Chapter 1

INTRODUCTION

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101 Pier Bowl Area

The Pier Bowl consists of approximately 56 acres of land in a portion of the San Clemente coastline that transforms from the vertical coastal bluff face into a large bowl with gentle slopes forming a natural amphitheater to the ocean. The founder of San Clemente, Ole Hanson, in designing his blueprint for the “Spanish-Village by-the-Sea” decided that this place would be the perfect location to build the San Clemente Pier. Hence, this area is referred to today as the “Pier Bowl.” The Pier Bowl area is located southwest of the Interstate 5 Freeway (I-5) and west of Del Mar/T-Zone. The area’s approximate boundaries are Linda Lane Park to the north, Trafalgar Canyon to the south, the Pacific Ocean to the west, and the inland residential neighborhoods to the east.

The Pier Bowl is a highly active, pedestrian-oriented, coastal center serving residents and visitors. It capitalizes on its exceptional ocean views, ocean-side location, and the abutting historic Municipal Pier. The home of the City’s founder, Ole Hanson, the Casa Romantica Cultural Center and Gardens is located here, plus many other historic resources. The Pier Bowl and Pier is another key destination area of the City with a rich heritage. The Pier Bowl is defined by its exceptional beach experience, rich history, nearby amenities and the San Clemente Pier Amtrak/Metrolink station. It is an ocean-side recreation area with a mix of housing types, lodging beach- and community-serving retail uses, small-scale supporting services, and strong connections to the Del Mar/T-Zone and North Beach areas. The Pier is one of the City’s most recognizable landmarks. It is a destination in its own right, offering dining, sightseeing, fishing and other recreation opportunities.
102 Purpose and Objectives

The purpose of this Specific Plan is to implement the City's General Plan with respect to the Pier Bowl area. The objectives for the Pier Bowl Specific Plan are to:

A. Provide planning and design concepts for the Pier Bowl consistent with the General Plan and Local Coastal Program, including policies specific to the Pier Bowl focus area;

B. Provide for the implementation of the City’s Inclusionary Housing Program, Growth Management Program, and Urban Design Program, and the Local Coastal Program Sea Level Rise Vulnerability and Resiliency Studies;

C. Provide a set of development standards for the Specific Plan area to implement planning and design concepts;

D. Provide a balance of land uses within the Specific Plan area, including a range of housing opportunities, coastal recreation commercial, open space, and recreational resources;

E. Preserve and protect existing public view corridors;

F. Phase development in step with provision for the infrastructure and services needed to support new development, including upgrades to the Safety Quiet Zone (SQZ) where feasible;

G. Preserve and enhance coastal recreation, resources, access and amenities, consistent with the Sea Level Rise Vulnerability and Resiliency Studies;

H. Protect and preserve significant historic resources; and

I. Protect and maintain environmental resources.

103 Applicability and Organization of Specific Plan

The Pier Bowl Specific Plan is both a planning and a regulatory document developed to implement the goals, policies, and objectives of the City of San Clemente General Plan and California Coastal Act. The Specific Plan provides guidelines and regulations for land use, circulation, resource preservation, and development processing. The provisions of this Specific Plan apply to all real property in the Pier Bowl, shown on Figures 1-1, 1-2, and 1-3, above. The following is an outline of the Chapters in this Specific Plan:

Chapter 1: Introduction
Chapter 2: Land Use Plan
Chapter 3: Design Guidelines
Chapter 4: Implementation
Chapter 5: Development Standards
Chapter 6: Administration
Chapter 7: Definitions
104 Relationship to Other City Planning Documents

A. Local Coastal Program.

This Specific Plan is an implementation plan of the City’s Local Coastal Program. The Pier Bowl Specific Plan area is entirely located within the coastal zone. Land use planning and development standards in the City coastal zone are governed by the City’s Local Coastal Program (LCP), which in turn must be consistent with the policies and standards found within the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Coastal Act directs each local government lying within the coastal zone to prepare an LCP for its portion of the California coastal zone (Public Resources Code Section 30500(a)).

The LCP is to carry out the resource protection policies of the Coastal Act within the City of San Clemente. The LCP is a comprehensive long-term planning blueprint governing development in the City of San Clemente’s coastal zone. The coastal zone is a distinct geographic area of land and water defined by the Coastal Act that extends along the coastline. An LCP is defined as “a local government’s (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions which when taken together meet the requirements of and implement the provisions and policies of [the Coastal Act] at the local level.” (Public Resources Code Section 30108.6). As required by the Coastal Act, the City’s LCP is comprised of a Land Use Plan and an Implementation Plan.

1. Land Use Plan.

A Land Use Plan (LUP) is the primary planning policy document for the coastal zone, defined as “the relevant portion of a local government’s general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and where necessary, a listing of implementing actions” (City LUP). The LUP contains policies that indicate which land uses are appropriate in the various parts of the coastal zone. The LUP policies and programs also guide how natural resources shall be protected when land is developed, how public access to the coast shall be preserved, and how other coastal resources shall be maintained and enhanced.
2. Implementation Plan.

An Implementation Plan (IP) consists of the zoning ordinances specific to the coastal zone and the zoning maps for the coastal zone. The IP plays a central role in carrying out the policies and programs of the LUP and contains specific requirements that apply to development projects, as well as detailed procedures for applicants to follow. The City does not have an IP. An IP is being prepared for public review, City Council consideration, and Coastal Commission certification. Until IP certification, this Specific Plan and the Zoning Ordinance function as implementation plans for the Pier Bowl area.

B. General Plan.

This Specific Plan is a tool for the implementation of General Plan goals and policies applicable to the Pier Bowl area. The City’s General Plan provides comprehensive long-term goals and policies for achieving San Clemente’s vision. It guides growth and development to achieve optimum results from the City's physical, economic, environmental and human resources. The General Plan is made up of thirteen elements: Land Use; Urban Design; Historic Preservation; Economic Development; Mobility and Complete Streets; Housing, Beaches, Parks and Recreation; Natural Resources; Coastal; Safety; Public Services, Facilities and Utilities; Growth Management; and Governance. Separately, the City more regularly adopts updates to the State mandated Housing Element. The City also has a Climate Action Plan (CAP) that links with the General Plan.

The General Plan establishes what types of land uses will be permitted and where they can be located, allowable densities for development, and the proportional relationship of the built environment to the natural environment. The General Plan also identifies the location and criteria for open space preservation, the basic design and phasing of the circulation system, future infrastructure and public services needs, and methods to protect environmental resources. The City’s physical form and image, economy, and social fabric are greatly influenced by the General Plan. The General Plan remarks on the crucial role the natural environment plays in sustaining community lifestyle and the local economy. As such, the CAP builds upon the environmental values set forth in the General Plan. The CAP focuses on water, energy, and waste consumption as areas targeted for action to create efficiencies.

C. Zoning Ordinance.

The City’s Zoning Ordinance is the primary document that implements the General Plan and LUP for the coastal zone, until an IP is adopted by the City and certified by the Coastal Commission. The Zoning Ordinance provides regulations regarding permitted land uses, development standards, and the development entitlement process for parcels of land within the incorporated boundaries of the City. Certain areas of the City, like the Pier Bowl, are zoned SP (Specific Plan). The various adopted Specific Plans for these areas are incorporated into the Zoning Ordinance by reference. They establish regulations applicable to the land within the boundaries of a particular Specific Plan. Likewise, the Zoning Ordinance provides
certain regulations that apply within the Specific Plan areas. The Specific Plan incorporates sections of the Zoning Ordinance by reference.

D. **Sign Ordinance.**

The Sign Ordinance is a chapter of the Zoning Ordinance that contains regulations pertaining to signs throughout the City. This Specific Plan incorporates the Sign Ordinance by reference.

E. **Design Guidelines.**

The City's adopted Design Guidelines, which apply to all areas of the City except for the Specific Plan areas, contain recommended architectural and site design guidelines for use by planners, architects, landscape architects, and other design professionals. Their purpose is to implement the General Plan Urban Design Element. Chapter 3 of this Specific Plan contains design guidelines similar in purpose and content to the City's Design Guidelines, but created for and applicable to areas within Pier Bowl.

105 **Pier Bowl History**

In 1928, Ole Hanson had the San Clemente Pier erected as a gift to the town. Hanson designed the street Avenida Del Mar to gracefully meander down from El Camino Real to the beach and base of the Pier. Taking advantage of the natural topography, roads and lots were designed to view out over the Pacific. To prevent San Clemente from becoming “a heterogeneous mixture of terrible structures,” Ole Hanson established strict architectural guidelines that required all buildings in the City to be Spanish. In keeping with his vision for the town, Ole Hanson built his own Spanish villa, the “Casa Romantica,” on top of the bluff above the Pier Bowl. The residence enjoys white-water ocean views and panoramic views of Dana Point, Catalina Island, Cotton's Point, San Clemente Island, and San Diego on clear days.

During the depression, Ole Hanson's influence in San Clemente subsided. In the years that followed, the architectural design theme prescribed by Ole Hanson was abandoned. Despite the relatively unplanned development that followed from the 1950’s through the late 1970’s, the Pier Bowl has retained much of its village character. This character retention is because Ole Hanson laid the groundwork for a successful village design, the components of which are still in place today. These components include: the Casa Romantica and other historic buildings; the architectural integrity of many of the buildings; the Pier; the panoramic views; the mix of residential and commercial uses; recreational activities; the street and lot design with the natural topography; the interwoven street pattern; and the area's sunny Mediterranean climate.

Since the mid 1970's, the City has made continued effort to enhance the Pier Bowl and implement Ole Hanson's vision of making the Pier Bowl a “Spanish-Village-by-the-Sea.” Land use plans, regulations, and design guidelines have been adopted, including this
Specific Plan, to ensure development improves the Pier Bowl consistent with goals and policies for the area. The history of Pier Bowl planning efforts are summarized below.

A. Specific Plan History.

January of 1975 marked the City's first formal attempt since Ole Hanson to revitalize the Pier Bowl when the City Council approved Ordinance 642, designating the Pier Bowl as a redevelopment area. Soon after the establishment of the redevelopment area, the firm of Keisker-Johnson was retained by the City to develop a master plan for the redevelopment area. A Master Plan was developed including a commercial plaza over parking, a beachfront park, parking-lot improvements, and streetscape amenities. The Master Plan was approved by the City; however, implementation and development of the plan was never carried through due to controversy over the purchase of private land to develop the project.

In 1983, the City adopted San Clemente's Downtown Plan 2000. The Plan 2000 established goals, policies, and guidelines for Pico/North Beach and Del Mar/Pier Bowl. In the Del Mar/Pier Bowl portion of Plan 2000, design concepts for the Pier Bowl are discussed. These design concepts address Spanish architectural design, open space, and parking and circulation. Specific improvements that are recommended include a subterranean parking structure with a garden and park above, and a beach walk.

In the summer of 1988, the City met with local merchants and residents from the Pier Bowl and began developing a comprehensive Master Plan for the area in conjunction with the firm of Thirtieth Street Architects. Midway through this process, the City purchased the Casa Romantica. Purchase of the Casa achieved an important goal of the City, which was to protect historic and significant architectural properties. As a consequence of this purchase, the Pier Bowl Master Plan was put on hold until a development plan for the Casa Romantica could be completed.

The City conducted a process for selection of a developer for the Casa. The Ratkovich Company, a Los Angeles development firm, was selected as the best qualified developer. The Ratkovich Company, working with the City, proposed a development plan for the Casa Romantica, the City Parking Lot, and the Alameda property. This plan, which included 275,000 square feet of development, was presented to the public at several workshops. Due to the lack of public support for the project, the Ratkovich Company withdrew its proposal. With the end of the public-review process for the Casa Romantica in May of 1990, the City committed to continuing the Pier Bowl planning effort including a renewed effort for development of the Casa Romantica site. Based on this commitment, staff re-initiated the Pier Bowl Planning process in February, 1991. In August, 1991, the City Council endorsed a three-phased planning approach for the Pier Bowl:
• Phase 1, the development of a conceptual plan to provide the guidelines and project description.

• Phase 2, the development of the Pier Bowl Specific Plan.

• Phase 3, the development of a Casa Romantica Development Plan.

Phase I, the Pier Bowl conceptual plan, was developed from data gathered through past planning efforts in the Pier Bowl, information developed from the General Plan Advisory Committee (GPAC) and the Pier Bowl Advisory Committee, and through numerous public workshops. The conceptual plan (Phase I) was to build a consensus among the community on the general policy direction for the Pier Bowl Specific Plan. In 1993, Phase 2 was completed with the adoption of the Pier Bowl Specific Plan. The Specific Plan was to provide the specific framework and enabling legislation for physical improvements which will revitalize the area and address issues and concerns that have been identified by the local community. These issues include: a desire to retain and enhance the Spanish-Village theme; to maintain the existing character of the area; a need for more beach parking; preservation of the Casa Romantica and other historic resources; preservation of public view corridors; development of City-owned property; better directional signage; street landscaping; more economic opportunities; and improved access and traffic flow.

B. Casa Romantica Development Plan.

In 1988, the City of San Clemente Redevelopment Agency purchased the Casa Romantica with three goals: 1) to restore the Casa Romantica and gardens, 2) open it up for public use and enjoyment, and 3) insure it is not a financial burden to the City. To test the financial viability of a cultural center as the Casa’s primary use, the City Council contracted with Wolf, Keens, & Company (WKC) in 1999 to complete a feasibility study, as Phase 3 of the City Council directives in 1991 for the Pier Bowl. WKC did extensive research and public outreach with the City, as part of the study process. In March 2000, the City Council and City Redevelopment Agency Board of Directors endorsed the WKC feasibility study, and directed staff to implement it. The feasibility study included eight key findings: 1) the Casa be overseen and operated by a non-profit organization, 2) the City lease the Casa to the non-profit with an agreement that assures appropriate use and oversight accountability, 3) develop multi-cultural programs, 4) develop usable spaces that retain the historic fabric of the building while meeting community need for a cultural center, 5) grounds are developed into horticultural gardens with new terraces, 6) all rooms and outdoor terraces be active spaces that can used for a variety of cultural, art, and educational uses, 7) the City provide findings for the creation of the non-profit, and 8) a fundraising study be completed prior to launching a capital campaign.

In 2001, the City Council approved permits for the development of a cultural center using recommendations in the WKC study, and later the Coastal Commission approved the project. Since 2003, Casa Romantica has been a premier Southern California cultural center, producing over 100 cultural programs annually with music, art, dance, theater, wellness, free children’s education, and guest speaker
events. It hosts nationally-and internationally-renowned artists, and in 2017 was awarded Outstanding Arts Organization for all of Orange County by ArtsOC. Casa Romantica is visited by over 40,000 people annually.

C. Safety Quiet Zone Established.

Starting in 2011, the City of San Clemente and Orange County Transportation Authority (OCTA) received approval from the Federal Railroad Administration (FRA) and California Public Utilities Commission (CPUC) for the establishment of the City’s Safety Quiet Zone (SQZ) that has since expanded to include other City portions of the Los Angeles to San Diego Rail (LOSSAN) Corridor. The SQZ consists of an Audible Warning System (AWS), fencing, and railroad crossing improvements to reduce train horn noise and lessen the environmental impact train horns have on residents, beach goers and trail users. The City monitors and improves upon the SQZ as opportunities and resources are available.

D. San Clemente Redevelopment Agency Dissolved.

The Pier Bowl was a redevelopment area with oversight by the San Clemente Redevelopment Agency (RDA). Pursuant to California Assembly Bill 26 (AB 26), the RDA was dissolved on February 1, 2012. The Oversight Board of the Successor Agency to the San Clemente Redevelopment Agency was created in 2012, pursuant to the State law that dissolved the redevelopment agency of the City of San Clemente, along with all 400 redevelopment agencies in California. The Oversight Board oversees the actions of the City of San Clemente, in its capacity as the Successor Agency to the San Clemente Redevelopment Agency, in winding down the affairs of the RDA.

Since the RDA was dissolved, non-profit organizations were formed to support public facilities. Pier Pride is a non-profit that partners with the City of San Clemente to fill gaps between City funds and the Pier’s needs to restore the Pier to the best version of its historic self. The Casa Romantica Cultural Center and Gardens non-profit formed to operate and manage the Casa Romantica grounds with a lease from the City of San Clemente.

E. Centennial General Plan.

On February 4, 2014, the City updated its General Plan, titled as the “Centennial General Plan” to recognize the San Clemente’s centennial celebration in 2028. The General Plan provides goals and policies to guide the City towards its vision through this milestone year. San Clemente is known as the “Spanish Village by the Sea” and is comprised of various neighborhoods and communities that vary in terms of their uses, types of development and architectural character.

Prior to commencing the Centennial General Plan effort, the City Council appointed a General Plan Advisory Committee (GPAC) to guide City staff and planning consultants in the development of the Plan. The GPAC was made up of 25 community members, representing various commissions, committees, organizations, informal groups and citizens at-large. The GPAC’s first major effort
was to establish the community’s core values and develop guiding principles for the new General Plan. Following that effort, the GPAC reviewed draft design concepts and land use alternatives that were shared with the community at various public workshops, as described below. After establishing key policy issue priorities, the GPAC completed its work with the review of the entire draft Centennial General Plan document.

In all, including public meetings held with the GPAC, the Planning Commission and the City Council, San Clemente citizens provided input at 86 public workshops and meetings. Public participation kicked off with a series of six community workshops held between July and September 2010. The workshops provided valuable public input on land use issues, concerns and needs in 8 key “Focus Areas”, and the Pier Bowl was included. In addition, a number of stakeholder meetings were conducted to further engage the community and to involve those who might be directly affected by potential changes. Throughout the course of the effort, the Planning Commission held 40 public meetings to consider GPAC’s recommendations regarding land use alternatives, goals and policies and prepare the “City Council Hearing Draft.” The Beaches, Parks and Recreation Commission and Coastal Advisory Committee also held public meetings on specific sections. In addition to unanimously adopting the final Centennial General Plan document and certifying its accompanying Environmental Impact Report on February 4th, 2014, the City Council provided direction at each of the key milestones of the effort, including the Values and Guiding Principles, the selection of a Preferred Land Use Alternative and review of every General Plan goal, policy and implementation measure and the Environmental Impact Report.

Throughout this review process, there were a variety of discussion topics that included but were not limited to existing and proposed policies, area boundaries, land use issues and opportunities, architectural character and guidelines for neighborhood compatibility, the preservation of public view corridors, parking management strategies and supply, wayfinding signage improvements, economic development initiatives with the dissolution of the redevelopment agency, streetscape and public improvements, bicycle and pedestrian environment and connections to public transit, public art, visual and transportation connections to the downtown area, and the preservation of historic, cultural, scenic, and natural resources. This community input was considered by the City Council when it approved land use changes and set specific policy direction in the General Plan for the Pier Bowl, beyond goals and policies applicable Citywide.

F. Local Coastal Program.

In 2014, the City initiated work on a Comprehensive Land Use Plan (LUP) Update after being awarded a Local Coastal Program (LCP) grant from the Coastal Commission to support the effort. City staff worked to develop a draft LUP and conducted multiple public meetings and hearings to solicit public input on the LUP update. The LUP carries over General Plan policies related to coastal zone, including the Pier Bowl area, and expands upon goals and policies for coastal planning and implementation.

In February 2016, the City submitted the City Council approved LUP to the California Coastal Commission (CCC). Following the formal submittal, City staff and CCC staff coordinated on a regular basis over a period of two years to review and discuss CCC staff proposed changes to the City’s LUP. Discussions focused
on both non-substantive changes such as typographical changes, minor edits, changes to figures and chapter reorganizations as well as substantive policy changes. The final changes to the document recommended by CCC staff are known as the suggested modifications. On February 8, 2018, the CCC approved the comprehensive LUP with suggested modifications. At its June 12, 2018 public hearing, the City Council approved and adopted the LUP update as modified and approved by the CCC. Then, the CCC certified the LUP on August 8, 2018.

The City is now preparing an Implementation Plan (IP) for public review, City Council consideration and adoption, and Coastal Commission certification. With the completion of the IP process, the IP will function as the City’s zoning ordinance for the coastal zone, including the Pier Bowl Specific Plan. In 2019, the City updated the Pier Bowl Specific Plan for internal consistency with the General Plan and LUP, as required by State law.

106 General Plan and Zoning

A. General Plan Designations.

The City’s General Plan land use designations and overlay districts for the Pier Bowl are listed in Table 1-1 below and shown in Figures 1-2 (Land Use Designations) and 1-5 (Overlays).

<table>
<thead>
<tr>
<th>Land Use Designations</th>
<th>Maximum Density</th>
<th>Building Height (TOR = Top of roof) (PL = Plate Line)</th>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Medium (RM)</td>
<td>15.0 units per gross acre 24.0 units per net acre</td>
<td>TOR: 25 feet</td>
<td>Single-family detached and attached homes, clustered homes and townhomes, Bed and Breakfast facilities, multifamily apartments, Senior housing, boarding houses, public open space, and recreation.</td>
</tr>
<tr>
<td>Residential High (RH)</td>
<td>24.0 units per gross acre 36.0 units per net acre</td>
<td>TOR: 45 feet Coronado Lane properties in Pier Bowl area: 30 ft. TOR</td>
<td>Single-family attached homes, townhomes, condominiums, multifamily apartments, Bed and Breakfast facilities, Senior housing, and boarding houses public open space, and recreation.</td>
</tr>
<tr>
<td>Land Use Designations</td>
<td>Maximum Density</td>
<td>Building Height (TOR = Top of roof) (PL = Plate Line)</td>
<td>Allowable Uses</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>-----------------</td>
<td>------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coastal and Recreation Serving (CRC)</td>
<td>1.00-1.50 FAR</td>
<td>Per existing building height at street elevation</td>
<td>Coastal-oriented retail and visitor-serving commercial, recreation, dining, and lodging</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MU 4</td>
<td>24.0 units per gross acre 36.0 units per net acre Commercial or mixed use projects: 1.00-2.00 FAR</td>
<td>TOR: 30 feet</td>
<td>Visitor-serving commercial uses with residential units (including Senior housing) on upper floors.</td>
</tr>
<tr>
<td>Public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public (P)</td>
<td>Floor Area Ratio (FAR)/density not specified</td>
<td></td>
<td>Governmental administrative and related facilities, utilities, schools, parking and undeveloped parks</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space (OS2) (Private)</td>
<td>N/A</td>
<td>To be determined on an individual basis.</td>
<td>Privately owned parklands, beach parcels, recreational facilities, passive open space areas; habitat protection areas and golf courses.</td>
</tr>
</tbody>
</table>
B. Zoning Designations.

The zoning designation for the Pier Bowl is “SP” –Specific Plan. This zoning designation is made per Chapter 17.52 of Municipal Code Title 17 “Zoning.” This Specific Plan sets forth permitted uses, development standards, and design guidelines to ensure the Pier Bowl area is developed in a consistent and unified manner. Development within Pier Bowl shall conform to all provisions contained within this Specific Plan, and sections of the City’s Zoning Ordinance adopted herein by reference.
Figure 1-4
General Plan
Land Use
Figure 1-5
General Plan Overlays

Legend
- Architectural (A)
- Architectural-Pedestrian (A-P*)

* Pedestrian Overlay is known as Visitor-Serving Commercial District in Local Coastal Program
107 Existing Physical Conditions

The Pier Bowl has gentle sloped topography resulting of ancient landslides that caused bluffs along a portion of the bluff to erode and become subdued, forming a more gentle bowl shape along the coastline than the near vertical bluffs elsewhere in the City.

Existing development includes the pier, the Casa Romantica cultural center, a train station, restaurants, retail shops, lodging, timeshares, recreational uses, open space, municipal parking areas, and institutional uses. The predominant uses in the area are residential apartments, condominiums, and homes that are mixed within and around the commercial uses. The Pier Bowl includes several landmark and historic structures, including but not limited to the Casa Romantica, the Beachcomber Motel, and the Robison’s property. The landmark structures are shown on Exhibit 1-4 above and described in Chapter 2, Land Use Plan. Natural resources, open space, and recreational areas include the coastline and beaches, the Beach Trail, Linda Lane Park, Park Semper Fi, and Parque Del Mar - the shoreline park along Avenida Victoria. Table 1-2 below summarizes existing land uses in 2019.

<table>
<thead>
<tr>
<th>Land Use Area</th>
<th>Acres (ac.)</th>
<th>% of Total ac.</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Medium</td>
<td>2.71</td>
<td>6.6</td>
<td>Residential, mostly multi-family; short-term lodging, timeshare</td>
</tr>
<tr>
<td>Residential High</td>
<td>16.00</td>
<td>39.2</td>
<td>Residential, mostly multi-family; short-term lodging</td>
</tr>
<tr>
<td>Coastal and Recreation Serving Commercial 1</td>
<td>.42</td>
<td>1.0</td>
<td>Historic Robison residence and garden. Used as a triplex since 1960s</td>
</tr>
<tr>
<td>Coastal and Recreation Serving Commercial 2</td>
<td>1.07</td>
<td>2.6</td>
<td>Lodging - historic Beachcomber Motel</td>
</tr>
<tr>
<td>Mixed Use 4</td>
<td>1.46</td>
<td>3.6</td>
<td>Restaurants, timeshare, lodging, retail, offices</td>
</tr>
<tr>
<td>Public Facilities 1</td>
<td>2.40</td>
<td>5.9</td>
<td>Historic Casa Romantica Cultural Center and Gardens</td>
</tr>
<tr>
<td>Public Facilities 2</td>
<td>2.10</td>
<td>5.1</td>
<td>Municipal parking lot and Parque Del Mar park</td>
</tr>
<tr>
<td>Open Space</td>
<td>14.68</td>
<td>35.9</td>
<td>Pier, Fisherman’s restaurant, concessions, Linda Lane and Semper Fi parks; recreational facilities (e.g. Beach trail), Marine Safety Headquarters, train station and railroad, etc.</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>40.84</strong></td>
<td><strong>100</strong></td>
<td></td>
</tr>
</tbody>
</table>