

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Long Beach, CA 90802-4302
(562) 590-5071

**RECORD PACKET COPY**

September 20, 2001

Item M4a

TO: Coastal Commissioners and Interested Persons

FROM: Deborah Lee, Deputy Director

SUBJECT: **Concurrence with the Executive Director's determination that the action of the City of San Clemente in accepting certification with suggested modifications of Local Coastal Program Amendment 2-01 (Downtown Mixed Use Standards) is legally adequate.**

STAFF RECOMMENDATION

Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate.

BACKGROUND

On August 6, 2001, the Coastal Commission certified Local Coastal Program Amendment No. SCT-MAJ-2-01 (Downtown Mixed Use Standards) with suggested modifications. The Land Use Plan (LUP) amendment modifies the standards for mixed-use projects (commercial with residential) on small lots and on lots with designated historic structures in the MU 3 Zone of Downtown San Clemente. The amendment allows: 1) a reduction in the minimum commercial FAR (floor area ratio) required for mixed use developments on small lots (0.35 to 0.15), 2) a reduction in the minimum number of residential units required (2 to 1) and 3) residential development to be sited on the ground floor of historic structures under certain circumstances.

On September 5, 2001, the City of San Clemente accepted, and agreed to, the Commission's suggested modifications by passing Resolution No. 01-51 incorporating the Commission's suggested modifications into the City's certified Land Use Plan (Exhibit 1).

As provided for in Section 13544 of the California Code of Regulations, the Executive Director must determine that the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of the Local Coastal Program Amendment SCT-MAJ-2-01 (Downtown Mixed Use Standards) shall become effective upon the filing of the required notice of certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(V).

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RESOLUTION NO. 01-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AMENDING THE COASTAL ELEMENT OF THE CITY'S GENERAL PLAN TO ACCEPT AND CARRY OUT COASTAL COMMISSION SUGGESTED MODIFICATIONS TO LOCAL COASTAL PROGRAM AMENDMENT 00-147 (SCT-MAJ-2-01), DOWNTOWN MIXED USE STANDARDS

WHEREAS, on May 6, 1993, the City Council of the City of San Clemente approved a comprehensive update of the General Plan, including the designation of MU3 for "Downtown" San Clemente; and

WHEREAS, in November of 1991, the City Council of the City of San Clemente adopted the Design Guidelines of the City of San Clemente; and

WHEREAS, on February 7, 1996, the City Council of the City of San Clemente approved a comprehensive update of the Zoning Ordinance, including development standards for mixed-use projects in the MU3 zone; and

WHEREAS, on March 20, 1996, pursuant to Division 20 Section 30000 et seq. of the California Public Resources Code and the California Coastal Act, the California Coastal Commission certified an update to the City of San Clemente Coastal Land Use Plan, including the designation of MU3 for "Downtown" San Clemente; and

WHEREAS, the City Council has approved a Coastal Implementation Plan, including the designation of MU3 for "Downtown" San Clemente; and

WHEREAS, since the adoption of all of the above, it has become evident to the City that the development standards for mixed-use projects found in the General Plan, Zoning Ordinance, and the Coastal Land Use Plan and Implementation Plan cannot be complied with on small lots within the zone in a manner that is compatible with other policies, standards and guidelines found in the General Plan, Zoning Ordinance, Coastal Element, and Urban Design Guidelines; and

WHEREAS, the City Council of the City of San Clemente desires the development of mixed-use and commercial projects on lots of 12,000 square feet or smaller and recognizes the constraints associated with lots of small size, width and depth; and

WHEREAS, an amendment to the General Plan requires that the Coastal Land Use Plan be updated to make it consistent with the Land Use Element of the General Plan; and

WHEREAS, the Planning Division completed an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA), having determined that the project will not have any potential adverse impacts, and that a Negative Declaration is warranted; and

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SCT-MAJ-01-02

EXHIBIT # 1

PAGE 1 OF 21

WHEREAS, a Negative Declaration reflecting the independent judgment of the City of San Clemente was prepared on October 9, 2000, and was advertised for the required 30-day public review period from October 20, 2000, through November 20, 2000; and

WHEREAS, on September 5, 2000, October 17, 2000, November 14, 2000, December 19, 2000, January 2, 2001, February 6, 2001, March 6, 2001, March 20, 2001, and April 3, 2001, the Planning Commission held a duly noticed public hearing on the subject applications, and considered evidence presented by the public, City Staff, and other interested parties; and

WHEREAS, on May 2, 2001, the City Council held a duly noticed public hearing on the subject applications, and considered evidence presented by the public, City Staff, and other interested parties and approved the subject applications, including Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01); and

WHEREAS, on August 6, 2001, the California Coastal Commission held a duly-noticed public hearing on the City's Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01) and considered evidence and testimony presented by Coastal Staff and other interested parties and approved the amendment with suggested modifications; and

WHEREAS, on September 4, 2001, the Planning Commission held a duly noticed public hearing on the Coastal Commission's suggested modifications to the City's Coastal Element to its General Plan (Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01)), and considered evidence presented by the public, City Staff, and other interested parties; and

WHEREAS, on September 5, 2001, the City Council held a duly noticed public hearing on the Coastal Commission's suggested modifications to the City's Coastal Element to its General Plan (Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01)), and considered evidence presented by the public, City Staff, and other interested parties.

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

Section 1: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15063, an initial study was prepared for this Project. After reviewing the initial study and the proposed Negative Declaration, the City Council found that the Negative Declaration reflected the independent judgment of the City of San Clemente and that the Project will not have a significant impact upon the environment. As a result of its review of the aforementioned documents, the City Council approved the Negative Declaration and authorized the issuance of a Notice of Determination pursuant to CEQA Guidelines Section 15075. An initial environmental assessment for the suggested modifications to Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01) was processed and completed in accordance with the California Environmental Quality Act (CEQA). Staff determined that, as the modifications are merely clarifications of the original action, the project has been adequately addressed in a previous Negative Declaration, and that no new environmental documentation is required. The City Planner is the custodian of records for those documents comprising the record of proceedings on the Negative Declaration. Those records are stored in the Planning Division of the City of San Clemente.

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Pursuant to Title 14, California Code of Regulations Section 753.5(c)(1), the City Council determines that, after considering the record as a whole, there is no evidence that the proposed Project will have the potential for any adverse effect on wildlife resources or the habitat upon which the wildlife depends. Furthermore, on the basis of substantial evidence, the City Council finds that any presumption of adverse impact has adequately been rebutted, and that, therefore, pursuant to Fish and Game Code Section 711.2 and Title 14, California Code of Regulations Section 753.5(a)(3), the Project is not required to pay Fish and Game Department filing fees.

Section 2: With respect to the amendment of the Coastal Element of the General Plan with suggested modifications of the Coastal Commission noted in Exhibit "A," the City Council finds as follows:

- A. The amendment of the Coastal Element with suggested modifications of the Coastal Commission will not render the City General Plan or Coastal Land Use Plan internally inconsistent; and
- B. The amendment with suggested modifications is consistent with the provisions of the Coastal Act of 1976 in that:
 - 1. The land use change will not impact or reduce public access to any coastal resources.
 - 2. The project site is far away from the primary coastal visitor-serving areas of the City and the loss of potential commercial areas will not inhibit the City's ability to provide a full range of coastal visitor-serving uses.
- C. This amendment of the Coastal Element of the General Plan with suggested modifications is consistent with all surrounding land uses and determines it is in the public interest and general welfare of the community and properties in the coastal neighborhoods;
- D. This amendment of the of Coastal Element of the City's General Plan with suggested modifications shall be submitted to the Executive Director of the California Coastal Commission for review and certification to the Coastal Commission;

Section 3: That the City Council hereby certifies that this amendment of the Coastal Element of the General Plan with suggested modifications of the Coastal Commission is intended to be carried out in a manner fully in conformity with the California Coastal Act;

Section 4: The City Council hereby amends the Coastal Element of the City's General Plan with the suggested modifications of the California Coastal Commission in the manner provided for in Exhibit "A," implementing Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01) in the manner provided for in Exhibit "B";

Section 5: The Executive Director of the California Coastal Commission is hereby requested to review and certify to the Coastal Commission that the City of San Clemente has complied with the Coastal Commission's actions of August 6, 2001, by accepting and carrying out Local Coastal Program Amendment 00-147 (SCT-MAJ-2-01) with the suggested modifications of the Coastal Commission; and

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Section 6: Pursuant to Section 13551(b) of the Coastal Commission Regulations, the City of San Clemente Coastal Element Land Use Plan Amendment will take effect automatically upon final action of The California Coastal Commission.

Section 7: 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 5th day of September, 2001.

Scott Diehl

Mayor of the City of
San Clemente, California

ATTEST:

Anne Whade

CITY CLERK of the City of
San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) §
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 01-51 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 5th day of September, 2001, by the following vote:

AYES: DAHL, EGGLESTON, RITSCHER, MAYOR DIEHL
NOES: NONE
ABSENT: DOREY

Anne Whade

CITY CLERK of the City of
San Clemente, California

I, MYRNA ERWAY, CITY CLERK OF THE CITY OF SAN CLEMENTE, STATE OF CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THE FOREGOING INSTRUMENT TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL NOW ON FILE IN MY OFFICE.

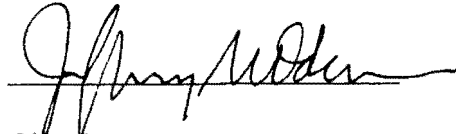
DATE:

MYRNA ERWAY
CITY CLERK

BY: *Anne Whade*

EX. 1
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Approved as to form:


City Attorney

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EX. 1
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EXHIBIT A

EXHIBIT A

EX. 1
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V. LAND USE PLAN SUGGESTED MODIFICATIONS

The City's proposed land use plan amendment contains ambiguous language, which must be clarified pursuant to Section 30510 of the Coastal Act and Sections 13511 and 13552 of Title 14 of the California Code of Regulations, as will be discussed further in the following section. For comparative purposes, this section presents the City's submitted language, followed immediately by the Commission's suggested modifications to that language.

Suggested Modification # 1
Table 3-1, Coastal Land Use Plan Classifications

As Submitted: The City of San Clemente proposes the following alterations to Table 3-1, Coastal Land Use Plan Classifications, on page 3-5 of the City of San Clemente LUP. Language proposed by the City is shown in ***underlined boldface italics***. No deletions are proposed. The Commission's suggested modifications to the City's proposed language are provided in the following section.

Coastal Land Use Plan Classifications
Table 3-1

Category	Typical Principal Uses	Maximum Density/ Intensity and Height
MU 1, 1.1, 1.2, 2, 3, 4.1 and 4.2	The mixed use zones allow a combination of commercial uses with residential units allowed on upper floors. Most MU zones allow Neighborhood Commercial (NC) and Community Serving Commercial (CC) uses as described above. However, the MU 1.2-p-A also allows regional commercial uses.	Floor area ratio/height: MU1.1: 0.35/2 stories MU1.2: 0.35/3 stories MU 2: 0.5/2 stories MU 3: 1.0/2 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope
	Residential units are allowed on the second floor and higher, <i>with exceptions provided for structures on the City's Designated Historic Structure's List and located in the area designated in this Plan as Downtown San Clemente,</i> when integrated with commercial, excluding large scale single use functions (e.g. grocery stores) and provided impacts are mitigated.	Floor area ratio/height: MU 1.1: 1.0/3 stories MU 1.2: 1.0/4 stories MU 2: 1.5/3 stories MU 3: 2.0/3 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope

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Suggested Modifications: The Commission certifies the following, with modifications as shown. Language as submitted by City of San Clemente is shown in straight type. Language recommended by the Commission for deletion is shown in ~~strike-out~~. Language proposed to be inserted by the Commission is shown in **boldface italics**.

Coastal Land Use Plan Classifications
Table 3-1

Category	Typical Principal Uses	Maximum Density/ Intensity and Height
MU 1, 1.1, 1.2, 2, 3, 4.1 and 4.2	The mixed use zones allow a combination of commercial uses with residential units allowed on upper floors. Most MU zones allow Neighborhood (NC) and Community Serving Commercial (CC) uses as described above. However, the MU 1.2-p-A also allows regional commercial uses.	Floor area ratio/height: MU1.1: 0.35/2 stories MU1.2: 0.35/3 stories MU 2: 0.5/2 stories MU 3: 1.0/2 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope
	Residential units are allowed on the second floor and higher, with exceptions provided for structures on the City's Designated Historic Structure's <u>Structures</u> List and <u>that are</u> located in the area designated in this Plan as Downtown San Clemente, when integrated with commercial, excluding large scale single use functions (e.g. grocery stores) and provided impacts are mitigated.	Floor area ratio/height: MU 1.1: 1.0/3 stories MU 1.2: 1.0/4 stories MU 2: 1.5/3 stories MU 3: 2.0/3 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope

Suggested Modification # 2
Addition of Figure 3-2, Special Districts

The proposed amendment references an "area designated in this Plan as Downtown San Clemente." However, the San Clemente LUP does not contain a graphic depiction of the Downtown area. To clarify the location of the Downtown Special District referenced in the City's Land Use Plan, the Commission suggests the following modification to Section F, Special Districts, on page 3-13 of the LUP. With this modification, new graphics depicting the boundaries of all four (4) "Special Districts" shall be added to the City's LUP, as generally depicted in Exhibits 5a-5d.

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The following language is existing in the LUP. No changes are proposed by the City. Language proposed to be inserted by the Commission is shown in underlined boldface italics.

Policy Intent

Plan policy provides for a hierarchy of special district which, due to their unique character and land uses, are considered in further detail to address their functional role and form. The special districts include: Downtown San Clemente, Pier Bowl, North Beach, and Marblehead Coastal (see Figures 3-2 through 3-5).

Suggested Modification # 3 **Policy Language Correction, Page 3-15**

As Submitted: The City of San Clemente proposes the following alterations to Policy VI. 3, Downtown San Clemente, on page 3-15 of the City of San Clemente LUP. Language proposed by the City is shown in underlined boldface italics. No deletions are proposed. The Commission's suggested modifications to the City's proposed language are provided further below.

- VI.3 Accommodate the development of residential uses on the second floor or higher of structures containing commercial uses and or parking on the lower levels with exceptions possible through discretionary review for buildings on the City's Historic Structure's List. (GP Policy 12.3)

Suggested Modifications: The Commission certifies the following, with modifications as shown. Language as submitted by City of San Clemente is shown in straight type. Language recommended by the Commission for deletion is shown in ~~strike-out~~. Language proposed to be inserted by the Commission is shown in underlined boldface italics.

- VI.3 Accommodate the development of residential uses on the second floor or higher of structures containing commercial uses and or parking on the lower levels with exceptions possible through discretionary review for buildings on the City's Historic Structure's Structures List. (GP Policy 12.3)

3. Industrial Districts

- a. Rancho Business Parks
- b. Los Molinos Business Park
- c. Rancho San Clemente Heavy Industrial Park

4. Ranchlands Planned Communities

1. Commercial and Mixed Use Districts

Goal

Provide a hierarchy of distinct commercial and mixed commercial and residential districts which are differentiated by their functional role and physical form and character.

a. Downtown San Clemente

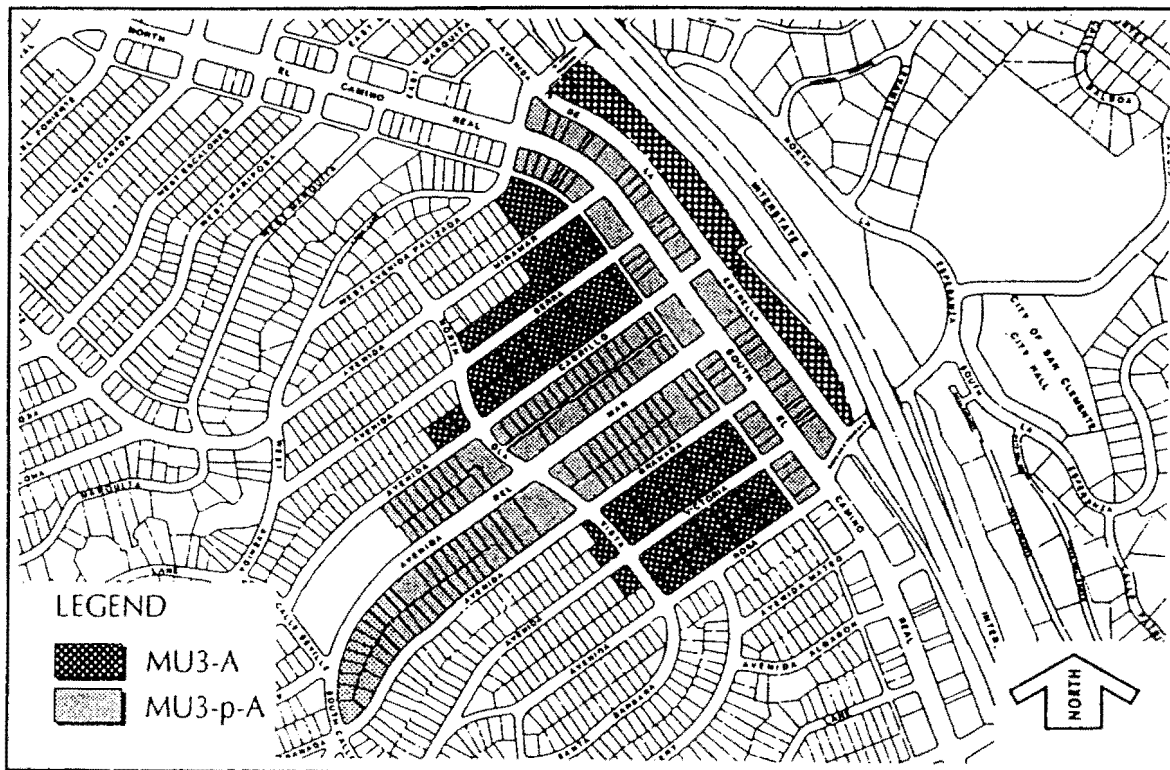



Figure 1-1

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EXHIBIT No. 5a
Application Number: SCT-MAJ-02-01
Downtown District
 California Coastal Commission

b. North Beach

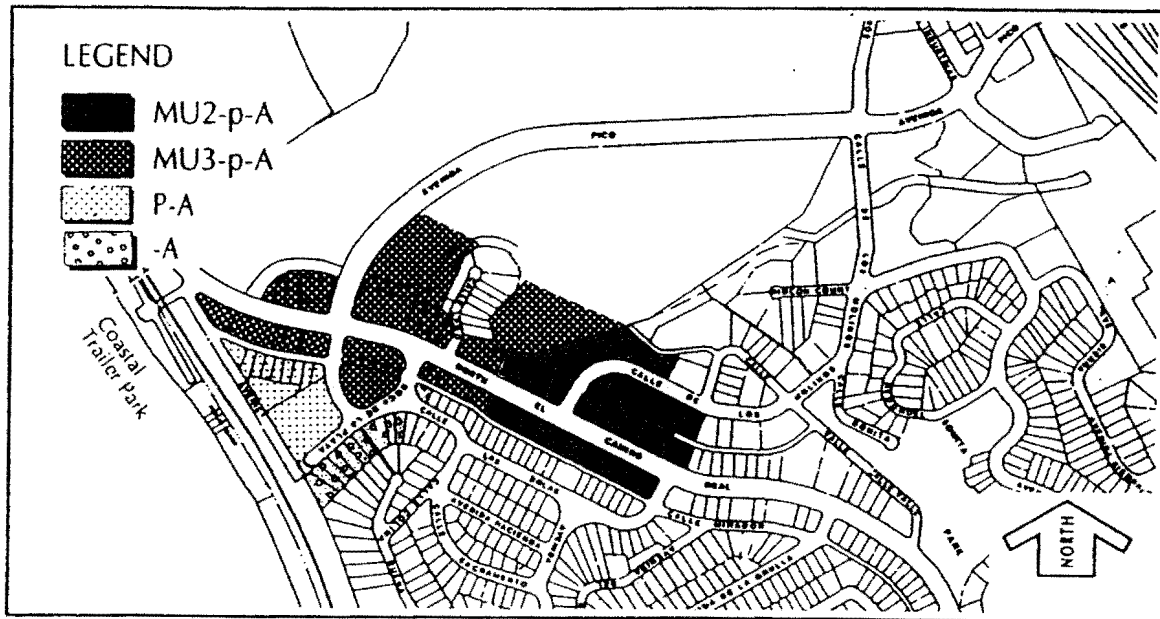


Figure 1-2

Policy Intent

Plan policy provides for the revitalization of the North Beach area as depicted on **Figure 1-2**, as a community- and visitor-serving mixed-use, high activity center of the City. This is intended to capitalize on the area's adjacency to the beachfront and emphasize the significant historic structures including the Ole Hanson Beach Club, Miramar Theater, and Sebastians. It is further intended that the provision of coastal-related uses offers an opportunity to lessen the demands to intensify development at the Pier Bowl.

Retail shops, gift stores, restaurants, hotels/motels, entertainment, and residential units above lower level commercial would be accommodated to establish a pedestrian-oriented "village" environment (similar to the downtown). Opportunities for additional coastal uses (a second pier, beach boardwalk, etc.), a new train station, and/or a multi-modal transportation center are allowed by the policy. Extensive streetscape amenities would be incorporated to provide linkages among individually developed sites and a unique identity for the district.

Objective

- 1.13 Provide for the enhancement of North Beach as a primary City entrance and distinctly identifiable, pedestrian-oriented center of tourist and community activity, capitalizing on its location adjacent to the coast and emphasizing its historic structures (areas designated as "MU 3-p-A", "MU 2-p-A" and "P-A").

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EXHIBIT No. 5b
Application Number: SCT-MAJ-02-01
North Beach District
California Coastal Commission

Shorecliffs Golf Course site (designated as "CRC 2") (I 1.1, I 1.6, and I 1.7).

Density/Intensity and Height

1.21.2 Permit the development at a maximum intensity of a FAR of 1.0 and/or 500 hotel rooms and height of 55 feet, or to the height of Interstate 5 at the periphery of the site, so as to preserve views to the ocean from the freeway, whichever is higher (I 1.1 and I 1.3)

Design and Development

- 1.21.3 Require that new development be designed in its architecture, site plan, and landscape to convey a high quality of visual character, which distinguishes the site as a destination resort of regional importance (I 1.1, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19).
- 1.21.4 Require pedestrian, visual, and landscape linkages to existing golf course facilities and residential neighborhoods (I 1.1, I 1.6, I 1.7, and I 1.8).

b. Marblehead Coastal

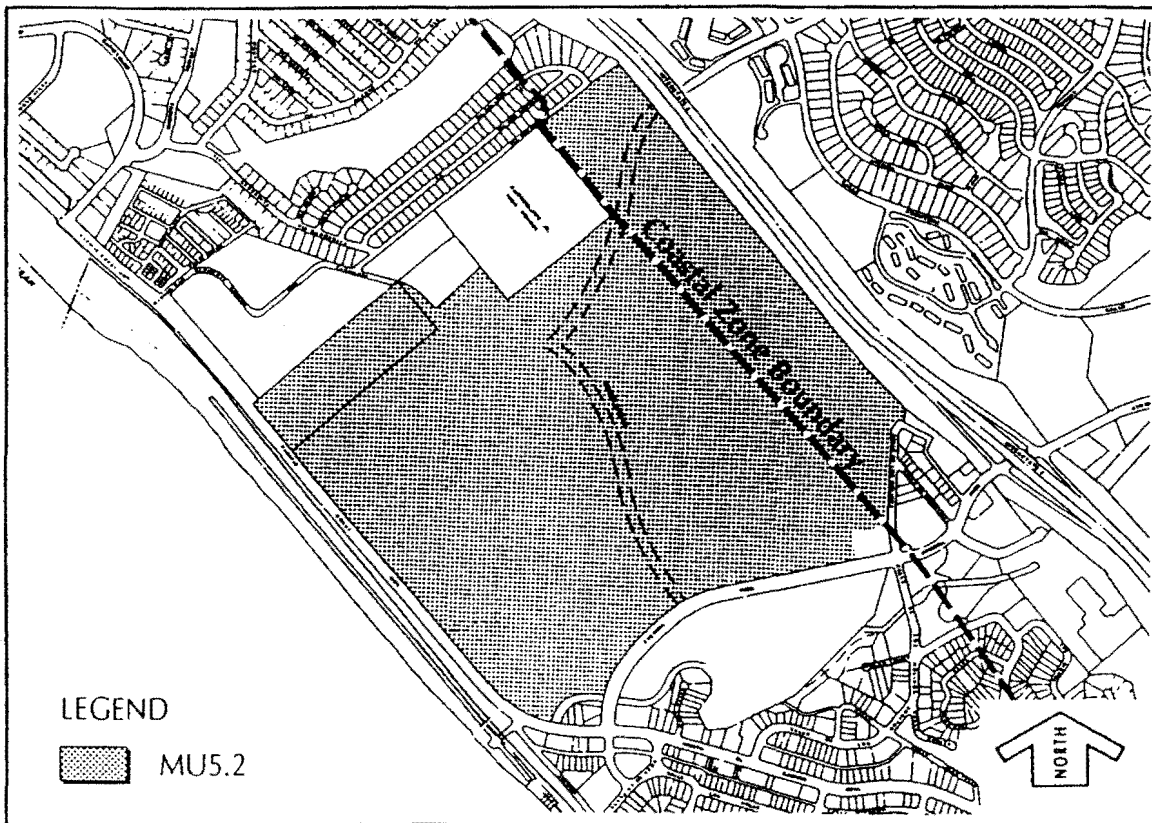


EXHIBIT No. 5d
Application Number: SCT-MAJ-02-01
Marblehead Coastal District
California Coastal Commission

EX. 1
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EXHIBIT B

Ex. 1
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EXHIBIT B

Category	Typical Principal Uses	Maximum Density/ Intensity and Height
P	Governmental administrative and related facilities, utilities, schools, public and private parking, undeveloped parks.	N/A
MU 1, 1.1, 1.2, 2, 3, 4.1, and 4.2	<p>The mixed use zones allow a combination of commercial uses with residential units allowed on upper floors.</p> <p>Most MU zones allow Neighborhood (NC) and community serving commercial (CC) uses as described above. However, the MU 1.2-p-A also allows regional commercial uses.</p> <p>Residential units are allowed on second floor and higher, with exceptions provided for structures on the City's Designated Historic Structures List that are located in the area designated in this Plan as Downtown San Clemente, when integrated with commercial, excluding large scale single use functions (e.g. grocery stores) and provided impacts are mitigated.</p>	<p>Floor area ratio/height:</p> <p>MU 1.1: 0.35/2 stories MU 1.2: 0.35/3 stories MU 2: 0.5/2 stories MU 3: 1.0/2 stories MU 4.1 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope</p> <p>Floor area ratio/height:</p> <p>MU 1.1: 1.30/stories MU 1.2: 1.40/stories MU 2: 1.5/3 stories MU 3: 2.0/3 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope</p>
MU 4.3	<p>Overnight accommodations, restaurants, cultural facilities, museums, and ancillary retail.</p> <p>Residential units on second floor and higher integrated with commercial.</p>	<p>Floor area ratio: 1.0</p> <p>Height:</p> <p>Ocean frontage – no view blockage of Casa Romantica</p> <p>Street frontage – height of buildings and adjacent parcels</p> <p>Same as above</p>
OS 1	Publicly owned existing and dedicated parklands, parking lots, and other.	N/A
OS 2	Privately owned and intended as open space for passive recreation, aesthetic, golf courses and ancillary uses, and/or resource management purposes.	N/A
OSC	Public and private golf courses and ancillary facilities(e.g., clubhouses).	To be determined on an individual basis.
Pedestrian -p	Uses permitted by the underlying land use category. Offices located to rear of ground floor retail and second floor and higher; limited street front use. Pertinent design standards.	As specified by underlying land use zone.
Architectural Design -A	Uses permitted by underlying land use category. Design in accordance with Spanish Colonial Revival standards (Urban Design Element).	As specified by underlying land use zone.

community. Plan policy includes the continuation of existing parks, beaches, and trails; preservation of open space which is publicly owned, encumbered by easements, or maintained by homeowners associations; dedication of new parklands and open space through the development review process; preservation of coastal canyons and significant environmental habitats, and the construction of new pedestrian and bike trails in the City.

Goal

- V. Preserve open spaces for the City's residents which provide visual relief, amenities and recreational opportunities, protect environmental resources, protect the population from environmental resources, protect the population from environmental hazards, and are in balance with new development (GP Objective 1.9).

Policy

- V.1 Designate lands for the provision of recreational open spaces on the Coastal Land Use Plan Map which are sufficient to meet the needs of existing and future residents (GP Policy 1.9.1).
- V.2 Designate lands for the provision of passive and visual open space on the Coastal Land Use Plan Map, which provide a balance to the urban and suburban development of the City (GP Policy 1.9.2.).
- V.3 Designate lands for the protection of significant environmental resources and protection of life and property from environmental hazards on the Coastal Land Use Plan Map (GP Policy 1.9.3).
- V.4 Provide for the development of additional open spaces for recreational purposes in accordance with the Parks and Recreation Element and Master Plan of Parks and Recreation (GP Policy 1.9.10).

SPECIAL DISTRICTS

Policy Intent

Plan policy provides for a hierarchy of special districts which, due to their unique character and land uses, are considered in further detail to address their functional role and physical form. The special districts include: Downtown San Clemente, Pier Bowl, North Beach and Marblehead Coastal (see Figures 3-2 through 3-5). The policy intent for each of these districts is as follows:

Downtown

Downtown San Clemente, which functions as the symbolic “core” of the City, will continue to emphasize its pedestrian and “village” character. Community and visitor serving uses, with residential units on the upper stories, are encouraged. Architecture is required to be Spanish Colonial Revival, and site design will emphasize buildings along street frontages that incorporate courtyards, arcades, streetscapes, and similar designs to encourage pedestrian activity.

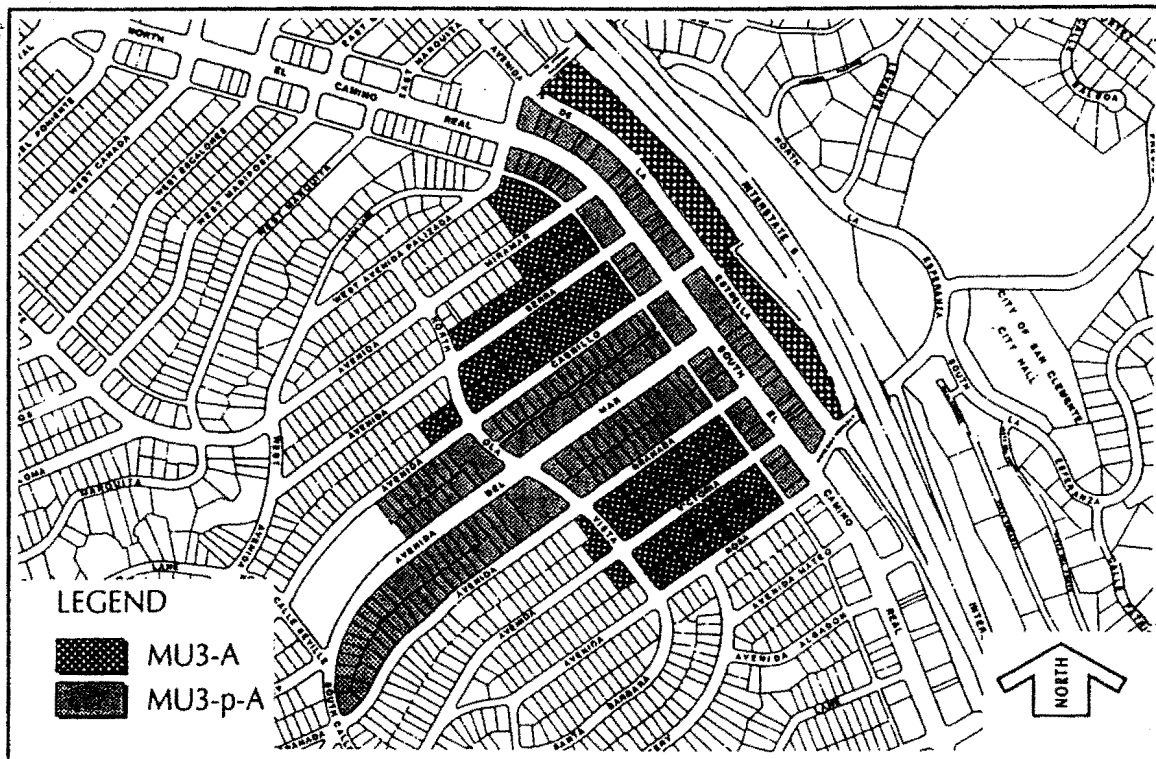


Figure 3-2

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Marblehead Coastal

Marblehead Coastal is the only large vacant land holding remaining in the Coastal Zone. The 253 acre Marblehead Coastal site is considered to be a "white-hole" in the City's Coastal Zone and is not included as part of the certified Coastal Element. When a specific plan for Marblehead Coastal is submitted, it will contain a Coastal Plan Element which is expected to be consistent with the Coastal Act and with the City's adopted Coastal Element. It is anticipated that a specific plan for this site would include a mix of residential development, hotel uses, commercial uses, offices, and public and private parks.

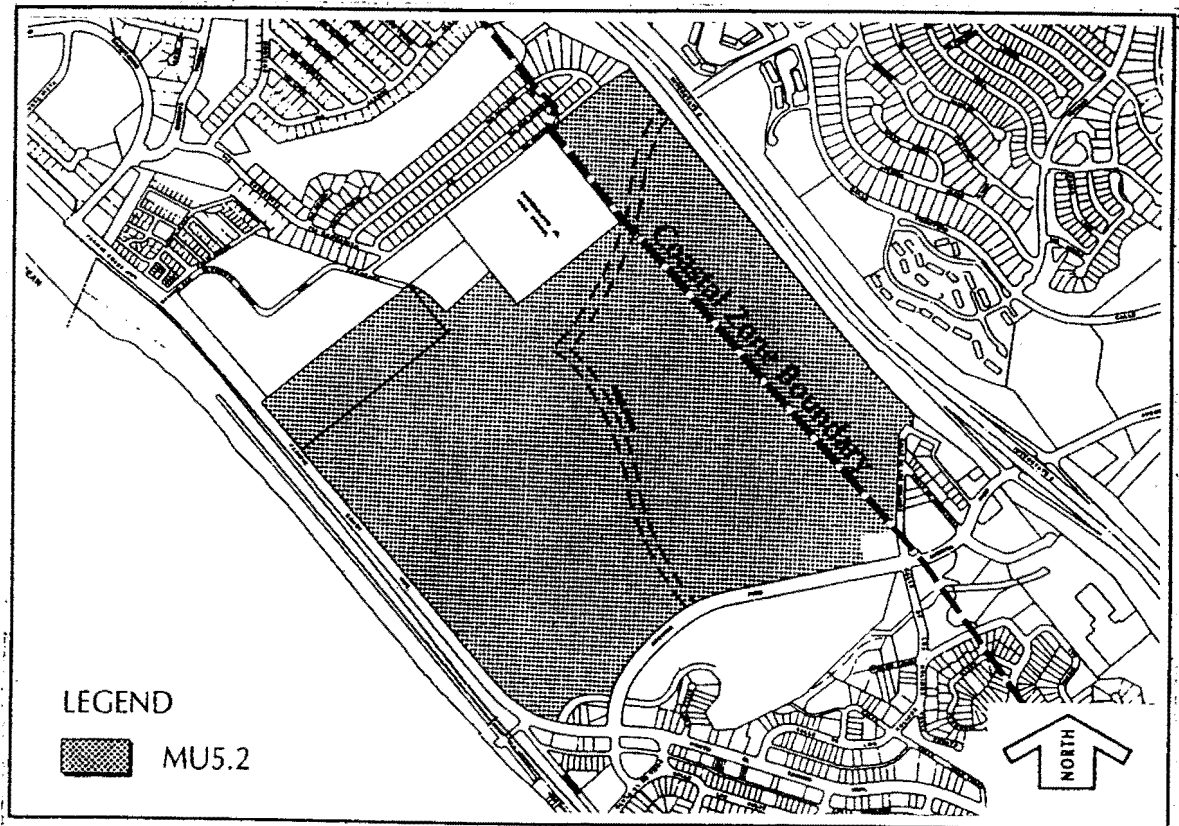


Figure 3-5

EX. 1
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Goal

- VI. Develop special mixed use districts for these key coastal activity areas within the Coastal Zone. The district will expand upon the general land use policies and standards previously identified in order to accommodate these areas unique needs. (Refer to the policies in Section 1.11 of the General Plan Land Use Element for more detailed policies on special districts).

Policy*Downtown San Clemente (refer to Section 1.12 of the Land Use Element)*

- VI.1 Provide for the needs of residents and tourists by establishing a mixed use district designated as "MU 3-p-A and MU 3-A" (See Table 3-1).
- VI.2 Accommodate the development of community and visitor serving commercial uses, including retail, financial, household supply and furnishings, eating and drinking establishments, food sales, drug stores, personal and business services, professional offices, art and cultural facilities, entertainment, overnight accommodations, public facilities, and similar uses (GP Policy 1.12.1).
- VI.3 Accommodate the development of residential uses on the second floor or higher of structures containing commercial uses and or parking on the lower levels with exceptions possible through discretionary review for buildings on the City's Designated Historic Structures List. (GP Policy 12.3)
- VI.4 Consider the development of a Specific Plan for the downtown area.

Pier Bowl (refer to Section 1.14 of the General Plan Land Use Element)

- VI.5 Accommodate a mixture of residential, recreational and commercial land uses within the Pier Bowl by establishing land use as "MU 4-1-p-A," "MU 4-2-p-A," "MU 4-3-p-A", "P-A", "RM-A", "OS1", "RH-A" and "CRC1-p-A" (see Table 3-1).
- VI.6 Formulate a Specific Plan incorporating detailed land uses, design, and public improvement requirements to ensure consistent development of the Pier Bowl area (GP Policy 1.14.1).