Chapter 4

IMPLEMENTATION

401 Purpose

This Chapter describes implementation measures for this Specific Plan. This Chapter includes a discussion of general development requirements for public improvements and an overview of future planning initiatives to meet goals for the Pier Bowl area.

The Pier Bowl is mostly developed with infrastructure capacity and services adequate for planned uses. There is no active development agreement with pending development phases, capital improvements, and financial commitments. Therefore, this Chapter does not layout a detailed phasing and implementation plan for specific issues.

Moving forward, implementation of this specific plan involves ensuring future projects: 1) are consistent with the General Plan and Local Coastal Program Land Use Plan (LUP), 2) follow design guidelines, 3) comply with development standards, and 4) construct required infrastructure improvements based on programs and funding sources described in this Chapter.

402 Public Improvements

Each year, the City Council adopts an update of the Capital Improvement Program (CIP) with a budget. The CIP includes public construction projects and purchases of land, equipment, and contract services. The City utilizes “master plans” to guide the development and maintenance of existing public infrastructure, as well as future capital improvements. The plans provide a foundation for the development of goals and priorities for public capital improvement projects. The list of master plans includes:

- Centennial General Plan
- Local Coastal Program
- Climate Action Plan
- Bicycle and Pedestrian Master Plan
- Master Plan for City Facilities
- Park & Recreation Master Plan
- Regional Circulation Financing and Phasing Program (RCFPP)
- Street Improvement Program
- Water Master Plan
- Drainage Master Plan
• Wastewater (Sewer) Master Plan
• Water and Sewer Asset Management Plan
• Recycled Water Master Plan
• Urban Runoff Management Plan

Through a public review process, these plans are developed to provide goals and policies for achieving San Clemente’s vision. The plans guide growth and development, including decisions on the maintenance and development of public infrastructure. The plans demonstrate the City’s commitment to long-range capital improvement programming by focusing attention on the current and future needs of the community, while balancing the community’s needs with its available fiscal resources. The CIP Committee, consisting of members from all City departments, annually prepares and updates a capital improvement plan. Projects are reviewed by the CIP Committee to ensure that the City’s priorities are addressed and that staffing levels and funds are adequate to complete the projects. Capital Improvement Program projects are based on the following four categories:

• Replacement. Existing improvements that are deteriorated and need to be replaced and/or upgraded to continue to provide service and to meet current codes and regulations.

• Expansion. New improvements that are growth-related and funded through development fees. These improvements are identified in master plans and/or agreements, and funding sources are in place.

• Growth. New improvements based on projected development. These projects are “development dependent”, and the funding source is through future development fees and/or financing by developers.

• Economic Vitality and Diversity. This includes construction of improvements for promotion of economic vitality and diversity and to eliminate and prevent the spread of blight and deterioration in the City.

403 Infrastructure for Private Development

Developers of property within the Pier Bowl will construct required infrastructure improvements, such as streets, water lines, bikeways, trails, sewers, storm drains, etc., in conjunction with their projects. Developers should consult with the City’s Public Works and Utilities Departments to determine if utility infrastructure improvements are necessary and required to allow a project. Public improvements must be permitted and completed according to engineering design standards, the Municipal Code, and State and Regional regulations.

In terms of the storm water system, the City Master Plan of Drainage should be used as a general guide for improvements to the drainage system within the Pier Bowl area. Additionally, all related Capital Improvement Program (CIP) Storm Drain and Local Drainage projects identified in the City’s 6-year plan should be considered for implementation, as applicable.
When public improvements are required to support a private development, benefiting property owners and/or developers shall reimburse the City for improvements that the City constructs and/or must maintain over time. Reimbursement shall occur through a reimbursement agreement or other mechanism deemed suitable by the City Council by resolution, such as impacts fees. Further guidance on development impact fees may be obtained by contacting staff of the Community Development and the Public Works Departments.

404 Future Planning Initiatives

Following the adoption of this Specific Plan, the City Council will initiate the planning initiatives below according to priorities approved in the City’s General Plan Strategic Implementation Program (SIP).

A. Update of City’s Design Guidelines.

The City’s Design Guidelines will be updated to further implement General Plan and LUP policies for the Pier Bowl. When the Design Guidelines are updated, the City will consider addressing the following items to clarify what plants should be used in the Pier Bowl, and guide how streetscape, entry, and signage improvements should be designed in a way that ties in with the Specific Plan.

1. Plant List.

   Update of the plant list for the coastal zone to implement policies in the LUP. After the plant list is updated, the City’s Design Guidelines should be used as a primary reference to select plants to use for a project in the Pier Bowl area.

2. Streetscape.

   Consider guidelines that continue the Pier Bowl streetscape theme from the Specific Plan boundary to gateway intersections. The design guidelines update will consider several issues, including various City infrastructure priorities and budget, right-of-way width, and the existence of driveways and structures.

3. Pier Bowl Gateway Design.

   Add design guidelines for Pier Bowl gateway intersections located outside the Specific Plan. The focus of the entry guidelines will be to integrate entry design into the Specific Plan streetscape theme. The design guidelines update will consider several issues, including various City infrastructure priorities and budget, right-of-way width, and the existence of driveways and structures.
4. **Wayfinding.**

Add design guidelines for a wayfinding program for the Pier Bowl area. Directional signs should have a small-scale, material, and design that is consistent with the City’s Design Guidelines. The signs will be used to direct the public to parking, the commercial district, recreation areas, and other public places. Signage should be grouped to avoid sign clutter and be constructed of materials consistent with streetscapes and the "Spanish Village by the Sea" theme.

B. **Comprehensive Circulation and Parking Strategy.**

A study of circulation and parking for uses in the Visitor Serving Commercial District should be completed that evaluates parking demand and ways to improve circulation in the Pier Bowl. In particular, the study should review the option of making Avenida Victoria a one-way street and improving the connectivity of the Pier Bowl and Downtown T-Zone areas, as well as the possibility of establishing programs such as an in-lieu fee program, parking master plan, and other measures to relieve circulation and parking impacts.

C. **Pursue Funding for Pier Bowl Improvements.**

The City will pursue available private, county, regional, state, and federal funding opportunities to implement economic development policies, and to maintain and upgrade public improvements in the Pier Bowl area.