

RESOLUTION NO. PC 09-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING ARCHITECTURAL PERMIT (AP) 08-565/SITE PLAN PERMIT (SPP) 08-566, LA PATA/VISTA HERMOSA PARK RESTROOMS AND TRASH ENCLOSURES, A REQUEST TO CONSTRUCT TWO (2) RESTROOM FACILITIES AND THREE (3) BATHROOM FACILITIES WITHIN THE PUBLIC USE ZONING DISTRICT OF THE FORSTER RANCH SPECIFIC PLAN AT APN 124-081-64

WHEREAS, on December 1, 2008, an application was submitted, and completed on January 5, 2009, by Tim Shaw, City of San Clemente Beaches, Parks, and Recreation, 100 Calle Seville, San Clemente, CA, 92672, for a request to construct restroom and trash enclosure facilities associated with the La Pata/Vista Hermosa Park Master Plan. The project is located in the Public Use zoning district within the Forster Ranch Specific Plan, APN 124-081-64; and

WHEREAS, the Planning Division has determined that the La Pata/Vista Hermosa Park Master Plan Mitigated Negative Declaration was approved on December 19, 2005. The proposed Aquatic Center was assessed as a component of the approved environmental document. Pursuant to CEQA Section 15162, if a Negative Declaration is adopted, and no further impact has been identified associated with the development of the proposed project, no further environmental review is required; and

WHEREAS, on December 4, 2008, the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on December 10, 2008, the City's Design Review Subcommittee considered the proposed project and provided comments to the applicant; and

WHEREAS, on January 13, 2009, the Beaches, Parks, and Recreation Commission held a duly noticed public hearing on the subject application, and considered evidence by City staff and other interested parties, and recommended the Planning Commission approve the proposed Site Plan and Architectural Permits; and

WHEREAS, on January 21, 2009, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the City staff and other interested parties.

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

Section 1: The La Pata/Vista Hermosa Park Master Plan Mitigated Negative Declaration was approved on December 19, 2006 (CC Resolution 06-89). The proposed

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Section 3: With respect to Site Plan Permit 08-566, the Planning Commission finds as follows:

- A. The proposed development is permitted within the subject zone pursuant to the approval of a SPP and complies with all of the applicable provisions of the San Clemente General Plan, San Clemente Zoning Ordinance, Forster Ranch Specific Plan, the La Pata/Vista Hermosa Park Master Plan and the purpose and intent of the zone in which the use is being proposed, in that the project consists of restroom and trash enclosure facilities that were approved associated with the Master Plan for the La Pata/ Vista Hermosa Park.
- B. The site is suitable for the type and intensity of development that is proposed, in that the proposed project is located in the area set forth in the La Pata/Vista Hermosa Park Master Plan and provides the facilities that were evaluated within the Park Master Plan.
- C. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that the project will comply with all of the City's codes and standards and will not include dangerous or hazardous land uses.
- D. The proposed development will minimize adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location, in that the proposed restroom and trash enclosure facilities have been designed to optimize access and reduce impacts associated with the maintenance and care of the facilities.
- E. The proposed development will not be unsightly or create disharmony with its locale and surroundings, in that the proposed architectural style has been designed to be Spanish Colonial Revival in nature and is consistent with the City's Design Guidelines.

Section 4: The Planning Commission of the City of San Clemente hereby approves AP 08-565/SPP 08-566, La Pata/Vista Hermosa Park Restroom and Trash Enclosure Facilities, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on January 21, 2009.

Chair

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EXHIBIT 1

CONDITIONS OF APPROVAL

AP 08-565/SPP 08-566, La Pata/Vista Hermosa Park Restrooms and Trash Enclosures

1. The City shall develop the approved project in conformance with the site plan, elevations, and any other applicable submittals approved by the Planning Commission on January 21, 2009, subject to these Conditions of Approval.

Any deviation from approved submittals shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Planning Commission, as appropriate. (Png.)_____

2. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, the Uniform Fire Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Administrative Code, and the Uniform Codes as adopted by the City. (Bldg.)_____
3. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. (Bldg.)_____
4. San Clemente Municipal Code requires automatic fire sprinklers to be installed throughout the construction. (Bldg.)_____
5. Prior to issuance of building permits, the owner or designee shall submit a copy of the City Engineer approved soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations. The soils report shall accompany the building plans, engineering calculations, and reports. (Bldg.)_____
6. Prior to issuance of building permits, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. (Png.)_____
7. This project is approved subject to the provisions of the adopted Mitigated Negative Declaration approved December 19, 2005. ■■ (Png.)_____

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Aquatic Center was assessed as a component of the approved environmental document. Pursuant to CEQA Guideline Section 15162, the Planning Commission finds as follows:

1. No substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects; and
3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was adopted.

Therefore, no additional environmental review is appropriate or necessary; and

Section 2: With respect to Architectural Permit 08-565, the Planning Commission finds as follows:

- A. The architectural treatment of the project, as conditioned, complies with the San Clemente General Plan, San Clemente Zoning Ordinance, Forster Ranch Specific Plan, and La Pata/Vista Hermosa Park Master Plan in areas including, but not limited to, height and setback, etc., and complies with the architectural guidelines in the City's Design Guidelines in that:
 1. The restroom and trash enclosure facilities will be built in the Spanish Colonial Revival style of architecture with materials that are consistent with the City's Design Guidelines, including: white smooth undulating stucco; red clay tile roof with random mortar packing; wood trellis; and Spanish Tiles.
 2. The project meets all applicable standards of the Public Use Zoning District within the Forster Ranch Specific Plan.
- B. The general appearance of the project, as conditioned, is in keeping with the character of the proposed Master Plan for the La Pata/Vista Hermosa Park and is not detrimental to the orderly and harmonious development of the City in that the development of a park and accessory uses associated with the park (restroom and trash enclosure facilities) for public use is permitted in the Public Use Zoning District within the Forster Ranch Specific Plan and the building is designed in the Spanish Colonial Revival style of architecture in keeping with the City's Design Guidelines.

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TO WIT:

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on January 21, 2009, and carried by the following roll call vote:

AYES: COMMISSIONERS: Avera, Thorson, Anderson, Baker, Darden, Miller, and Chair Kaupp.

NOES: COMMISSIONERS: None.

ABSTAIN: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: None.

Secretary of the Planning Commission

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8. The large roll up door associated with the restroom facilities shall be painted to appear to be wood in order to be more consistent with Spanish Colonial Revival Architecture. ■■ (Png.)_____
9. A two or three foot landscape planter along the east and west elevations of the restroom facilities shall be installed to break up the massing of the large blank walls. All necessary irrigation shall be installed associated with the planting areas. ■■ (Png.)_____
10. Vines shall be planted on the base of the trash enclosures to provide a massing break for the enclosures and provide additional landscaping within the facility. ■■ (Png.)_____

* All Conditions of Approval are standard, unless indicated as follows:
 ■■ Denotes a modified standard Condition of Approval
 ■■ Denotes a project specific Condition of Approval

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|---|---------------------|
| PLANS CHECKED BY: | APPROVED BY: |
| AL KING, DIRECTOR OF BEACHES, PARKS, & RECREATION | DATE: _____ |
| WILLIAM E. CAMERON, CITY ENGINEER | DATE: _____ |

| REVISIONS | | | |
|-----------|-------------|---------|----------|
| NO. | DESCRIPTION | REVISED | APPROVED |
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| | | | |

JOB NO.: 55-100467
 SCALE: AS SHOWN
 DESIGNED BY: TB

PLANS PREPARED BY: **PLANNING ■ DESIGN ■ CONSTRUCTION**

RBF CONSULTING

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PREPARED UNDER THE SUPERVISION OF: _____
 DATE: _____
 MATTHEW B. CAPUZZI R.C.E. # C69815

CITY OF SAN CLEMENTE
 DEPARTMENT OF BEACHES, PARKS, & RECREATION

LA PATA PARK

CONDITIONS OF APPROVAL

C-3

DRAWING NO.:

3

SHEET NO.:

178

BID SET

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