construction of trunk facilities will be accomplished by the landowner or designee, who may apply for reimbursement for any master plan facilities it constructs if there are payments made to the Sewer Connection Fee Revenue Fund for those same improvements.

C. Drainage System

Drainage from the Forster Ranch after development will continue to flow through the
same general areas as before development. The acreage in each drainage area will be unchanged. No major diversion of drainage is proposed. The Primary Ridgeline which separates the two drainage basins will not be altered in any manner which would significantly affect tributary drainage areas. However, the amount of runoff flowing into each of the two drainage basins will increase due to the proposed development.
FORSTER RANCH SPECIFIC PLAN

4. PHASING AND IMPLEMENTATION

North
Exhibit 4-3

FORSTER RANCH
Specific Plan

Water Distribution Plan
Along the boundary between Sectors D and P, drainage from the Prima Deshecha basin will be carried in the M01 Prima Deshecha storm drain system, which is located along the easterly side of Camino de los Mares (see Exhibit 4-5). Construction of a box culvert to carry stormwater runoff in the M01 channel has been completed. The portion of Sector P east of the Primary Ridgeline is within the Segunda Deshecha drainage watershed. Instead of the direct construction of the main channel, development in this portion of the Ranch will contribute drainage fees in conformance with the City of San Clemente Master Plan of Drainage. The developer will be responsible for the conveyance of storm runoff to an acceptable point of discharge.

406 FUNDING OF PUBLIC FACILITIES

GENERAL REQUIREMENTS

When improvements are required, the City will require subsequent reimbursement by benefiting property owners and/or developers by means of a reimbursement agreement or other mechanism.

BACKGROUND ON DEVELOPMENT AGREEMENT

Mechanisms established for the funding of public facilities associated with the Forster Ranch development agreement included the following:

1. Regional Circulation Financing and Phasing Program (RCFPP) - Contributions to this program shall be as required per the 1998 Development Agreement between the City and Laing.

2. Transportation Corridor Fee - Flat per-unit fee collected at issuance of building permit.

3. San Clemente Sewer Assessment District - Debt retirement on bonds sold to establish the sewer assessment district as required per the 1998 Development Agreement between the City and Laing.

4. Beach Parking Fee - Flat per-unit fee collected at issuance of building permit as required per the 1998 Development Agreement between the City and Laing.

5. School Impact Fee - Shall be as required in the 1997 School Fee Mitigation Agreement between Laing and the Capistrano Unified School District.

6. Water Acreage Reserve Fee - Fee collected prior to Final Tract Map approval as required per the 1998 Development Agreement between the City and Laing.

7. Park Fees - Park fees and improvements shall be as required per the 1998 Development Agreement between the City and Laing.

8. Segunda Deshecha Drainage Fees - Local drainage fees for development within the Segunda Deshecha Canada basin as required per the 1998 Development Agreement between the City and Laing.
FORSTER RANCH SPECIFIC PLAN

4. PHASING AND IMPLEMENTATION

FORSTER RANCH
Specific Plan

Drainage Plan

LEGEND

DRAINAGE FACILITY
(STORM DRAIN FACILITY IN MAJOR STREETS)

North
Exhibit 4-5

4-10
MAINTENANCE RESPONSIBILITIES

Facilities to be maintained within Forster Ranch include infrastructure improvements, common areas, public facilities, private residential streets, etc. In order to insure that all of these are well-maintained, this Section sets forth the responsibilities of different persons and other entities for their maintenance. Table 4-1, following, assigns the long-term maintenance responsibilities for each area/facility within Forster Ranch.

Most improvements constructed by developers within Forster Ranch will be maintained by the developer until the improvements are accepted by the City or transferred to the homeowners association, private property owner, or other entity as the case may be. Also, the maintenance responsibilities in Table 4-1 may be amended by means of an administrative adjustment in accordance with the Zoning Ordinance if the City determines, due to receipt of new information, future changes in the Specific Plan’s text and/or Master Land Use Plan, or mutual agreement between the entities involved in the maintenance transfer, that such a change is warranted.

<table>
<thead>
<tr>
<th>Homeowners Association</th>
<th>Property Owner</th>
<th>City</th>
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<tbody>
<tr>
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<td>Forster Community Park</td>
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<td>Hillside Open Space</td>
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<td>Public Medians and Street Trees</td>
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<td>Public Recreation Trails</td>
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</tbody>
</table>

(Please Note that the Lighting and Landscape District Column has been deleted from this table)
408 CONDITIONS ON FUTURE ENTITLEMENTS

The conditions and other requirements in this Section 408 shall be imposed on tentative maps, site plans, or other entitlements in conjunction with the development review process as determined applicable by the Planning Commission and/or City Council. The purpose of these requirements is to ensure consistency of development in Forster Ranch with the General Plan, Zoning Ordinance, City policies, and the mitigation measures identified in the environmental impact reports prepared for this Specific Plan. The conditions and requirements listed in this Section shall be in addition to other conditions of approval on tentative maps, site plans, and other entitlements.

GRADING

1. Limits of Grading - Prior to issuance of grading permits, grading limits shall be identified on the approved grading plans in a manner consistent with the Hillside Development Ordinance. Restrictions shall be marked clearly on the ground prior to the commencement of grading operations and identified as off-limits to grading. Adherence to such limits shall be monitored by City inspectors. In order to control grading impacts near ridgelines and in other open space areas resulting from instability conditions uncovered during grading operations, prior approval by the Community Development Director or designee shall be required to permit remedial grading to extend further into open space areas than the conceptual grading limits shown on Exhibit 2-9.

2. Consistency of Grading Plans with Specific Plan Limits - Prior to approval of grading plans in areas adjacent to the Primary Ridgeline (i.e. Planning Areas 3, 4, A, and B), the applicant shall demonstrate that the limits of grading on the grading plan comply with the required minimum 200-foot setback from the ridgetop centerline. Exceptions to this requirement are the grading necessary to construct the trail system, Camino Vista Hermosa and Camino del Rio on the approved alignment where it crosses the ridge and the work necessary to prepare the ground for coastal sage scrub preservation.

3. Final Grading Plan - Prior to issuance of a grading permit, a final grading plan shall be approved by the City. The final grading plan shall be prepared by a civil engineer registered in California and shall be based on site-specific geotechnical studies for each tract. The geotechnical studies shall provide specific feasible recommendations for mitigation of landslides, slope stabilization, liquefaction potential, soils engineering, and appropriate drains and sub-drains in each area.

FUEL MODIFICATION PLAN

4. Requirements - Prior to the issuance of grading permits, a fuel modification plan shall be approved by the Director of Fire Protection Services. The plan shall show special measures necessary to minimize exposure of structures to flammable vegetation. It shall also address the method of removal and installation, mechanical or hand labor to be used, and provisions for continued
maintenance. The approved fuel modification plan shall be completed to the satisfaction of the Director of Fire Protection Services prior to the issuance of applicable use and occupancy permits.

The fuel modification plan shall conform to the following guidelines, except that the Chief of Fire Protection Services may approve modifications in areas where unusual conditions exist.

**Wet Zone** - The wet zones extend fifty (50) feet from the development edge on the upslope side and one hundred (100) feet from the development edge on the downslope side. When development occurs, these areas should be re-vegetated using irrigated plant materials along with the introduction of fire-resistant and drought-tolerant materials. Plant selection shall comply with the Fuel Modification Standards of the Orange County Fire Authority. Where existing vegetation is retained, a program of thinning, pruning, and select removal (up to 70 percent) of high fuel species should be implemented by the appropriate community maintenance association as identified in the Tentative Tract Map review procedures in a manner meeting the approval of the Chief of Fire Protection Services.

**Limited Tree Zone** - This zone is defined as an area fifty (50) feet and extending to one hundred (100) feet from the development edge (downslope side). It acts as a buffer between areas of development, and undisturbed open space. Within this zone, the removal of high fuel species and the introduction of fire-resistant materials occurs. The amount of removal and the extent of the transition will depend on the plant material present, prevailing wind patterns, and topography.

**PRESERVATION OF HABITAT**

5. **Requirements** - Preservation of habitat areas shall be in accordance with the requirements of the project EIR, U.S. Department of Fish and Wildlife Service, California Department of Fish and Game, and the U.S. Army Corps of Engineers as applicable.

**NOISE MITIGATION**

6. **Project Noise Attenuation** - Prior to approval of a final map and/or site plan, a detailed site-specific acoustic analysis shall be prepared based on final building pad locations and elevations for each residential planning area. The study shall specify precise locations and dimensions for acoustic barriers sufficient to achieve attenuation of present and projected noise so as not to exceed an exterior standard of 65 dB CNEL in private outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Evidence that these standards will be attained shall be approved by the City Planner.

7. **Building Noise Attenuation** - Prior to the issuance of residential building permits within each final tract, building specifications describing the acoustical design features of the homes sufficient to achieve the interior standard of 45 dB CNEL or less, along with evidence showing that the sound attenuation features
specified in the approved acoustical report(s) (per no. 1, preceding) have been incorporated into the design of the project, shall be submitted to the satisfaction of the City Planner.

OPEN SPACE EASEMENTS AND RECREATION TRAILS

8. Open Space Easements - Prior to final tract map approval, all land which is designated as open space, shall be covered by an open space easement dedicated to the City. Title to the land covered by such an open space easement shall remain with the property owner, applicable homeowners association, open space conservancy, or other entity acceptable to the City. The easement shall be recorded by the property owner on the appropriate final map for other than financing purposes within the Planning Area adjacent to the open space in question, or prior to issuance of a project grading permit when there is no final map, in a manner meeting the approval of the City Attorney. The purpose of the easement shall be specifically stated in the recording document as being for the purpose of the preservation of said area in permanent open space as defined by the City.

9. Recreation Trails - Prior to final tract map approval, a minimum width of 16 feet shall be irrevocably offered to the City in the form of a recreation trail easement, in accordance with Exhibit 2-7. In hillside areas, a wider easement may be required to allow room for switchbacks. The land under the recreation easement shall remain in the ownership of the property owner or designated homeowners association. The City, upon acceptance of the offer of the trail easement dedication, shall assume the responsibility of maintenance and liability of said trail. If required by the City, the developer shall be responsible for the initial improvements necessary to establish the trail.

ARCHAEOLOGY

10. Inspections of Grading Operations - A qualified archaeologist, approved by the City Planner, shall be provided with the grading plans and schedule and shall monitor initial grading operations. The archaeologist shall be empowered to divert or redirect grading in the vicinity of the remains in order to evaluate and salvage artifacts. The intensity of the monitoring shall be adjusted according to the likelihood of uncovering resources in the area of grading. Provisions for the archaeological monitoring and possible diversion of grading shall be noted prominently on both the preliminary and final grading plans.

PALEONTOLOGY

11. Inspections of Grading Operations - A qualified paleontologist, approved by the City Planner, shall be provided with the grading plans and schedule and shall perform periodic inspections and salvage fossils which are exposed. Frequency of inspection shall be adjusted according to the rate of excavation and the quality of materials being, excavated. In general, in areas of high sensitivity (as defined in the Supplemental EIR), initial inspections shall be on a full-time basis, with a possible decrease to half-time if abundant fossils are not uncovered. Areas of moderate sensitivity shall be investigated initially on a half-
time basis. Areas of low sensitivity require only periodic inspection.

12. **Evaluation and Salvage of Fossils** - The paleontologist shall be empowered to divert or redirect grading in the vicinity of an exposed fossil in order to evaluate and, if necessary, salvage. Some collection of matrix sample may be necessary for laboratory processing through fine screens due to the small size of some of the potential fossils present. Provisions for the paleontological monitoring and possible diversion of grading and collection of matrix samples shall be noted prominently on both the preliminary and final grading plans.

13. **Disposition of Fossils** - All fossils collected shall be prepared and identified by a qualified paleontologist. They shall then be donated to a suitable institution with a research interest in the materials. Said institution shall be recommended by a qualified paleontologist and approved by the City.
5. DEVELOPMENT STANDARDS

501 Very Low Density Residential Standards
502 Low Density Residential Standards
503 Medium-Low Density Residential Standards
504 High Density Residential Standards
505 Neighborhood Commercial Standards
506 Sector D Schools, Parks, and Public Facilities
507 Sector D La Cristianita Pageant Site
508 Sector G Coastal Zone
509 Sector G Inland
510 Sector P Open Space Areas
511 Sector P Public Use

501 VERY LOW DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The very low density residential standards are established to accommodate estate development at a maximum density of one dwelling unit per acre.

2. Applicability - This Section applies to single family residential lots in Sector D, Tract 11781.

3. 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 the Appendices of this Specific Plan.

4. 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.

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

B. PRINCIPAL USES PERMITTED


2. Residential health care, community care, elderly care, or child day care facilities which serve 6 or fewer persons and which are identified in the California Health and Safety Code as required permitted uses in residential districts.
3. Parks and open space, public or private.

4. One second residential unit in addition to a single-family detached primary residence on an individual lot in accordance with Section 17.28.270 et seq. of the Zoning Ordinance.

C. **CONDITIONAL USES PERMITTED**

1. Churches, temples, and other places of worship.

2. Child day care facilities serving from 7 to 12 children.

3. A temporary caretaker’s residence used only during construction activities.

4. Private clubhouses or recreation centers.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

6. Unlighted tennis courts and similar game courts.

D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, patios, and patio covers.

2. Garages and carports.


4. Home occupations in accordance with the Zoning Ordinance.

5. Greenhouses, private, non-commercial.

6. Free-standing satellite dish antennas in accordance with the Zoning Ordinance. Roof-mounted dish antennas are prohibited.

7. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.

E. **TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including offices and materials and equipment storage.

F. **DEVELOPMENT STANDARDS**

1. **Maximum Dwellings Per Lot** - 1 principal residence plus 1 second residential unit if a use permit is approved in accordance with the Zoning Ordinance.
2. **Maximum Height:**
   - Main Building: 35 feet, not to exceed 2 stories.
   - Accessory Structure: 26 feet

3. **Maximum Site Coverage** - No more than 40 percent of any lot shall be covered by structures with solid roofs. (Thus, for example, patio covers with spaces between roof slats shall be exempt from this lot coverage limitation).

4. **Minimum Lot Area** - 39,000 square feet.

5. **Minimum Lot Width** - 100 feet.

6. **Minimum Setbacks:**
   - Front, to non-garage portion of dwelling or accessory structure: 30 feet from the back of sidewalk (or curb where there is no sidewalk).
   - Front, to garage portion of dwelling (standard driveway): 20 feet from the back of sidewalk (or curb where there is no sidewalk). 18 feet is permitted with the provision of roll-up garage doors.
   - Front, to garage portion of dwelling (turn-in driveway): 15 feet from the back of sidewalk (or curb where there is no sidewalk).
   - Side: 20 feet for main building, 15 feet for open patio covers and detached accessory structures.
   - Rear: 30 feet for main building, 15 feet for open patio covers and detached accessory structures.
   - Setback from Scenic Highway (Camino de los Mares) Right-of-way: 30 feet for buildings up to 20 ft in height, 50 ft for buildings over 20 feet in height. However in all cases 50 feet average per scenic highway frontage.
   - Setbacks for enclosed patio covers attached to the main building are the same as for the main building.

7. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 2.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 305 design standards. Where swimming pools
are located, fences must comply with the City’s safety standards for swimming pool fences.

8. **Signs** - Residential signs shall be permitted in accordance with the Sign Ordinance.

9. **Recreational Vehicle Storage** - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Further, such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

10. **Parking** - A minimum of two parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times.

11. **Street Standards** - Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in accordance with City standards for public streets in effect at the time of submittal of improvement plans.

12. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

13. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

### 502 LOW DENSITY RESIDENTIAL STANDARDS

#### A. PURPOSE AND APPLICABILITY

1. **Purpose** - The low density residential standards are established to accommodate detached and attached residential development at a maximum density of 4.5 dwelling units per acre. The maximum permitted density shall be calculated within an entire Planning Area. Subareas within a Planning Area may fall above or below the permitted density category as long as the overall density for the Planning Area is within the permitted maximum density. A range of single family lot areas is permitted within Sector P. The purpose of this range is provide flexibility in the development of this Sector in order to encourage innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields. All projects developed under this Section shall conform to these standards.

2. **Applicability** - This Section applies to Sector D, Tracts 10417, 10596, 10764, 10765, 10766, 11415, 11867, 11868, 11880, 11931, 11932, 11939, 11940, 11957, 11958, and 11959, and Sector P, Planning Areas 1, 2, 3, 4, and 6.
3. **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 the Appendices of this Specific Plan.

4. **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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

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

7. **Visual Mitigation for Planning Area 4**
   
a. **Landscaping Required** - The tentative map for Planning Area 4 shall incorporate features to provide visual enhancement, specifically directed at mitigating the visual impacts of development within the Planning Area as seen from Tract 11959 to the west. Visual enhancement features shall include a landscape plan for the graded areas of Planning Area 4 between proposed homes and the western boundary of the Planning Area. The landscape plan shall provide for judicious planting of native species in association with the enhancement of the naturalized drainage course along the Planning Area’s western boundary. The planting pattern shall be informal and consist of a plant palette primarily representative of species natural to southern California and appropriate to the enhanced drainage course and its adjacent slopes. (Note: Although habitat enhancement is a beneficial by-product of the landscape plan, the primary goal is visual enhancement and screening of extensive manufactured slope proposed along the western edge of the Planning Area.)

b. **Parkway Trees** - The subject site plan shall also include provisions for the planting of large trees within street parkways in Planning Area 4 and shall prohibit any CC&R restrictions against large trees on private property.

c. **Contour Grading** - The subject site plan shall also provide for contour grading of any manufactured slopes adjacent to the drainage course.
B. **PRINCIPAL USES PERMITTED**

1. Single-family detached dwellings within conventional subdivisions.

2. Single-family detached or attached dwellings, townhouses, and condominiums within planned unit developments.

3. Residential health care, community care, elderly care, or child day care facilities which serve 6 or fewer persons and which are identified in the California Health and Safety Code as required permitted uses in residential districts.

4. Parks and open space, public or private.

5. One second residential unit in addition to a single-family detached primary residence on an individual lot in accordance with the Zoning Ordinance.

C. **CONDITIONAL USES PERMITTED**

1. Churches, temples, and other places of worship.

2. Child day care facilities serving from 7 to 12 children.

3. A temporary caretaker’s residence used only during construction activities.

4. Private clubhouses or recreation centers.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, patios, and patio covers.

2. Garages and carports.


4. Home occupations in accordance with the Zoning Ordinance.

5. Greenhouses, private, non-commercial.

6. Free-standing satellite dish antennas in accordance with the Zoning Ordinance.

7. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.
E. TEMPORARY USES AND STRUCTURES PERMITTED

1. Construction activities, including necessary construction offices and materials and equipment storage.

F. DEVELOPMENT STANDARDS FOR CONVENTIONAL SUBDIVISIONS

1. Exceptions to Development Standards - Notwithstanding the development standards set forth in this Paragraph F, development within tentative tracts approved for Planning Areas 1, 2, and 6 prior to the effective date of this Specific Plan revision may conform to the development standards established pursuant to the Specific Plan in effect at that time.

2. Minor Exceptions - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph F in accordance with the Zoning Ordinance if all of the requirements of the applicable Section of the Zoning Ordinance have been satisfied.

3. Maximum Dwellings Per Lot - 1 principal residence plus 1 second residential unit in accordance with the Zoning Ordinance.

4. Maximum Height of Main Building - 30 feet, not to exceed 2 stories, except that in Planning Area 1 of Sector P the maximum height is 35 feet, not to exceed two stories.

5. Site Coverage - No more than 50 percent of any lot shall be covered by structures with solid roofs. (Thus, for example, patio covers with spaces between roof slats shall be exempt from this lot coverage limitation).

6. Minimum Lot Area and Width

   a) Lot area for Sector D: 6,500
      Lot width: 60 feet

   b) Lot area for Sector P: 6,000
      Lot width: 60 feet

7. Building Setbacks - Main buildings shall conform to the following minimum setbacks:

   In Sector D:

   • Front, to garage portion of dwelling (standard driveway): 18 feet from the back of sidewalk with the provision of roll-up garage doors; otherwise 20 feet shall be required.

   • Front, to garage portion of dwelling (turn-in driveway): 15 feet from the back of sidewalk or back of curb if there is no sidewalk.
• Front, to non-garage portion of dwelling: 20 feet from the back of sidewalk or back of curb if there is no sidewalk.

• Side, interior: 5 feet.

• Side, exterior, abutting a street: 10 feet

• Rear: 10 feet

• Setbacks to garages taking access from streets on the side or rear of a lot shall be measured to such access streets and shall be equal to the front garage setbacks.

• Setback from Scenic Highway ROW: 30 feet for buildings up to 20 ft in height, 50 ft for buildings 20 feet or over. However in all cases 50 feet average per scenic highway frontage.

**In Sector P:**

• Front, to garage portion of dwelling (standard driveway): 18 feet from the back of sidewalk, or back of curb if there is no sidewalk.

• Front, to garage portion of dwelling (turn-in driveway): 10 feet from the back of sidewalk, or back of curb if there is no sidewalk.

• Front, to non-garage portion of dwelling: 15 feet from the back of sidewalk (or back of curb if there is no sidewalk), but 10 feet for unenclosed porches.

• Side, interior: For Planning Areas 2 and 6: Min. 5 feet. For Planning Areas 1, 3, and 4: Min. 3 feet either side, and min. 12 feet aggregate both sides. The side building line shall be established upon initial development of each lot and shall not be subsequently reduced to less than 9 feet. Therefore, notwithstanding the preceding setback standard, no additions or remodels shall be permitted which result in reducing the distance from a side building wall to the nearest side property line to less than 9 feet.

• Side, exterior, abutting a street: 10 feet

• Rear: 10 feet at any point but minimum 15 feet average. For every square foot of floor area set back from the rear property line less than 15 feet, at least one square foot of outdoor area shall be provided in the rear yard at a distance between 15 and 20 feet from the rear property line.
• Setbacks to garages taking access from streets on the side or rear of a lot shall be measured to such access streets and shall be equal to the front garage setbacks.

• Setback from Scenic Highway ROW: 30 feet for buildings up to 20 ft in height, 50 ft for buildings 20 feet or over. However in all cases 50 feet average per scenic highway frontage.

8. Accessory Structures, Sectors D and P

• Setbacks for enclosed patio covers attached to the main building: All setbacks are the same as for the main building.

• Setbacks for open patio covers and detached accessory structures: Front and side setbacks are the same as for the main building. Rear setbacks are minimum 5 feet except for detached garages, which shall conform to the setbacks for attached garages specified in Paragraph 5, preceding.

• Height of structures: Maximum 15 feet for all accessory structures.

9. Fences, Walls, and Hedges - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 208 design standards. Where swimming pools are located, fences must comply with the City’s safety standards for swimming pool fences.

10. Signs - Residential signing shall be permitted in accordance with the City Ordinance determined to be most applicable by the City Planner.

11. Recreational Vehicle Storage - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

12. Parking - A minimum of two parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times. A minimum of .5 visitor spaces per dwelling shall be provided and may be on-street if the Planning Commission determines that sufficient roadway and curb space is available.

13. Street Standards - Street sections for public and private streets shall be in accordance with City standards. Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in
accordance with City standards for public streets in effect at the time of submittal of improvement plans.

14. Swimming Pools and Spas - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

15. Porches, Decks, and Stairways - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

G. DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUD’s)

1. Purpose and Applicability of Standards - The purpose of the planned unit development (PUD) standards contained in this Paragraph G is to provide flexible regulations in order to foster innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields or substandard development. All PUD projects within areas subject to this Section shall conform to these standards and shall undergo site plan review.

2. Minor Exceptions - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph G in accordance with the Zoning Ordinance if all of the requirements of the applicable Section of the Zoning Ordinance have been satisfied.

3. Minimum PUD Site Area - 3 acres.

4. Maximum Dwellings Per Lot - No maximum except for single-family lots which shall be limited to 1 principal residence plus 1 second residential unit in accordance with the Zoning Ordinance.

5. Maximum Height of Main Building - 30 feet, not to exceed 2 stories.

6. Bufferyards - Landscaped bufferyards shall be provided at the project perimeter in addition to any interior open area required by Paragraph 7, following. Said bufferyards shall be the following minimum widths: (1) 20 feet average along each street frontage with 15 feet minimum at any point; (2) 6 feet average along each non-street boundary.

7. Usable Open Area - At least 30 percent of the interior area of the PUD shall be usable common and/or private open area, including patios, cabanas, recreation areas, swimming pools, spas, playgrounds, landscaped areas, and similar open space. Areas not to be included in computation of such interior open area include required bufferyard area, dwellings, other buildings, parking areas (although parking lot landscaping in excess of 10 percent of the total parking lot area shall be creditable toward the interior open area requirement), streets, driveways, and slopes greater than 10 percent.
8. **Minimum Lot or Building Site Area and Width** - None.

9. **Front Building Setbacks for All Types of Residences**
   - Front, to non-garage portion of dwelling: 20 feet to the back of sidewalk (or back of curb if there is no sidewalk), except that for Sector P Planning Areas 1, 3 and 4, the setback shall be 10 feet from the back of sidewalk (or back of curb if there is no sidewalk).
   - Front, to garage portion of dwelling (standard driveway): 18 feet from the back of sidewalk, or back of curb where there is no sidewalk.
   - Front, to garage portion of dwelling (turn-in driveway): 10 feet to the back of sidewalk, or back of curb where there is no sidewalk.

10. **Side and Rear Setbacks for Single-Family Detached and Attached Residences on Individual Lots**
    - Side, interior: 5 feet for standard projects. For zero lot line projects the setback shall be 0 on one side and 10 feet on the other.
    - Side, exterior abutting a street: 10 feet.
    - Rear: 10 feet.
    - Setbacks to garages taking access from streets on the side or rear of a lot shall be measured to such access streets and shall be equal to the front garage setbacks.

11. **Side and Rear Street Setbacks for Townhouse and Condominium Residences** - None, except that setbacks from streets to dwellings shall be minimum 10 feet and setbacks to garages taking access from streets on the side or rear of a dwelling shall be measured to such access streets and shall be equal to the front garage setbacks set forth in Paragraph 9, preceding.


13. **Minimum Building Setback from Scenic Highway ROW** - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Camino de los Mares, Avenida La Pata, and Avenida Vista Hermosa.)

14. **Accessory Structures**
    - Setbacks for enclosed patio covers attached to the main building: All setbacks are the same as for the main building.
• Setbacks for open patio covers and detached accessory structures: Front and side setbacks are the same as for the main building. Rear setback is minimum 5 feet.

• Height of structures: Maximum 15 feet for all accessory structures.

15. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 208 design standards. Where swimming pools are located, fences must comply with the City’s safety standards for swimming pool fences.

16. **Signs** - Residential signs shall be permitted in accordance with the Sign Ordinance.

17. **Recreational Vehicle Storage** - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

18. **Parking** - The following minimum off-street parking spaces shall be provided and shall be kept accessible and usable at all times:

   • Resident Parking: 1 covered plus 1 uncovered space per dwelling.
   • Visitor Parking: .5 spaces per dwelling.

19. **Street Standards** - Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in accordance with City standards for public streets in effect at the time of submittal of improvement plans.

20. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

21. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.
503 MEDIUM-LOW DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The medium-low density residential standards are established to accommodate detached and attached residential development at a maximum density of 7.0 dwelling units per acre.

2. Applicability - This Section applies to Sector D, Tracts 11983, 11987, and Lot 24 of Tract 11781.

3. 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 the Appendices of this Specific Plan.

4. 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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

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

B. PERMITTED USES AND DEVELOPMENT STANDARDS

Except as specified in Section 503 A above, all uses and development standards for Medium-Low Density Residential shall be the same as for Low Density Residential as set forth in Section 502.

504 HIGH DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The high density residential standards are established to accommodate planned unit developments and multiple family projects at a maximum density of 24 dwelling units per acre.

2. Applicability - This Section applies to Lot 26 of Tract 14001, located in Sector D at Camino Los Mares and Portico del Sur.

3. 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 the Appendices of this Specific Plan.
Specific Plan.

4. **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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

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

**B. PRINCIPAL USES PERMITTED**

1. Single-family detached or attached dwellings, townhouses, and condominiums within planned unit developments.

2. Apartments.

3. Residential health care, community care, elderly care, or child day care facilities which serve 6 or fewer persons and which are identified in the California Health and Safety Code as required permitted uses in residential districts.

4. Parks and open space, public or private.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

**C. CONDITIONAL USES PERMITTED**

1. Churches, temples, and other places of worship.

2. Child day care facilities serving from 7 to 12 children.

3. A temporary caretaker’s residence used only during construction activities.

4. Private clubhouses or recreation centers.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

**D. ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, patios, and patio covers.

2. Garages and carports.
4. Home occupations in accordance with the Zoning Ordinance.
5. Greenhouses, private, non-commercial.
6. Free-standing satellite dish antennas in accordance with the Zoning Ordinance.
7. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED
1. Construction activities, including necessary construction offices and materials and equipment storage.

F. DEVELOPMENT STANDARDS
1. Purpose and Applicability of Standards - The purpose of the standards contained in this Paragraph F is to provide flexible planned unit development (PUD) regulations in order to encourage innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields. All projects developed under this Section shall conform to these standards.

2. Minor Exceptions - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph F in accordance with the Zoning Ordinance if all of the requirements of the applicable Section of the Zoning Ordinance have been satisfied.

3. Minimum Project or PUD Site Area - 3 acres.

4. Maximum Dwellings Per Lot - No maximum except for single-family lots which shall be limited to 1 principal residence plus 1 second residential unit if a use permit is approved in accordance with the Zoning Ordinance.

5. Maximum Height of Main Building - 40 feet, not to exceed 3 stories.

6. Bufferyards - Landscaped bufferyards shall be provided at the project perimeter in addition to any interior open area required by Paragraph 7, following. Said bufferyards shall be the following minimum widths: (1) 20 feet average along each street frontage with 15 feet minimum at any point; (2) 6 feet average along each non-street boundary.
7. **Usable Open Area** - At least 30 percent of the interior area of the site shall be usable common and/or private open area, including patios, cabanas, ramadas, recreation areas, swimming pools, spas, playgrounds, landscaped areas, and similar open space. Areas not to be included in computation of such interior open area include required bufferyard area, dwellings, other buildings, parking areas (although parking lot landscaping in excess of 10 percent of the total parking lot area shall be creditable toward the interior open area requirement), streets, driveways, and slopes greater than 10 percent.

8. **Minimum Lot or Building Site Area and Width** - None.

9. **Setbacks for Main Buildings** - As approved by the City in conjunction with project review.

10. **Minimum Building Setback from Scenic Highway ROW** - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Camino de los Mares, Avenida La Pata, and Avenida Vista Hermosa.)

11. **Accessory Structures**
   - Setbacks for enclosed patio covers attached to the main building: All setbacks are the same as preceding for the main building.
   - Setbacks for open patio covers and detached accessory structures: Front and side setbacks are the same as for the main building. Rear setbacks are minimum 5 feet.
   - Height of structures: Maximum 15 feet for all accessory structures.

12. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 208 design standards. Where swimming pools are located, fences must comply with the City’s safety standards for swimming pool fences.

13. **Signs** - Residential signs shall be permitted in accordance with the Sign Ordinance.

14. **Required Amenities** - Recreational amenities shall be provided by the developer within apartment and planned unit developments. Such amenities should consist of swimming pool/cabana areas, tennis courts, active play areas and equipment, and/or similar facilities. For
affordable income projects, the Planning Commission may grant relief to the foregoing amenity requirements if it determines such relief is necessary to ensure the construction of affordable units.

15. **Recreational Vehicle Storage** - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Such vehicles shall be screened so as not to be visible from any scenic highway.

16. **Parking** - The following minimum off-street parking spaces shall be provided and shall be kept accessible and usable at all times:

- **Resident Parking:** 1 covered plus 1 uncovered space per dwelling.
- **Visitor Parking:** .5 spaces per dwelling.

The above-required spaces shall all be standard size. Compact spaces may be provided only if in addition to the above standard spaces.

17. **Street Standards** - Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in accordance with City standards for public streets in effect at the time of submittal of improvement plans.

18. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

19. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

### 505 NEIGHBORHOOD COMMERCIAL STANDARDS

#### A. PURPOSE AND APPLICABILITY

1. **Purpose** - The neighborhood commercial standards are established to accommodate small-scale retail and service uses to serve primarily the residents of nearby neighborhoods.

2. **Applicability** - This Section applies to all properties designated as “Neighborhood Commercial” on the Master Land Use Plan.

3. **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 the Appendices of this Specific Plan.
4. 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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

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

B. PRINCIPAL USES PERMITTED

1. Retail uses designed to serve the shopping needs of the surrounding area, including the sale of food products, household goods, hardware, cosmetics, pharmaceuticals, flowers, jewelry, apparel, sporting goods, auto parts, magazines, dry goods, liquor (for off-site consumption only), hobby and art supplies, paint, home decor, audio and video tapes and other recordings, and similar consumer products.

2. Restaurants, sandwich shops, candy stores, ice cream/frozen yogurt shops, bakeries, and similar businesses.

3. Service uses, including barber and beauty shops, shoe repair, appliance repair, audio, radio, and TV repair, tailor shops, dry cleaners (excluding actual cleaning operations), laundromats, and photo developing services.

4. General and professional offices, such as real estate, financial consulting, law, engineering, architecture, and similar office uses.

5. Medical offices, including doctors, dentists, chiropractors, optometrists, and similar practitioners, provided no more than 3 such offices are contained in any one building.

6. Public and semi-public facilities such as libraries, museums, governmental offices, fire stations, and police stations.

7. Parks and open space, public or private.

8. Banks and other financial institutions.


C. CONDITIONAL USES PERMITTED

1. Drinking establishments such as bars and taverns and/or the sale of alcoholic beverages for consumption on the premises.
2. Dancing and/or live entertainment.
3. Hospitals, medical clinics, surgi-centers, and veterinary clinics.
4. Convalescent homes and sanitariums.
5. Ambulance services.
6. Indoor recreation uses such as bowling alleys and health clubs.
7. Movie theaters.
8. Churches, temples, and other places of worship.
9. Schools, pre-schools and child day care facilities.

D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Outdoor storage incidental to a permitted principal or conditional use, provided such outdoor areas do not encroach on required bufferyards and are screened from view from off the site.
2. Fences, walls, patios, and patio covers.
3. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor sales or promotional events such as parking lot sales or the sale of Christmas trees if a temporary use permit is approved in accordance with the Zoning Ordinance.

F. DEVELOPMENT STANDARDS

1. **Purpose and Applicability of Standards** - The purpose of the standards contained in this Paragraph F is to provide flexible regulations in order to encourage innovation, variety, amenity, and workability in the design of neighborhood commercial projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in intensity. All projects developed under this Section shall conform to these standards.

2. **Minor Exceptions** - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph F in accordance with the Zoning Ordinance if all of the requirements of
the applicable Section of the Zoning Ordinance have been satisfied.

3. **Maximum Height of Main Building** - 35 feet, not to exceed 2 stories.

4. **Bufferyards** - Landscaped bufferyards shall be provided at the project perimeter. Said bufferyards shall be the following minimum widths: (1) 20 feet average along each street frontage with 15 feet minimum at any point; (2) 6 feet average along each non-street boundary.

5. **Minimum Lot or Building Site Area and Width** - None, except that the minimum project area for Site Plan Review shall be 3 acres.

6. **Minimum Building Setback from Scenic Highway ROW** - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Camino de los Mares, Avenida La Pata, and Avenida Vista Hermosa.)

7. **Other Setback** - As approved by the City in conjunction with project review.

8. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 207 design standards.

9. **Signs** - Signs shall be permitted in accordance with the City Sign Ordinance.

10. **Parking** - The dimensions and design of the parking area, as well as the number of parking spaces required shall as determined by the Zoning Ordinance for the use established.

11. **Maximum Floor Area Ratio** - The maximum Floor Area Ratio (FAR) shall be 0.35.

### 506 SECTOR D: SCHOOLS, PARKS AND OPEN SPACE

#### A. PURPOSE AND APPLICABILITY

1. **Purpose** - The purpose of this Section is to provide for public schools, parks, and other public facilities and to preserve open areas within Sector D.
2. **Applicability** - This Section applies to the Truman Benedict Elementary School and middle school site at Camino Vera Cruz and Sarmentoso, the community park adjacent to the school sites, the linear greenbelt on the east side of Camino de Los Mares, Lot 6 of Tract 11781 (the reservoir site), and open space Lot 27 of Tract 11781.

3. **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 the Appendices of this Specific Plan.

4. **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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. **Design Guidelines** - All development under this Section, other than public schools exempted by state law, is also subject to Design Guidelines set forth in Chapter 3.

**B. PRINCIPAL USES PERMITTED**

1. Truman Benedict Elementary School and middle school site at Camino Vera Cruz and Sarmentoso: Public schools and community recreation.

2. The Forster Ranch Community Park site: Park and recreation facilities.

3. Los Mares Greenbelt: Landscaped open space.

4. Lot 6 of Tract 11781: Public reservoir.

5. Lot 27 of Tract 11781: Open Space.

**C. ACCESSORY USES AND STRUCTURES PERMITTED**

1. Bikeways and pedestrian ways.

2. Fences, walls, patios, and patio covers.

3. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

**D. TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor festivals and similar events within public parks if approved by the City.

E. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined through Site Plan Review.

507 SECTOR D LA CRISTIANITA OPEN SPACE

A. PURPOSE AND APPLICABILITY

1. Purpose - The purpose of this Section is to provide for preservation of the site of the former La Cristianita Pageant in private open space use.

2. Applicability - This Section applies to the La Cristianita Pageant site, Lot 28 of Tract 11781.

3. 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 the Appendices of this Specific Plan.

4. 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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. Design Guidelines - All development under this Section, other than public schools exempted by state law, is subject to the Design Guidelines set forth in Chapter 3.

B. PRINCIPAL USES PERMITTED

1. Natural open space.

C. CONDITIONAL USES PERMITTED

1. Parks, public or private.

2. Golf courses.

3. Crop and tree farming.
D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Structures accessory to a permitted use.

2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED

1. Construction activities, including necessary construction offices and materials and equipment storage.

F. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined through Site Plan Review.

508 SECTOR G COASTAL ZONE

A. PURPOSE AND APPLICABILITY

1. Purpose - The purpose of this Section is to provide for:
   a. The continued successful operation of the Shorecliffs Golf Course as a championship course,
   b. Development of senior housing in the area presently occupied by the golf course driving range and clubhouse, that is consistent with the General Plan and Coastal Land Use Plan; and
   c. Development standards that encourage quality design and development to enhance the City’s image as a “Spanish Village by the Sea.”

2. Applicability - This Section applies to the Sector G Coastal Zone golf course and senior housing site as designated on Exhibit 2-3.

3. 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 the Appendices of this Specific Plan.

4. 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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.
5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

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

7. Coastal Development Permit - All development within this area shall be subject to the requirements of the California Coastal Act and the City’s Local Coastal Plan.

B. PRINCIPAL USES PERMITTED

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

C. CONDITIONAL USES PERMITTED WITHIN SENIOR HOUSING PORTION OF SECTOR G COASTAL ZONE

1. Senior residential (housing) development with the approval of a Conditional Use Permit. This conditionally permitted use is allowed on an approximately six acre area presently occupied by the golf course driving range and clubhouse. No other location shall be considered.

D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Shorecliffs Golf Course. Within the Shorecliffs Golf Course, the following accessory uses and structures are permitted:
   
   a. Accessory structures, non-habitable, in conjunction with a permitted use. Examples: clubhouse, garage for golf cart storage, kiosk for valet parking, etc.
   
   b. Driving range.
   
   c. Golf course pro shop that sells golf clothing, gifts, and sports equipment, if located within the golf course clubhouse.
   
   d. Golf lessons.
   
   e. Parking (for golf course and clubhouse, not senior residential).
   
   f. Paths for golf carts, jogging, walking.
   
   g. Restaurant, including a cocktail lounge (a Conditional Use Permit required for the sale of alcoholic beverages), if located within the golf course clubhouse.
2. **Senior Housing Site.** In addition to accessory uses and structures listed above in Paragraph 1, the following is allowed with a permitted senior housing development:

   a. Cabanas, garages, gazebos, pergolas, sheds, and similar structures accessory to residential uses.


   c. Dining facilities (indoor and outdoor).

   d. Exercise rooms if located within a building. Examples: dance, yoga, weights.

   e. Park, picnic or nature areas.

   f. Parking (parking for senior residential use must be located within the senior housing site, not within the golf course portion of Sector G).

   g. Salon/Spa.

   h. Swimming pools and spas.

**E. DEVELOPMENT STANDARDS**

As stated above, development projects are subject to Site Plan Review in accordance with Section 601. The following development standards apply:

1. **Shorecliffs Golf Course.** Within the Shorecliffs Golf Course, development standards for a clubhouse and/or accessory structures shall be established in conjunction with the Site Plan Review. Development standards shall be consistent with the General Plan and the purpose and intent of Sector G Coastal Zone.

2. **Senior Housing Site.** Within the senior housing area, development shall be subject to the RH zoning standards set forth in the City’s Zoning Code. Parking requirements shall be in accordance with the standards for senior housing set forth in the Zoning Code.

**509 SECTOR G INLAND**

**A. PURPOSE AND APPLICABILITY**

1. **Purpose** - The purpose of this Section is to provide for the continued use of the Shorecliffs Golf Course.

2. **Applicability** - This Section applies to the Sector G Inland golf course site as designated on Exhibit 2-3.
3. **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 the Appendices of this Specific Plan.

4. **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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

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

**B. PRINCIPAL USES PERMITTED**

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

**C. DEVELOPMENT STANDARDS**

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined the City through the Site Plan Review process.

**510 SECTOR P OPEN SPACE**

**A. PURPOSE AND APPLICABILITY**

1. **Purpose** - The purpose of this Section is to provide for the use and preservation of open space and of major ridgelines and their adjacent open areas within Sector P.

2. **Applicability** - This Section applies to the Open Space Area within Sector P, as shown on Exhibit 2-4.

3. **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 the Appendices of this Specific Plan.

4. **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 hereinabove and is either permitted as a principal, conditional,
accessory, or temporary use, or is not permitted.

B. **PRINCIPAL USES PERMITTED**

1. Open space.
2. Bikeways, pedestrian and equestrian trails.
3. Rest areas and vista points, including minor structures such as gazebos and restrooms.
4. Archaeological, paleontological, and nature study areas.
5. Animal grazing, excluding feed lot operations.
6. Infrastructure facilities and extensions necessary to serve the open space area and adjacent development areas, such as roads, utilities, and flood control improvements.

C. **CONDITIONAL USES PERMITTED**

1. Equestrian centers provided any such facilities are located at least 100 feet from any dwelling.
2. Parks, athletic fields, and recreation centers.

D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, shelters, rest rooms, and similar facilities needed to support a permitted use.
2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. **TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor nature events and study programs.

F. **DEVELOPMENT STANDARDS**

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. Plans for rest areas, vista points, recreation trails, and similar open space facilities shall be approved by the City through the Site Plan Review process.
511   SECTOR P PUBLIC USE

A.  PURPOSE AND APPLICABILITY

1.  Purpose - The purpose of this Section is to provide for educational facilities to serve primarily the higher education needs of the region.

2.  Applicability - This Section applies to all properties designated as "Public" on the Master Land Use Plan.

3.  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 the Appendices of this Specific Plan.

4.  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 hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5.  Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6.  Design Guidelines - All development under this Section, other than public schools exempted by state law, is subject to the Design Guidelines set forth in Chapter 3.

B.  PRINCIPAL USES PERMITTED

1.  Educational institutions, colleges, and universities, public or private.

2.  Parks and open space, public or private.

3.  Community recreation centers.

4.  Public and semi-public facilities such as libraries, museums, research centers, a golf course and governmental offices.

5.  Civic uses.

C.  CONDITIONAL USES PERMITTED

1.  Private pre-schools and child day care facilities.

D.  ACCESSORY USES AND STRUCTURES PERMITTED

1.  Bikeways and pedestrian ways.
2. Fences, walls, patios, and patio covers.

3. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED

1. Construction activities, including necessary construction offices and materials and equipment storage.

2. Outdoor festivals and similar events.

F. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. Other development standards shall be determined through the Site Plan Review process.
6. DEVELOPMENT REVIEW PROCESS

601 Development Review Procedures
602 Amendments to the Specific Plan

601 DEVELOPMENT REVIEW PROCEDURES

A. PURPOSE AND APPLICABILITY

The purpose of this Section 601 is to specify the steps required to review new development projects within the Forster Ranch Specific Plan area. All private development projects proposed under this Specific Plan shall be reviewed in accordance with the provisions of this Chapter, following an initial screening by the Community Development Department. Upon approval by the City Planner, some of the review phases in this Section may concurrent.

B. ENVIRONMENTAL REVIEW

All entitlement applications shall undergo environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines and City procedures.

C. RESIDENTIAL GROWTH MANAGEMENT

No allocations for residential development shall be granted until a Tentative Map is approved by the City in accordance with the City’s growth management ordinance, Measure B (Chapter 38 of the Municipal Code).

D. TENTATIVE MAP REVIEW

Applications for approval of Tentative Tract and Tentative Parcel Maps shall be reviewed in accordance with the City’s most current Subdivision Ordinance (Chapter 35 of the Municipal Code). Subject to the limitations of the 1998 City-Laing Development Agreement, the City may impose specific conditions on Tentative Maps in addition to the requirements of this Specific Plan.

Preliminary grading concept plans shall be approved in association with approval of a Tentative Map or Site Plan. A site-specific geologic report shall be submitted identifying surface and subsurface investigations providing conclusive findings on the activity of fault traces in Sector P. Grading concept plans shall be reviewed for consistency with the City’s Hillside Development Ordinance and designed to meet the following goals:

a) The natural topographic character of hillsides, as exhibited in ridgeline silhouette and backdrop for development, rounded hill form, and angled hillside slopes shall be maintained and/or reinforced.

b) Significant natural systems and resources associated with hillside environments, including but not limited to primary and secondary ridgelines, significant vegetation and wildlife habitat, special geological features, natural drainage swales and canyons, steep slopes, and important historic or cultural manmade features, shall be maintained and/or restored.
c) The visual character of hillsides shall be maintained, recognizing both the importance of the exposure of hillside development to off-site public views and the importance of providing panoramic views from the hillside.

**E. DESIGN REVIEW**

All non-residential projects within the Specific Plan area shall be subject to design review in accordance with the Zoning Ordinance.

**F. SITE PLAN REVIEW**

All projects within the Forster Ranch except custom homes on individual lots shall be subject to Site Plan Review in accordance with the Zoning Ordinance. Subject to the limitations of the 1998 City-Laing Development Agreement, the City may impose specific conditions on Site Plans in addition to the requirements of this Specific Plan.

Site plans shall include design features to avoid potential land use conflicts between dissimilar land uses, both within planning areas and between adjacent planning areas. These features may include landscape screening, berms, walls, judicious setback distances from planning area boundaries, and orientation of land uses to minimize conflicts between adjacent uses.

**G. CONDITIONAL USE PERMITS AND VARIANCES**

Conditional Use Permits and Variances shall be processed in accordance with the Zoning Ordinance. Upon mutual agreement between the City Planner and the applicant and subject to the processing requirements of the City’s growth management ordinance (Measure B), the review of Conditional Use Permits and/or Variances may be carried out concurrently with one or more of the other review phases described in this Section.

**H. MINOR ADJUSTMENTS**

Where specifically permitted in Section 5, Development Standards, the City Planner may approve minor adjustments to development standards. Adjustments made to development standards must be consistent with the intent of the design guidelines.

**I. SIGNS**

Prior to issuance of any sign permit, a Master Sign Plan shall be submitted and processed in accordance with the City’s Sign Ordinance in effect at the time of approval. The Master Sign Program shall apply to a designated Planning Area(s) and include the following information: (a) the number and location of proposed signs; (b) the dimensions; (c) the colors and materials; (d) the method of illumination; and (e) any other information necessary to determine compliance with the City’s Sign Ordinance and Urban Design Program.

Once a Master Sign Program has been approved for any specific Planning Area, a sign permit within that Planning Area may be issued without further discretionary review if it is determined that the proposed sign conforms to the approved Master Sign Program.

**602 AMENDMENTS TO THE SPECIFIC PLAN**

**A. SCREENING OF PROPOSED AMENDMENTS**
The City Planner shall screen all proposed specific plan amendments and determine whether such constitutes a minor or major amendment. If the City Planner determines that a proposal is a minor amendment, the amendment shall be scheduled for review in accordance with the Minor Amendments section below. If the City Planner determines that it is a major amendment, the amendment shall be reviewed in accordance with the Major Amendments section below. If not satisfied with the City Planner's determination, the applicant may appeal to the Planning Commission in accordance with the Zoning Ordinance.

B. MINOR AMENDMENTS

Minor amendments to this Specific Plan may be approved by the Planning Commission provided it determines that all of the following criteria are met:

1) If the change involves the transfer of dwelling units between planning areas, the transfer would change the dwelling unit count specified in Chapter 2 for any planning area by no more than 10 percent and would not result in an increase in the maximum number of dwelling units allowed for the Specific Plan as a whole; or, if the change involves an adjustment in planning area boundaries, the adjustment would not change the acreage of any planning area by more than 10 percent; and

2) There is no change in the land use category, (e.g. residential, mixed use, open space, etc.) assigned in Chapter 2 for the affected planning area(s).

3) The change is in conformance with the purpose of the specific plan as set forth in Section 101.

C. MAJOR AMENDMENTS

If the City Planner determines that a proposed amendment does not meet the criteria for Minor Amendments specified above, a major amendment to the Specific Plan shall be reviewed in accordance with the Zoning Ordinance. If the City Planner further determines that a zone change and/or general plan amendment is required, said applications shall be reviewed in addition to the specific plan amendment itself.
7. DEFINITIONS

For the purposes of this Specific Plan, certain terms shall be defined as set forth in this Section. Terms not listed herein shall be defined per the City’s Zoning Ordinance, or if not listed in said Zoning Ordinance, shall be construed in accordance with accepted usage. Words used in the present tense shall include the future; words in the singular shall include the plural; the words “will” and “shall” are mandatory and the word “may” is permissive. The word “should” refers to policy guidance which must be followed in the absence of compelling opposing considerations identified by the City.

“Agricultural Uses” shall mean farming, including all types of agriculture and horticulture, grazing, and small animal farms, not including commercial kennels, poultry farms, or dairies.

“Apartment” shall mean a room or suite of rooms which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes.

“Bufferyard” shall mean a landscaped setback area at the boundary of a development.

“Business Services” shall mean establishments which provide goods or services primarily to businesses on a retail or wholesale basis. Typical uses include office products and supply stores, parcel/postal services, computer sales and service, and courier/messenger services.

“Chapter” shall mean a chapter within this Specific Plan unless specifically identified as part of some other document.

“City” shall mean the City of San Clemente, a municipal corporation.

“City Council” shall mean the City Council of the City of San Clemente.

“Civic Uses” shall mean publicly or privately owned and managed facilities for meetings, conventions or exhibitions and other community, social, and multi-purpose uses. Typical uses include community halls, governmental offices and public safety facilities.

“Clinical Services” means a physical- or mental-health service that is provided on an outpatient basis. The service may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature, but clinical service does not include group counseling (as defined in the City of San Clemente zoning ordinance). Examples of clinical service uses include, but are not limited to, medical, health, chiropractic, and physical-therapy clinics; veterinary facilities; individual-counseling; and emergency-care centers.

“Commercial Entertainment Uses” shall mean a facility within an enclosed structure provided for entertainment. Typical uses include video game rooms, movie theaters, and bowling alleys.
“Commercial Recreation Uses” shall mean any facility where the primary intent is to provide amusement, pleasure, or sport. Typical uses include dance studios, golf courses, health and athletic clubs, and youth clubs.

“Commercial Services” shall mean business and consumer services, such as pest control, plumbing, carpet cleaning, appliance repair, linen and catering services, reprographic services, banking and financial services.

“Condominium” shall mean an estate in real property, consisting of an undivided interest in common in portions of a parcel of land, together with a separate interest space in an apartment, industrial, or commercial building on such land.

“Congregate Care” shall mean a development designed to provide residence for individuals, most often elderly, who may not wish to provide living arrangements for themselves, but are otherwise in good health and maintain a semi-independent lifestyle not requiring on-site medical services or facilities. Congregate care facilities shall provide community on-site food preparation and dining services, and shall provide social and recreation services, but shall not have on-site medical service or individual cooking facilities within the units.

“Construction and Maintenance Services” shall mean the office of a contractor engaged in construction and maintenance activities performed at the site of construction with administrative and business work performed on the office premises. Company vehicles may be stored outside, but associated equipment and supplies must be stored in a completely enclosed building. Typical uses include construction companies, carpentry services, electrical contractors, handyman services, janitorial services, landscape maintenance services, and plumbing contractors.

“Conventional Subdivision” shall mean a residential development divided into individual lots for the construction of one single-family detached homes per lot. Conventional subdivisions may have common open space.

“Covered Parking” shall mean any parking space in a covered garage, parking structure, or a carport.

“Density” shall mean the number of dwelling units per gross acre permitted in any Planning Area.

“Drinking Establishments” shall mean places established for the sale of alcoholic beverages such as beer, wine, and liquor for on-site consumption. Typical uses include restaurants that serve alcoholic beverages, bars, and cocktail lounges.

“Drive-Thru Uses” shall mean establishments which include facilities for the provision of goods, services, or food seated therein. Typical uses include banks, dairies, or restaurants with window service or other auto-oriented facilities.

“Floor Area Ratio” shall mean the total gross floor area (floor space) excluding basements, balconies and stairs, on a site divided by the total land area of the site.
“**Gross Floor Area**” (G.F.A.) shall mean the total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet.

“**Gross Acreage**” shall mean the number of acres within a planning area, including local street rights of way but excluding arterial street rights of way.

“**Land Use Plan**” shall mean an adopted map depicting the approximate location of residential, commercial, public, semi-public and private uses, open space and road systems with a statistical summary of areas and densities for these land uses.

“**Live Entertainment Uses**” shall mean establishments which provide the facilities and environment for music (live or recorded) or other entertainment performances, including dancing. Typical uses include dinner theaters, discotheques, nightclubs, or restaurants with dance floors.

“**Lodging**” mean the provision of rooms for the temporary lodging of travelers. Typical uses include hotels and motels, timeshares, and bed-and-breakfast inns.

“**Offices, General and Professional**” shall mean establishments which provide administrative, consulting, management, and professional services to businesses and individuals. Typical uses include real estate and insurance offices, banks and other financial institutions, accountants, attorneys, dentists, doctors, veterinarians, engineers, architects, planners, travel agencies, and medical clinics.

“**Patio Home**” shall mean a detached or attached unit, usually with one side yard (when attached) and interior courtyards or atriums.

“**Planned Unit Development**” or PUD, shall mean a residential project consisting of residential uses on a single parcel or a combination of residential lots and commonly owned recreation, open space, circulation and/or parking areas arranged in a comprehensive design or plan that treats the entire development or subdivision as a single project. The purpose of this type of development is to take advantage of modern site planning techniques in order to produce an environment of stable, desirable character which will be in harmony with existing and potential development of the surrounding community. A planned unit development incorporates open space and recreational amenities which compensate for the more flexible PUD development standards. PUD’s may include airspace condominiums, townhomes, patio homes, zero lot-line homes, patio homes, attached single-family dwellings, and detached single-family dwellings.

“**Planning Area**” shall mean any lettered and/or numbered site.

“**Planning Commission**” shall mean the Planning Commission of the City of San Clemente.

“**Recontour Grading**” shall mean grading intended to present a recontoured natural appearance to blend with the natural topography on the site.
“Religious Uses” shall mean facilities for public assembly involving worship and ceremonies that pertain to a system of beliefs. Typical uses include churches, synagogues, and temples.

“Remedial Grading” shall mean grading necessary to remove and/or recompact existing geology that is undesirable or unstable, with respect to recommendations from a registered soils engineer and geologist.

“Section” shall mean a section within this Specific Plan unless specifically identified as part of some other document.

“Setback” shall mean a minimum horizontal distance between the exterior surface of a building, exclusive of architectural projections, fireplaces, or eaves, and the abutting lot or property line; or, when abutting a street, the minimum horizontal distance between the exterior surface of a building, exclusive of architectural projections, fireplaces, or eaves, and the ultimate street right-of-way line (whether public or private) or the sidewalk or curb if so specified.

“Single-Family Attached Dwelling” shall mean a single-family dwelling which occupies its own lot but which is physically connected to one other dwelling. The lot line separating the two lots is congruent with the party wall connecting the two dwellings.

“Single-Family Detached Dwelling” shall mean a single-family dwelling which occupies its own lot and is not physically connected to any other dwelling.

“Site Plan” shall mean an application for entitlement to use as defined in the Zoning Ordinance.

“Subdivision Code or Subdivision Ordinance” shall mean the Subdivision Code of the City of San Clemente, as last revised.

“Temporary Uses” shall be any use which is not prohibited by law but is more of a temporary nature than uses as defined within this Specific Plan.

“Townhouse” or “Townhome” shall mean a dwelling unit occupying its own lot but also physically attached to at least one other dwelling unit.

“Usable Open Area” shall mean property held in private or common ownership, which is not occupied by structures, driveways, or parking areas. No open space area with a dimension less than ten lineal feet, an area less than 200 square feet, or a slope of greater than three percent may count toward this requirement. Recreational Facilities, such as swimming pools, tennis courts, and tot lots, may be counted toward this requirement. Private patios and balconies may also be courted toward this requirement, but only at a ratio of fifty percent, with each one square foot of patio or balcony equal to one-half square foot of usable open space. In order to count as credit toward this requirement, ground-level patios shall have a minimum area of 150 square feet with no dimension less than ten feet. Usable open space provided on a balcony shall have a minimum area of 60 square feet, with no dimension less than five feet.
“Zero Lot Line Home” shall mean a detached dwelling unit constructed adjacent to a side lot line, with no setback on one side of the lot, providing additional usable open space within the increased setback area on the opposing side.

“Zoning Ordinance” shall mean the San Clemente City Zoning Ordinance as last revised.
APPENDIX A:

CITY COUNCIL RESOLUTIONS
ADOPTING AND AMENDING SPECIFIC PLAN
FOR LAING PORTIONS OF FORSTER RANCH

(COMPLETE EXHIBITS AND OTHER AMENDING RESOLUTIONS, e.g. MONARCH – ALISAL AND SDG&E – FORSTER RANCH, ARE AVAILABLE AT THE CITY’S COMMUNITY DEVELOPMENT DEPARTMENT)
[INSERT HARD COPY OF 2/98 RESOLUTION]
APPENDIX B:
INDEX OF APPLICABLE ZONING ORDINANCE CHAPTERS

Antennas Chapter 17.16
Conditional Use Permits Chapter 17.16
Definitions Chapter 17.88
Design Review Chapter 17.16
Fences, Walls, Hedges Chapter 17.24
Home Occupations Chapter 17.28
Minor Exception Permits Chapter 17.16
Parking Requirements and Standards Chapter 17.64
Porches, Decks, etc. Chapter 17.32
RV Storage Chapter 17.64
Second Residential Unit Chapter 17.28
Site Plan Permits Chapter 17.16
Specific Plan Amendments Chapter 17.52
Temporary Uses Chapter 17.28
Variances Chapter 17.16
APPENDIX C:

DEVELOPMENT AGREEMENT BETWEEN
CITY AND LAING FORSTER RANCH LLC
[INSERT HARD COPY OF DEVELOPMENT AGREEMENT]