

## **CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
301 East Ocean Blvd., Suite 300  
Long Beach, CA 90802  
(562) 590-5071



# **F9b**

**5-21-0128 (Publik House LLC)  
September 10, 2021**

**CORRESPONDENCE**

## Agape Event Center in San Clemente

William Blackwill <william.blackwill@cox.net>

Thu 8/26/2021 1:06 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Cc: Boogie Rose <boogrose@gmail.com>

Steve Padilla

Dear Steve, I wanted to send you this email in support of the Agape Event Center planned for our wonderful town of San Clemente. This will be such a great addition to the town that I have lived in for over 40 years. We really need this type of facility! The impact on beach parking will be minimal as there is a considerable amount of parking nearby in our industrial area and this facility should not detract from beach parking as very few beach goers park this far from North Beach.

Thank you for your consideration.

Regards, William Blackwill

**Application No. 5-21-0128 (Publik House, LLC & San Clemente Arts, LLC, San Clemente)**

Topher Van Mourick <tophervm@gmail.com>

Thu 8/26/2021 3:39 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Dear Mr. Padilla,

Please find this brief letter in full support of the above referenced proposed redevelopment project known as "Publik House" in the North Beach area of San Clemente, California.

As a resident of South Orange County for nearly 40 years and a homeowner in San Clemente for nearly 10 years I have become very familiar with the subject site and surrounding areas. While I have no financial or other direct interest in the project, I was thrilled to learn of its proposed redevelopment from a dilapidated art supply building serving only a very specific clientele to an aesthetically pleasing building serving the direct needs of the community. I hope for the success of not only this project, but others in the area that are desperately in need of similar redevelopment. There always seems to be an abundance of parking in the area which in a way propels the dilapidation due to frequent loitering and trash being left in the open areas. I feel the community at large would agree with these statements and are equally as optimistic about the revitalization of this specific site and others in the North Beach area.

Sincerely,  
Christopher Van Mourick

## Publik House Project

troy niklas <tniklasbiz@gmail.com>

Tue 8/31/2021 6:01 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi,

I just wanted to emphasize my support for Eric Bowman and his Publik House project! I think that it will bring vibrancy to the town and I hope that you can approve his project. Thank you!

Best,

Troy Niklas

## Agápe Event Center project

Tina Metzger <brodi92866@yahoo.com>

Wed 8/25/2021 5:54 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Dear Mr Steve Padilla, My name is Tina Metzger and I'm a home owner in San Clemente. I wanted to give you my input for the Agápe Event Center ( Eric Bowman) is purposing. I see this as giving North Beach area of San Clemente a revamp. There will be parking on location site but there is also lots of parking in that industrial area. I also noticed that the free trolley in town stops right in frontg of location. The plans sound amazing and I can see this being a great addition to our city. We need places like this in the community that can be used as meeting rooms outside of restaurants. I can see it being used for many gatherings such as book clubs, art classes, girls or boy scout clubs, company meetings and weddings.

Im really excited as I know others in the community are about this happening. Please feel free to contact me if you have any questions, Tina Metzger, 714-679-0058

## Agape Event Center - 1531 N. El Camino Real

Steve and Wendy McGreevy <steveandwendy@cox.net>

Sun 8/29/2021 1:11 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Mr. Steve Padilla-

The purpose of this email is to give our STRONG support of the Agape Event Center located at 1531 N. El Camino Real.

My wife, Wendy, and I have been residents of San Clemente since 1998. We have been active members of this community (public schools; church and youth sports).

The north beach area of San Clemente is in great need of an institution like the Agape Event Center. It is precisely the type of revitalization this business area in North Beach needs.

We cannot say enough about the quality and character of the two people spearheading this endeavor: Boog Rose and Eric Bowman. Their reputations in both the business and San Clemente community are outstanding.

Having passed by this area 100s of times (just in the past few months alone) there should be absolutely NO CONCERNS on behalf of the Coastal Commission about parking or any impact it would have on the beach.

The location of this event center is well beyond the distance of anyone needing to find parking to go to North Beach.

This event center is a good thing.

If you have any questions, please do not hesitate to contact me at 949-939-1462.

sincerely,

Steve McGreevy, Esq.

Wendy McGreevy, Esq.

## Publik House

Paul Anthony <Paul.Anthony@cynergistek.com>

Tue 8/31/2021 8:21 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Cc: spadilla@chulavistaca.gov <spadilla@chulavistaca.gov>

Steve Padilla,

I wanted to reach out and express my excitement and hope that the Coastal Commission will support the new facility being proposed at North Beach, the Publik House. I have been a resident of San Clemente for 20 years, raised two children here and have always been disappointed at the condition of the North Beach area and recent changes are encouraging but we need more. The concept that Publik House would bring to the neighborhood would continue to freshen up the place and continue to drive diversity and economic activity to that area. Thank you for your attention to this effort and I look forward to hearing back from you about your support.

**Paul Anthony**

**CFO**

**CYNERGISTEK®**

**Ph:** (949) 614-0698

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Please consider the environment before printing this email.

[Not intended for public release](#)

## We Support the "Publik House Project" in San Clemente, CA

Mike Aleman <alemanmike@yahoo.com>

Tue 8/31/2021 6:10 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

To:

Steve Padilla  
Chair Coastal Commission

Hi Steve,

As a long time resident of San Clemente, CA our family supports the "Publik House Project". We strongly feel the North Beach area of our town has been neglected and the adaptive reuse of the property will allow our city to not only preserve and restore the historic Art Supply Building in North Beach but it will also provide a significant community benefit that is in line with the spirit of the people in San Clemente.

With that being said, please include my email of support of the "Publik House Project".

Sincerely,

Michael S. Aleman  
San Clemente, CA  
949-338-2847



## Agape Event Center San Clemente, Ca

Laura Maule <ldmaule@yahoo.com>

Sun 8/29/2021 2:01 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Coastal Commision member:

My name is Laura Maule and I have lived in San Clemente, Ca for over 44 years. My husband and I met here, had our careers here, were married here and now are playing with grandchildren here. We consider ourselves very fortunate to live in such a beautiful place. My husband was a fire captain here for 34 years and started San Clemente's paramedic program as it's first paramedic. I taught at a neighborhood school for 9 years. Our children are raising their families in San Clemente.

I am well aware of the property that is needing to be approved for the Agape Event Center on El Camino Real. This area of San Clemente over the last many years has become neglected and muc of an eye sore to the community. This center would upgrade the area to what it once was and offer events in this beautiful setting. Parking at this structure has no impact on beach parking. I am familiar with north beach area and would never dream of, nor need to, travel up El Camino Real to park for beach.

I am hopeful that you will see how this center will only be an assett to our community. Thank you for your time and consideration.

Laura Maule  
2832 Campo Raso  
San Clemente, Ca 92673

## Agape Event Center

Jennifer Maule <jennifermaule@yahoo.com>

Fri 8/27/2021 7:35 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Dear Mr. Padilla,

I would like to voice my support of the Agape Event Center in San Clemente. I believe this center will enrich life and community in San Clemente by giving people a place to gather together, celebrate the arts and enjoy the beauty of San Clemente. Mr. Rose and Mr. Bowman are heavily involved in the community and I can personally attest that their hearts are to serve the citizens of San Clemente and surrounding cities with this venue. They will work hard to make sure that it is a place of community where people feel welcomed. Additionally, the location near North Beach is perfect, as it is an area needing some attention such as the Agape Event Center would give it. I have heard that parking is a concern, but I don't understand why, as there is ample parking and the location of the Event Center is so far east of the beach that no one ever parks there anyway. I truly believe the venue will only enhance the area, which has been subject to some decay over recent years, and will support local businesses by bringing more people to the area. San Clemente doesn't have any venue quite like the Agape Event Center, and people tend to go to other cities to enjoy the arts. How beneficial it would be to have a venue like this in our own city. I appreciate your time reading this and considering all the incredible benefits that the Agape Event Center has to offer to San Clemente. I hope that you, too, will choose to support this incredible project.

Thank you,

Jennifer Maule

## Agape Event Center in San Clemente - 1531 N El Camino Real (old Art Supply property)

Hill, Justin @ OC Central <Justin.Hill@cbre.com>

Thu 8/26/2021 5:53 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi Meg-

My name is Justin Hill and I'm a 41 year San Clemente resident. I'm writing you this email to give my support for the Agape Event Center. I know that there are concerns about the parking and the impact it would have on the beach use but in knowing the neighborhood, I can't see this being an issue. There is always plenty of parking in the industrial area and the site has its own self-contained lot as well as parking on El Camino Real. As you know, there is very little happening in our area of North Beach other than decay so I'm in full support of this project and helping North Beach come back to life!

Feel free to reach out with any further questions.

Thanks!

Justin

Justin Hill

Senior Vice President Lic. 01424426

CBRE | Broker Lic. 00409987 | Advisory and Transaction Services

Orange County, CA

949 290 5727

[justin.hill@cbre.com](mailto:justin.hill@cbre.com) | [www.cbre.com/justin.hill](http://www.cbre.com/justin.hill)

## Supporting the North Beach / Los Molinos Project

Jeremy Clements <[jeremyclements@mac.com](mailto:jeremyclements@mac.com)>

Mon 8/30/2021 8:31 PM

To: Vaughn, Meg@Coastal <[Meg.Vaughn@coastal.ca.gov](mailto:Meg.Vaughn@coastal.ca.gov)>

Mr. Padilla,

As a long-time Surfrider Foundation Member, I stand up for the protection of our environment, coastlines, and access to our beaches.

As a commercial property owner in the Los Molinos District, I am passionate about the conscientious refurbishment of this unique corner of San Clemente.

Too often communities like the North Beach / Los Molinos District lose their charm at the hand of developers. The North Beach / Los Molinos District needs courageous business men and women willing to refurbish this oft forgotten corner of San Clemente while maintaining its local charm and history.

Sitting at the corner of Los Molinos and El Camino Real, there is an opportunity to install a venue in the heart of this community that uplifts the architectural aesthetic while serving locals, business, and tourism.

I know the principles of this project personally. They are locals who understand the needs of the community and the value of its history.

That said, I am wholeheartedly in favor of converting the SC Art Supply Building into a community gathering space. I envision this venue serving as a model to this emerging community and a helpful step toward restoring North Beach / Los Molinos District.

I hope the California Coastal Commission will approve this project.

Thank you.

Jeremy Clements  
[jeremyclements@mac.com](mailto:jeremyclements@mac.com)

## Recommendation

Josh Beauchaine <joshbeauchaine@mac.com>

Wed 8/25/2021 4:23 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Att: Steve Padilla

It's is with my utmost sincerity that I recommend the Agápe Event Center that is being designed at 1531 N. El Camino Real at the old SC Art Supply property. I have seen the design and love how amazing the facility plans are and how they fit so well with our Spanish look and feel in San Clemente. For years, the North Beach area has been both an eye sore and a place that we have avoided as a family despite being San Clemente residents for almost 30 yrs! The Agape center will not only encourage locals to utilize the new developments in the North Beach area, but it will also model the city's renovation efforts of the are to sc citizens. Parking should have no impact as the location is off Molina and el Camino real, which is an industrial area, an in fact it will encourage more walking and outdoor activity down to the beach and local restaurants, which is a several blocks away. Thank you for being a part of the continued efforts to further the beautification and development of our amazing city!

Cheers!

Joshua Beauchaine, M.S. LMFT# 47103

Cell: 949.584.5957

**San Clement Arts, LLC.**

1610 Santa Barbara St.  
San Diego, CA 92107

August 26, 2021

To Steve Padilla

California Coastal Commission

Dear Mr. Padilla, we would like to voice our support for the Publik House project at our property at 1531 N. El Camino Real. When we purchased the property in 2001, the North end of San Clemente was struggling for relevance and vibrancy. Our property had been a funeral home for many years, had daunting deferred maintenance, and needed tremendous work to bring its infrastructure up to code. It was at this time the historic building was lifted off the ground, a new foundation installed, it was rewired, and new plumbing was installed. We went on to run San Clemente Art Supply & Custom Framing for the following 18 years where we had art classes throughout the day, customers coming for custom framing and of course artists in need of art supplies. We were very busy in 2019 when we retired but our customers always were able to find parking in our parking lot, Los Molinos or North El Camino Real.

Publik House is a continuation of the re-imagining of the Northern business district of San Clemente. The Art Supply was an early pioneer and created community, enterprise and beauty in an area that needed an infusion of these things. We feel Publik House will continue the evolution of North Beach adding yet another layer of depth and vibrancy to an already beautiful area and will be good for the community and San Clemente for years to come.

Sincerely,

Richard Herdell

A handwritten signature in black ink, appearing to read 'Richard Herdell', with a stylized, circular flourish at the end.

Patti Herdell

A handwritten signature in black ink, appearing to read 'Patti Herdell', written in a cursive style.

## The Agape Center

Heather Pruitt <heatherjoypruitt@gmail.com>

Mon 8/30/2021 1:10 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi Mr. Padilla,

I just wanted to write you on behalf of my support for The Agape Center. I believe this place will be a special place and have a positive impact in the community of North Beach. I specifically think this location is a great place for this venue because of the proximity to the beach. While it's close to the beach, it's not close enough where it will impact parking for the beach community or for our venue.

Thank you!

Heather Pruitt

## Agape Event Center

Gregg McLaughlin <shaqlaughlin@gmail.com>

Thu 8/26/2021 11:51 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Mr. Padilla,

I am writing to encourage you to support the Agape Event Center on the site of the old San Clemente Art Supply property. I feel that it will fit beautifully with the revitalization of the whole North Beach area. As is, the area is, and has been, a blight on our community for many years. It is time to make use of the site and contribute to our beautiful beach community. I have heard that there are concerns about parking. I feel those are invalid. On site, and in the neighboring industrial zone, there is plenty of parking. It is far enough from the beach where there will be little to no impact. I am so excited to see this area turn from what it has been, into a vital thriving part of San Clemente. Thank you so much for your consideration of the Agape Event Center!

Gregg McLaughlin (South County resident since '72)



## Agape Event Center Endorsement

Dan Liesik <danl@kidsaroundtheworld.com>

Tue 8/31/2021 4:00 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Good Afternoon

I'm excited to be writing you to enthusiastically endorse the creation of the Agape Event Center in the North Beach area. As you likely know, this section of town has struggled to capture the hearts and minds of many that operate in San Clemente.

I first came here in 1997 when assigned to my first duty station board Camp Pendleton just off the Cristianitos exit. I was blessed to enjoy almost 12 years of assignment in and around the area, which afforded me the opportunity to continue calling San Clemente my home. After I was medically discharged in 2009, I finalized the process of digging in my roots and was able to truly call this wonderful community my home.

As an executive for a nonprofit, there is a tremendous benefit for us to have access to small / mid-size venues for gatherings, fundraisers and other events. As we've discussed with the team launching the Agape Event Center, many of the plans they've put in place are ideal for our needs. Additionally, I believe that the new venue will increase business in the entire northern area of San Clemente, where small businesses continue to struggle in competing with the Del Mar area of town.

Given that the location will be a locally owned and operated venue, there's no doubt in my mind that their focus will be on preserving the spirit and feel of San Clemente, as well as introducing our beautiful town to others that have never experienced it.

I hope that you're decision will allow them to move forward with their plans and I would be more than happy to make myself available for any follow-up or questions you may have.



**Dan Liesik** / Vice President of Operations  
619-944-1280

**Kids Around the World**  
[www.katw.org](http://www.katw.org)



## Agape Event Center

Cheyne Maule <cheynemaule@yahoo.com>

Fri 8/27/2021 4:12 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Chair Padilla,

I am writing in support of the Agape Event Center in San Clemente. I have lived in San Clemente for most of my life, and the most beautiful part of the city is the community and the people who do life there. The area near North Beach, where the Agape Event Center is being planned, is a beautiful area that is in much need of a center like this. It would provide a great venue for community to come together and enjoy the beauty of San Clemente. The venue will also bring in many people from outside of San Clemente, which will help support local businesses in the area. Growing up in San Clemente, a venue like Agape was something that I wish I would have had available to me and my friends and family. When I wanted to go see music, or art shows, or anything like that, I would leave San Clemente and go enjoy those things in other cities.

I just wanted to reach out and express my support for this project, as I look forward to attending many events there in the future.

Thank you for your time and consideration.

Sincerely,

Cheyne Maule

The San Clemente, CA "Publik House Project" is something we strongly support

ANTHONY ALEMAN <alemananthony27@yahoo.com>

Tue 8/31/2021 6:17 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

To:

Steve Padilla

Chair Coastal Commission

Hi Steve,

As my family has been a long time resident of San Clemente, CA our family supports the "Publik House Project".

We strongly feel that the North Beach area of San Clemente has been unfortunately neglected and the adaptive reuse of the property will allow our city to not only preserve and restore the historic Art Supply Building in North Beach but it will also provide a significant benefit to our community that is in line with the spirit of the people here in San Clemente.

With that being said, please include my email of support of the "Publik House Project".

Sincerely,

Anthony Aleman  
San Clemente, CA  
949-374-1502

## Publik House Project-

ejb0824@gmail.com <ejb0824@gmail.com>

Tue 8/31/2021 9:58 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Cc: Eric Bowman <ebowman@tpsfo.com>

Dear Mr. Steve Padilla , Chair Coastal Commission-

I am a resident here in San Clemente. I fully support the Publik House project. This will help benefit the community, and clean up the homeless issue at North Beach. I walk/run the beach trail often. I would love to see this happen as i love this community where i live.

Thank you so much for taking this into consideration.

Erica Balch

Sent from my iPhone

## support for Agápe Event Center

Jason@Pearpod.com <Jason@Pearpod.com>

Wed 9/1/2021 7:59 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Steve/Meg -

I wanted to drop you a quick note to show my support of the Agápe Event Center (1531 El Camino) - over the last several years, Boog Rose has shared his singular vision for the project. I believe this will be a incredible asset for our community. The attention to detail, creativity and high standards will make this project raise the bar for everything around it.

As a 19 year resident of San Clemente - I live just 1.8 miles from North Beach - my wife and our five kids access the beach there often. In the past 10 years I've never had a problem finding a parking spot, and would even describe it as a low traffic area. (I have triplets!!! who recently got their drivers licenses - so we've literally practiced driving that DMV loop a zillion times).

The Agápe center really has it's own distinct block - unlike the Casino/Theater and Ole Hanson swim club - because it sits up several blocks from the ocean.

I'm also a painter (my work is in the permanent collection of the Smithsonian) and recently purchased by a museum in Qatar. Having a place to have artistic events in North Beach will be a huge benefit to the community.

thanks for your work for the CCC - and due diligence on our city projects.

Jason Pearson

/// Jason Pearson | Pearpod | Unexpected Creative

[Jason@Pearpod.com](mailto:Jason@Pearpod.com) + @Pearpod + 949.212.7681

2119 Via Gavilan | San Clemente | California | 92673

+++++

## Publik House Project

Dave Hill <dave@eclrflooring.com>

Sun 9/5/2021 7:21 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Steve Padilla,

My name is Dave Hill, I live at 310 W Avenida Valencia in Southwest San Clemente, and I am writing in support of Eric Bowman's Publik House project located at 1531 N. El Camino Real. As an 19-year San Clemente resident, I know there is widespread support for developments such as this anywhere in town but specifically in the North Beach District. North Beach sorely needs a project like the Publik House as it will spur more interest in revitalizing this area of our city, which has long been overshadowed by downtown. Eric and I are friends but also business partners on such projects as HH Cotton's in the historic district on Del Mar. I know firsthand that Eric has the necessary experience to make this another great San Clemente destination. A beautiful location where people can come together and gather for celebrations or special events is ideal for this property. I encourage the commission to support the Publik House which will be a great addition to the North Beach District.

Thank You,

Dave Hill

President

**ECLR** Flooring

949-297-3760 x201

949-412-5758 – C

## Publik House Support

Fidel Fernandez <fidelfernandez495@hotmail.com>

Tue 9/7/2021 9:10 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Steve Padilla and Meg Vaughn, I'm writing to express support for the improvements happening in the North Beach area of San Clemente, especially the Publik House project.

As a 14 year resident in San Clemente, I've always wished that the area around our historic Casino would catch up to the rest of the city and I'm thrilled to learn about the Publik House project.

Please let me know if you need any further support or feedback. It's going to be a great spot to showcase our beautiful city.

Respectfully,

Fidel Fernandez  
17 Corte Vidriosa, San Clemente  
415-298-5328

## Publik House, 1531 N. El Camino Real, San Clemente

Jon Parry <jon.parry@bemus.com>

Sun 9/5/2021 6:46 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

To: Steve Padilla, Chair

California Coastal Commission

I am familiar with the proposed Publik House project planned for 1531 N. El Camino Real, as well as the project applicant, Eric Bowman. I would like to voice my strong support for both.

North Beach is in the early stages of a much needed renaissance, and this project, along with the revival of the Miramar Theater site and the improvements to various buildings in the Los Molinos area, will provide the area with the shot in the arm it needs to motivate nearby property owners to improve other sites as well. As one of the primary entrances to the city, the revitalization of North Beach is vital to maintaining San Clemente's charm. Given its location and visibility, Publik House is an important part of the revitalization, and the project as proposed does an excellent job of balancing San Clemente heritage and contemporary usefulness.

Eric Bowman is a long time San Clemente resident and business owner who understands the area and will be an excellent operator for the site. He and his partners have identified a local need and put together a project that suits that need well. Bemus Landscape often requires the use of a facility such as Publik House, and we look forward to hosting events there.

I strongly encourage the approval of this project. If you have any questions about this letter please do not hesitate to contact me.

Sincerely,

Jon Parry  
General Manager  
Bemus Landscape, Inc.



## RE: Publik House project | North Beach San Clemente

Matthew Cutone <Cutone@horizondisplay.com>

Fri 9/3/2021 12:06 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hello Steve Padilla; Chair Coastal Commission,

My name is Matthew Cutone. I am a 17 year resident and business owner here in San Clemente. I am writing you in support of The Publik House Project in North Beach.

The North Beach District is being presented with a great opportunity to continue improvements to the neighborhood and being done so in an appropriate way by where there will be mindful respect/sensitivity to its history, future, and coastal impact. Eric Bowman and his team are a proven entity with a track record of success. It would be smart for The City of San Clemente and The Coastal Commission to embrace this opportunity and usher it forward for the benefit of its residents as well as the North Beach Community.

If I can be of any additional assistance, please feel free to reach out.

Best,

Matthew

**matthew j cutone**

**president/ceo**

**horizon display.**

[www.horizondisplay.com](http://www.horizondisplay.com)

p. 949.454.4601



horizon display.



## Full Support for the Pubik House (San Clemente)

MARK DRESSEL <mdressel@cox.net>

Mon 9/6/2021 7:59 AM

To: Padilla, Stephen@Coastal <Stephen.Padilla@coastal.ca.gov>; Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

To: Mr. Steve Padilla, Chair California Coastal Commission

Mr. Padilla,

The purpose of this email is to express our full support for the Publik House Project currently underway in North Beach Region of San Clemente (1531 N. El Camino Real, San Clemente, CA). We have lived in San Clemente for over 25 years and have seen areas of our beach town prosper with the right development. North Beach is an area that has been mostly neglected over that time and is in need of projects like the Publik House to offer residents a location to rally around.

We whole heartily support this project and we are hopeful that you and the Coastal Commission will as well.

Regards,  
Mark & Sharon Dressel

## Publik House LLC project 1531 N El Camino Real San Clemente CA

Tina Tsujihara <tttsujihara@yahoo.com>

Tue 9/7/2021 9:26 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Dear Steve Padilla , Chair Coastal Commission

I am writing your this email to let you know that the Publik House LLC project has my full support. I cannot wait to see this make our city more desirable for weddings, banquets and other events. We have definitely been lacking something like this here in San Clemente. It will draw people from out of town to attend these events and draw in more revenue. Hopefully they will be making more trips out and making San Clemente a yearly family vacation.

Thank you,  
Tina Marcione

Sent from my iPhone

## Publik House Project - San Clemente

Vanessa K <vkemac@gmail.com>

Fri 9/3/2021 1:09 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Good Afternoon Steve,

I just wanted to take this moment to send you an email to let you know I fully support the Publik House project. I've spent a lot of time in San Clemente, I've lived in Orange County for almost 40 years, and my family and I have always enjoyed going down to the beach, walking the beach trails, and just enjoying all of what San Clemente has to offer. We feel this project can really benefit this community and help clean up some of the homelessness problems we have here. I hope you consider this email when making your decision on this project.

Thank you for taking the time to read this email.

Thank you,  
Vanessa Keogh