

CALIFORNIA COASTAL COMMISSION

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Filed: 02-26-98
49th Day: 04-16-98
180th Day: 08-25-98
Staff: RMR/LB RMR
Staff Report: May 15, 1998
Hearing Date: June 9-12, 1998
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 5-98-086

APPLICANT: City of San Clemente

AGENT: Akram Hindiyeh

PROJECT LOCATION: Camino Capistrano & Avenida Calafia, San Clemente,
Orange County

PROJECT DESCRIPTION: On Avenida Calafia: near the entrance to San Clemente State Beach headquarters convert 16 unmetered, two-hour, on-street parking spaces to metered six-hour parking spaces and remove red curb restrictions adding 8 spaces. On Camino Capistrano: replace existing two-hour unmetered parking with 71 six-hour, on-street metered parking spaces. All parking meters charge a rate of .75 cents per hour.

LOCAL APPROVALS RECEIVED: Approval from the Community Development Department of the City of San Clemente

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan, Coastal Development Permits 5-93-321 (San Clemente), 5-86-474 (County of Orange)

STAFF NOTE:

This application was scheduled as a waiver for the April 7-10, 1998 Coastal Commission hearing and was removed from the waiver calendar by a vote of three Commissioners based upon their concern that free on-street beach parking would be converted to metered parking. Although the existing on-street parking is free, it is limited to short-term parking (2 hours) and subject to ticketing for violations. Staff recommends approval of the proposed development because it results in an increase in long-term beach parking.

III. Special Conditions

1. Future Development/Parking Fees

No changes to the approved development, including any changes to the hours of operation or the amount of the parking fee, shall occur without a Coastal Commission approved permit amendment unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations

A. Project Description

The proposed development consists of the installation of a total of 95 parking meters on portions of Camino Capistrano and Avenida Calafia. Camino Capistrano (see Exhibit 1) terminates at El Camino Real (Pacific Coast Highway) and is at the northern boundary of the City of San Clemente and the City of Dana Point. Parking is not allowed on either side of El Camino Real and public on-street parking is allowed for two hours on Camino Capistrano. There is no public beach access parking between Camino Capistrano and the North Beach public parking lot one-half to one mile south (see Exhibit 2). The beach is seaward of El Camino Real and the railroad tracks and is accessible by parking either on Camino Capistrano or residential streets.

Avenida Calafia (see Exhibit 1) is located at the southern part of San Clemente and is the only road leading to the San Clemente State Beach headquarters and beach-level parking lot. The western segment of Avenida Calafia terminates in a public parking lot adjacent to the beach with an at-grade pedestrian crossing of the railroad tracks. The public parking lot includes a concession stand, restrooms and showers. Additional public parking is available at the park headquarters inland off of Avenida Calafia.

There is a beach-level parking lot (see Exhibit 2). Metered parking at the beach level lot and on Avenida Calafia is for a six-hour duration at a cost of .75 cents per hour. The beach level parking lot and parking along Avenida Calafia are operated by the City of San Clemente. There is an at-grade railroad track crossing connecting the public parking lot to the beach.

The proposed development would convert the equivalent of 16 two-hour signed parking spaces to six-hour metered parking spaces on both sides of Avenida Calafia east of the entrance to San Clemente State Beach headquarters and add 8 six-hour on street parking meters on the southwestern side of Avenida Calafia just below the entrance to the park. Two-hour non-metered parking is currently allowed on both sides of Avenida Calafia east (inland) of the park entrance. The 8 parking meters to be installed below (seaward of) the park entrance will replace existing red-curbed, no parking area.

B. Public Access

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

lot reaches capacity on summer weekends. Therefore, the proposed installation of parking meters on Avenida Calafia benefits beach access by increasing the amount of long-term beach parking. Another benefit of the proposed project is that one will be able to put enough money in the meter to enjoy the beach for up to six hours without having to return to the car. Although parking is currently free, it is limited to two hours maximum. Therefore, in order to avoid parking ticket violations beachgoers have to return to their vehicles and find a new parking space every two hours. This interruption detracts from the enjoyment of the beach.

Camino Capistrano is located at the northern city boundary of San Clemente and Dana Point (see Exhibit 3). Public beach access is obtained by parking along Camino Capistrano and walking through a walkway provided mid-height on the storm drain channel walls under the Coast Highway and railroad tracks (see Exhibit 4). There is a stretch of public beach which is in Dana Point and private beach in San Clemente (belonging to the Shorecliffs Beach Club, see Exhibit 4). This stretch of beach is identified in the certified LUP as a popular surfing and body-boarding area. No public parking is allowed on either side of El Camino Real. Public parking is allowed on Camino Capistrano, but is limited to two hours. The northern side of Camino Capistrano is residential hillside. The southern side of Camino Capistrano at El Camino Real is commercial. A small commercial/retail center is located inland off of Avenida Vaquero. The proposed development would allow the installation of 29 six-hour metered parking spaces seaward of Avenida Vaquero and 42 six-hour metered parking spaces along the south side of Camino Capistrano above Avenida Vaquero (see Exhibit 3).

Currently the area is signed for two-hour parking, which is insufficient for beach access purposes. However, with the installation of the parking meters beach patrons will be able to park for up to six hours at the citywide beach parking rate of .75 cents per hour.

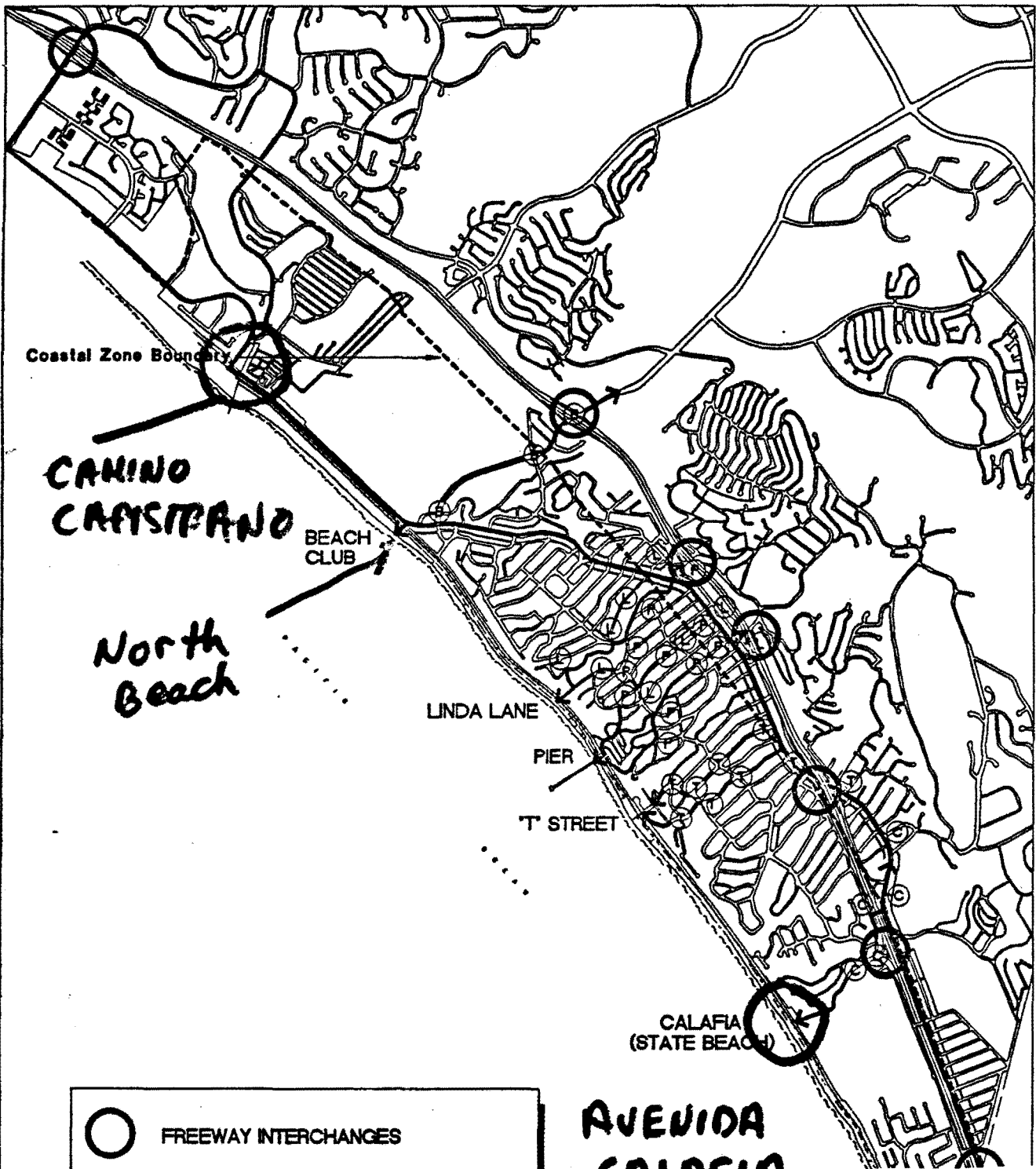
The installation of the 95 parking meters at both locations will have a beneficial impact on long-term beach parking, particularly along Camino Capistrano where there is no existing long-term beach parking available to the public.

Therefore, the Commission finds that the proposed development would increase the supply of affordable long-term beach parking and is consistent with the coastal access and recreation policies of the Coastal Act.

C. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998 the Commission certified with suggested modifications the IP portion of the Local Coastal Program. As conditioned, the proposed development is consistent with the policies contained in the certified Land Use Plan regarding public access. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).



- FREEWAY INTERCHANGES
- PRIMARY CIRCULATION ROUTES
- (B) BEACH CLUB SIGNS
- (L) LINDA LANE SIGNS
- (P) PIER SIGNS
- (T) T STREET SIGNS
- (C) SAN CLEMENTE STATE BEACH SIGNS

AVENIDA CALAFIA

EXHIBIT NO. 1
 APPLICATION NO.
 5-98-086
 VICINITY

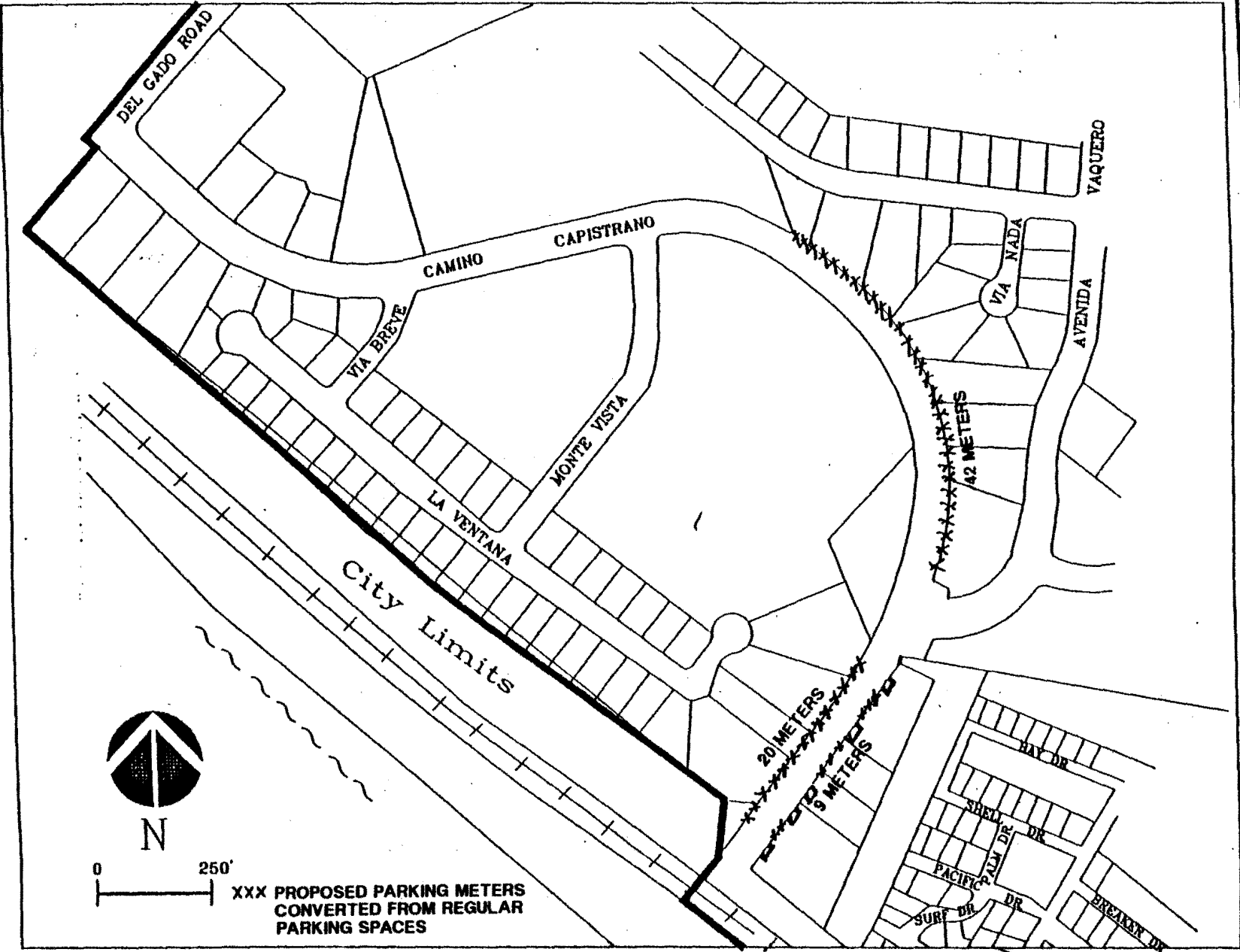


FIGURE 2-3



**CITY OF SAN CLEMENTE
 COASTAL CIRCULATION AND BEACHES ACCESS ROUTES**

EXHIBIT NO. 3
 APPLICATION NO.
 5-98-086
 CAMINO
 CAPISTRANO
 California Coastal Commission



CALIFORNIA
 COASTAL COMMISSION

RECEIVED
 MAY 18 1998

CAM. CAPISTRANO

Chapter 2: Area Description

- **Access Points 15: Avenida Calafia - San Clemente State Beach**

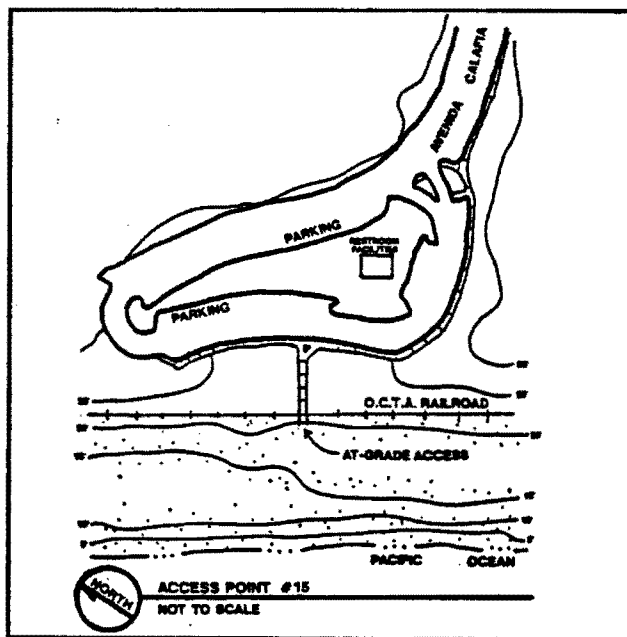
The third beach access point in the Calafia/South Area is at the northwestern edge of the San Clemente State Beach (see Figure 2-20). Access via Avenida Calafia, which terminates at the beach. Avenida Calafia is one of the most direct, and therefore easiest, routes to the shoreline. Pedestrian access is also available from Avenida Lobeiro through Calafia Park. Calafia Beach and park is owned by the State, leased to the County of Orange and subleased to the City to maintain and operate.

Present facilities at Calafia Beach include:

- ▶ Beach concession stand
- ▶ Restrooms
- ▶ Showers
- ▶ Picnic tables
- ▶ Metered parking

In addition to these existing facilities there are plans to provide a train signal with a warning bell and a ramp to the beach.

FIGURE 2-20



Beach Access 15 - Avenida Calafia



EXHIBIT NO. 5
APPLICATION NO. 5-98-086
AVENIDA CALAFIA ACCESS