RESOLUTION NO. 15-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, ADOPTING INTERIM
MIXED USE 3.2 DESIGN GUIDELINES

WHEREAS, on February 4, 2014, the City Council adopted the Centennial General Plan; and

WHEREAS, The Centennial General Plan contains an implementation measure to update the City’s Design Guidelines (Urban Design Element Implementation Measure No. 13). A work program and schedule for the updating of the City’s Design Guidelines will be determined at a date uncertain, upon direction by the City Council; and

WHEREAS, on February 3, 2015, the City Council initiated a General Plan Amendment (GPA) 15-049 to address cleanup items, make clarifications, and make land use changes; and

WHEREAS, through the review and processing of GPA 15-049, the Planning Commission recommended the adoption of design guidelines in conjunction with amended development standards for the Mixed Use 3.2 zone, and that such design guidelines be folded into a future update of the City’s Design Guidelines; and

WHEREAS, the proposed “Interim Guidelines”, attached hereto as Exhibit A, are used to evaluate the architectural design and site planning of projects proposed in the Mixed Use 3.2 zone, through a discretionary process, as a supplement to the City’s Design Guidelines. The proposed guidelines inform City staff, decision making bodies, and public which design practices are encouraged. The interim guidelines are to be used until the City’s Design Guidelines are updated; and

WHEREAS, the Planning Division completed an environmental assessment of the proposed zoning amendments for compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 21065, the proposed Interim Guidelines do not meet the definition of a “project” as it does not have the potential to cause physical changes in the environment as they are guidelines, not development standards, that are meant to identify and clarify encouraged design practices for projects separately reviewed on a case-by-case basis for compliance with CEQA; and

WHEREAS, on September 2, 2015, the Planning Commission considered a preliminary draft of the proposed guidelines, considered a staff presentation and public testimony, and provided direction; and

WHEREAS, on September 16, 2015, the Planning Commission held a duly noticed public hearing on the proposed Interim Mixed Use 3.2 Design Guidelines, considered evidence presented by City staff including a draft Resolution and exhibits attached thereto,
and heard other interested parties and made a recommendation to the City Council as fully set forth herein; and

WHEREAS, on November 3, 2015, the City Council held a duly noticed public hearing, considered evidence presented by City staff including a draft Resolution and exhibits attached thereto, and heard other interested parties; and

NOW, THEREFORE, the City Council of the City of San Clemente hereby resolves as follows:

Section 1: CEQA Findings. The proposed Interim Guidelines are not a “project” as defined in California Environmental Quality Act (CEQA) Guidelines Section 21065; therefore, they are not subject to CEQA and no further environmental review is required.; and

Section 2: Adoption of Interim MU3.2 Design Guidelines. The City Council of the City of San Clemente hereby adopts the Interim Mixed Use 3.2 Design Guidelines, attached hereto as Exhibit A.

Section 3: Effective Date. The Design Guidelines shall become effective on the thirtieth day after passage of this resolution.

Section 4: City Clerk Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this 3rd day of November, 2015.

ATTEST:

[Signatures]

City Clerk of the City of San Clemente, California

Mayor of the City of San Clemente, California
STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF SAN CLEMENTE  

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 15-49 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 3rd day of November, 2015, by the following vote:

AYES: BAKER, WARD, MAYOR HAMM

NOES: NONE

ABSTAIN: BROWN

ABSENT: DONCHAK

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this 11th day of NOV, 2015.

\[Signature\]

CITY CLERK of the City of San Clemente, California

Approved as to form:

\[Signature\]

City Attorney
EXHIBIT A

INTERIM MU3.2 DESIGN GUIDELINES

Urban Design Element Implementation measure No. 13 of the Centennial General Plan calls for an update the City Design Guidelines. Until an update is complete, projects within the Mixed Use 3.2 zone should be reviewed for consistency with the following guidelines and the City Design Guidelines. The following design guidelines should be incorporated into the City’s Design Guidelines when updated.

**Alley setback and articulation**

- Provide varied setbacks along the alley to break up building mass and add architectural interest, depth, and shading to the rear facing facade.

**Minimize obstruction of freeway ocean views**

The following design guidelines are applicable when projects are sized or located in areas where freeway ocean views may be obstructed.

- Align roof ridgelines to be mostly perpendicular to S. El Camino Real (see figure 1 below).
- On corner lots, step building mass and rooflines down to side streets in instances where this will maximize freeway ocean viewpoints between blocks (see figure 1 below).
- For larger sites, cluster buildings or divide larger building mass into smaller modules to provide freeway ocean viewpoints within a block (see figure 2 below).

*Figure 1 – Corner lot step and perpendicular rooflines*

**Discouraged.** Highest roof ridgeline (hip) is parallel, not perpendicular, to S. El Camino Real. The building mass (left side) doesn’t step down to side-street. This reduces potential for freeway ocean viewpoints between blocks.

**Encouraged.** Highest roof ridgelines (gables) are mostly perpendicular to S. El Camino Real to minimize building obstruction of freeway ocean views. Building mass transitions down to side-street to maximize freeway ocean viewpoint between blocks.
Figure 2 – Large lot building clustering and mass divisions

**Discouraged.** With more lot area, there is more flexibility to size and place building mass to provide freeway viewpoints of the ocean between the outer building envelope of the block.

**Encouraged.** Buildings mass is divided and spaced apart to provide freeway viewpoints within the outer building envelope of the block. This may involve a reduction of floor area to one-story in areas or a relocation and redesign of building mass to be tucked more into rear facing slopes or between S. El Camino Real and alley facing building area.

**Landscaping**

- Incorporate landscape area between the building and alley with sufficient space for planting that softens the appearance of buildings.