

CALIFORNIA COASTAL COMMISSION

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F9b

SECOND ADDENDUM

September 9, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM to Item F9b, Coastal Development Permit Application No. 5-21-0128 (Publik House, LLC & San Clemente Arts, LLC) for the Commission Meeting of FRIDAY, SEPTEMBER 10, 2021.**

I. Corrections to Special Condition No. 2 Parking Monitoring Plan

Make the following changes to Special Condition No. 3 (additions shown in **bold underlined** text; deletions shown in ~~strike-through~~ text):

2. Parking Monitoring Plan.

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and approval of the Executive Director, a Parking Monitoring Plan (PMP). The PMP shall be prepared by a qualified professional with expertise in traffic and parking management. The PMP shall describe parameters to be applied that are sufficient to determine whether the project parking provided pursuant to approval of this CDP is adequate to meet the project's parking demand.

B. The Parking Monitoring Plan shall include methods of data collection, analysis, and conclusions regarding the effect of the subject development on public access in the North Beach Study Area (depicted on Figure 1 Vicinity Map of the City of San Clemente North Beach Parking Study, August 2018, attached to this 8/19/2021 staff report as [Exhibit 9](#)), and the adequacy of project parking to serve the uses on site.

The Parking Monitoring Plan shall include measures such as, but not limited to:

- 1) Documenting how many on-site spaces are occupied throughout the business hours for each use;
- 2) Documenting how many public on-street parking spaces are occupied on Calle de los Molinos throughout the business hours for each use;

- 3) Documenting how customers for each use arrive to the establishment, and if by private vehicle, where they have parked;
- 4) **Documenting the occupancy and use of each of the three parking spaces that provide electric vehicle charging;**
- 5) Documenting the occupancy and use of each of the three parking spaces that provide electric vehicle charging;
- 6) For customers who have arrived by private vehicle, noting to the extent feasible, whether any other activities were included with their single parking incident (e.g., visiting neighboring business, visiting North Beach beach, travel on the trolley or Metrolink, etc.);
- 7) Documenting when special events patrons have stayed at nearby hotels and walked to the event;
- 8) Available information regarding factors such as weather, water quality, surf conditions, etc. that may affect visitation patterns;
- 9) Special events including dates and time periods that such events occurred.

C. Monitoring shall commence when the approved uses commence, and shall continue for the entire duration of the approved three-year limited term period.

D. Analysis shall focus on availability of public parking in the North Beach Parking Study Area and impacts to it due to the uses approved per 5-21-0128.

E. If the Parking Management Plan's collected data indicates that occupancy of the three electric vehicle parking spaces exceeds 80% during operation of the approved on-site uses, the amendment shall include additional electric vehicle charging opportunities on-site.

F. If an amendment to this CDP is pursued to extend the expiration date beyond the three-year limited term period, the PMP data and analysis shall be included with the amendment request. A final monitoring report based upon the data and analysis shall be prepared and submitted. The final report must evaluate whether the approved uses resulted in any significant adverse impact to available public parking in the area and to public coastal access. If adverse impacts are noted, the final report shall include recommendations for changes to the parking program that would offset any significant adverse impacts to public access and recreation to and along the coast, such as, but not limited to, the provision of off-site valet parking location and/or off-site employee parking. Any such off-site location(s) shall be off-street, non-public spaces.

The PMP and final monitoring report may reference information from North Beach Parking Studies prepared by the City, but shall be a separate, site- and project-specific document.

G. The permittee shall undertake development in accordance with the approved PMP unless any changes to the approved PMP are submitted for Coastal

Commission review and the Commission amends this permit or the Executive Director provides written determination that no amendment is legally required for any proposed minor deviations.

II. Corrections to Special Condition No. 3 Revised Transportation Demand Management Plan.

3. Revised Transportation Demand Management Plan.

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and approval of the Executive Director, a revised Transportation Demand Management Plan (TDMP) in substantial conformance with the TDMP submitted with CDP application 5-21-0128, received by the South Coast District office via email on 6/29/2021. The revised TDMP shall be prepared by a qualified professional with expertise in traffic and parking management, and shall identify measures to be implemented to lessen the impacts to public access due to the subject development. **The revised TDMP shall include plans depicting the on-site locations for electric vehicle charging and all bicycle parking.** At a minimum, the revised TDMP shall include, but is not necessarily limited to, the measures included in the TDMP received 6/29/2021, and:

- 1) Parking for a minimum of ~~fourteen~~^{seven} bicycles on-site, **including equipment to secure 10 standard bicycles**; ~~including a bike rack able to accommodate 5 bicycles and additional space to accommodate electric bicycles on-site; the TDMP shall include a site plan identifying the location of all bicycle parking rack(s) on site and the means for securing a minimum of 10 standard bicycles for both regular and electric bicycles as well as additional area able to accommodate electric bicycle parking;~~
- 2) **The ability to charge a minimum of three electric vehicles on site at the same time and installation of two additional electric vehicle capable spaces; when special events of more than 100 guests occur, and valet parking is being provided, the electric vehicle charging station parking spaces may be used for valet parking;**
- 3) an employee education program to inform employees of public transit options, ridesharing, and bicycle infrastructure nearby with the aim of reducing the need for on-site employee parking at the project site;
- 4) an employee commuter information board that offers employees appropriate information on available transportation alternatives to the single-occupancy private vehicle (i.e, current maps, routes and schedules for public transit; ridesharing match lists; available employee incentives; ridesharing promotional material supplied by commuter-oriented organizations, etc.). This area shall be readily accessible to all employees;

- 5) a public transit fare reimbursement program shall be implemented by the permittee. The permittee shall provide to employees of the development a 100% reimbursement of any public transit fares to and from work. Posters, brochures and registration materials of the program shall be available to employees at all times. Employees shall be informed of the program upon orientation and annually thereafter.

B. The permittee shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director provides a written determination that no amendment is legally required for any proposed minor deviations.

~~B. The applicants shall undertake development in conformance with the approved final plans unless.~~