

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th6a

**5-21-0129
(Ross)
February 10, 2022**

EXHIBITS

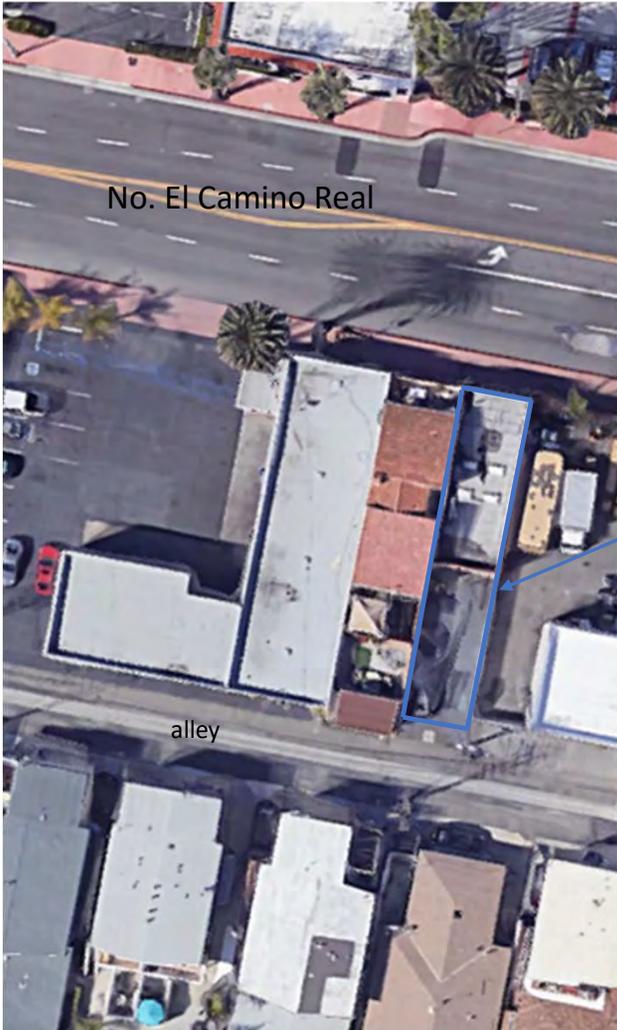
Exhibit 1 Vicinity Map and Project Site

Exhibit 2 Project Plans

Exhibit 3 Transportation Demand Management Plan (TDMP)

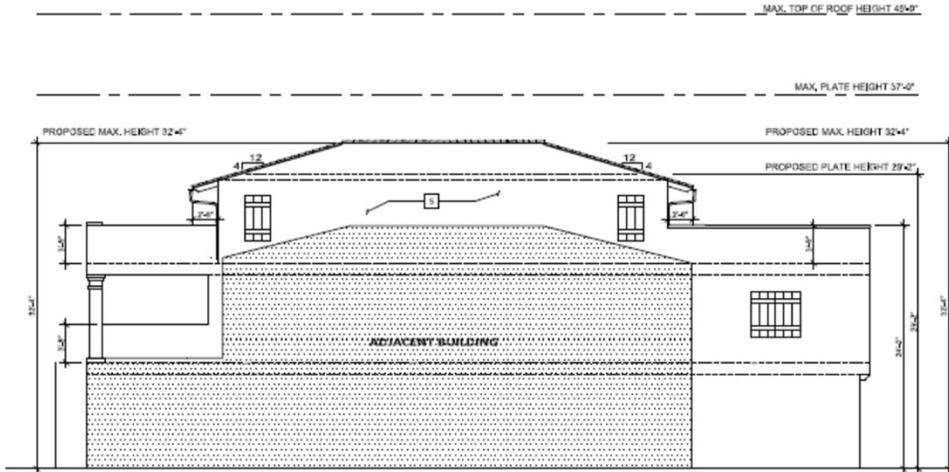


**5-21-0129 Ross
Project Plans
Exhibit 1a**

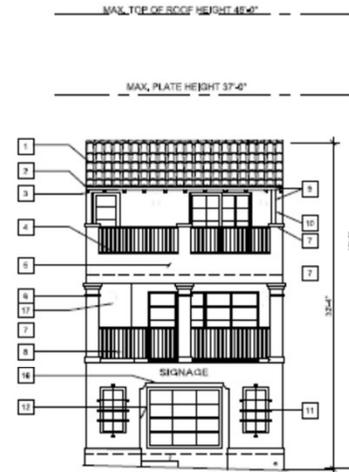


Subject Lot

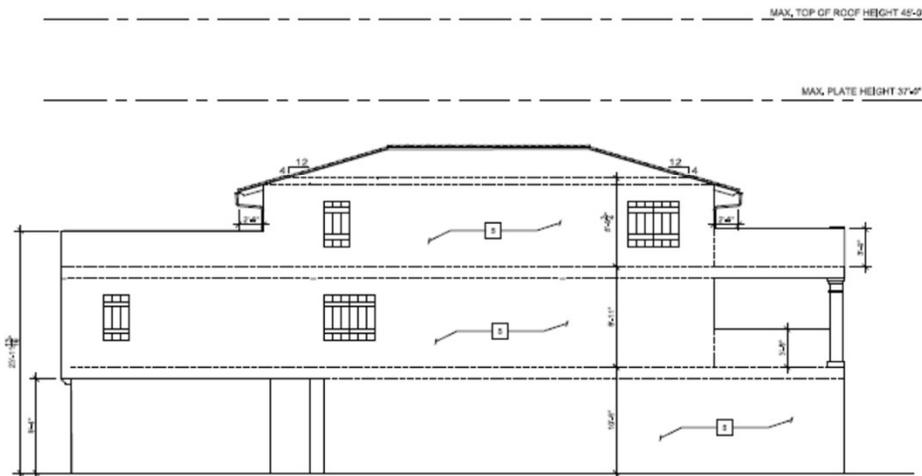
5-21-0129 Ross
Project Plans
Exhibit 1b



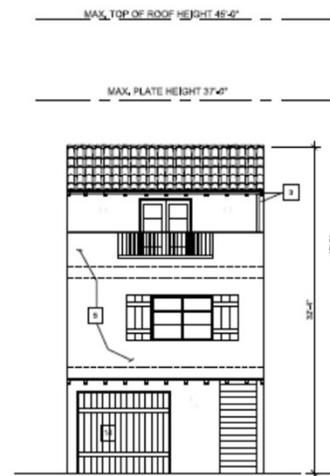
WEST ELEVATION



STREET ELEVATION-NORTH

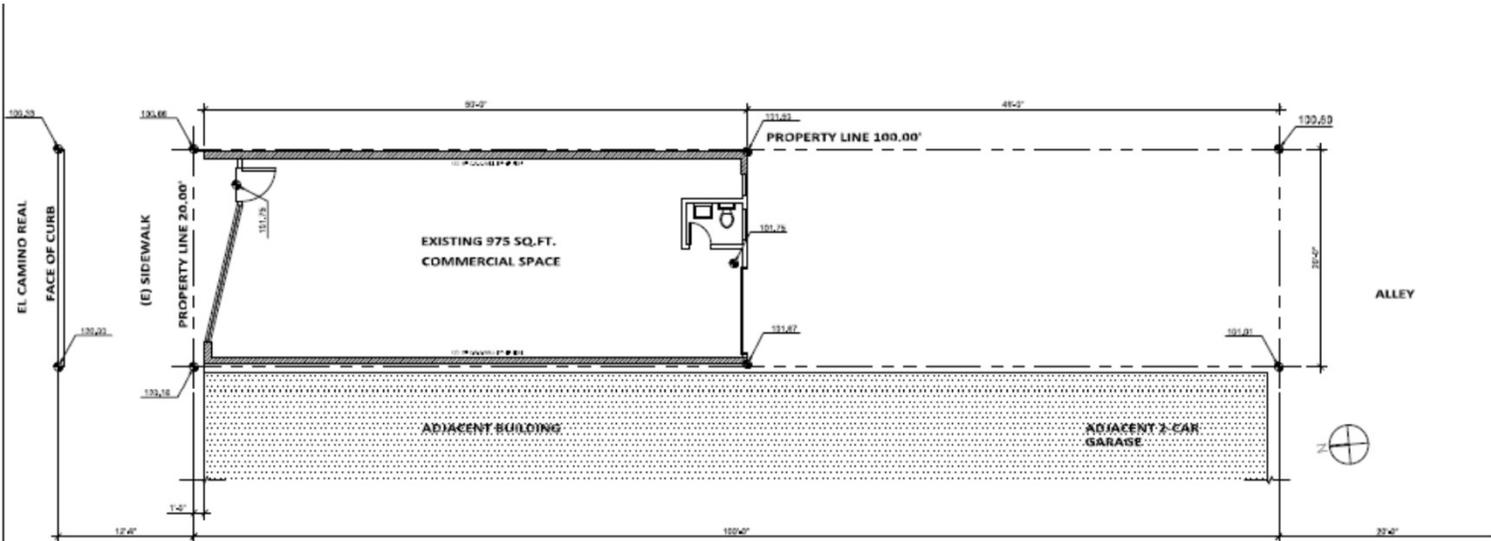


EAST ELEVATION

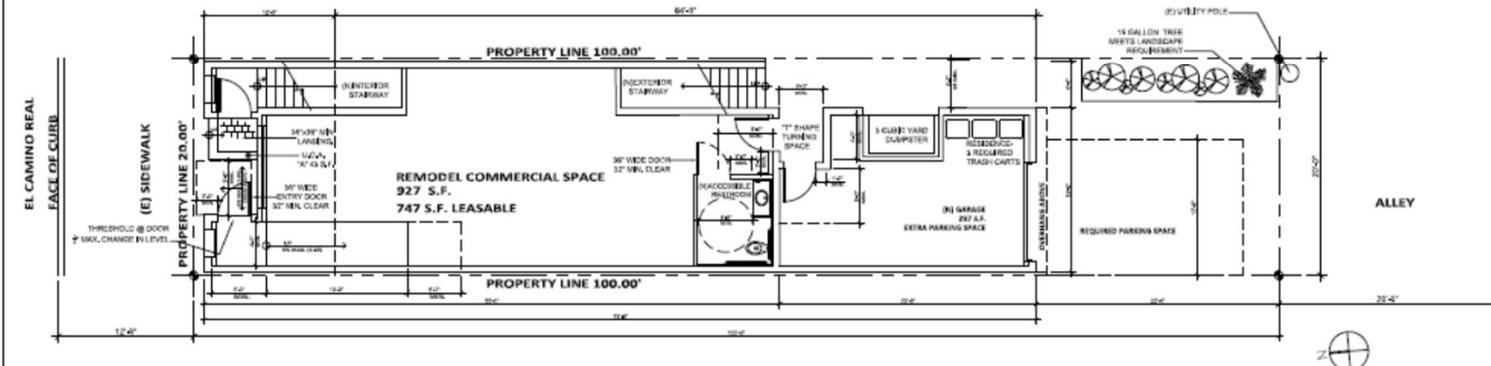


SOUTH ELEVATION

**5-21-0129 Ross
Project Plans
Exhibit 2b**



EXISTING 1ST. FLOOR PLAN
 975 S.F. AFTER PROPOSED REMODEL
 SCALE: $\frac{1}{16}'' = 1'-0''$



PROPOSED 1ST. FLOOR PLAN
 927 S.F. AFTER PROPOSED REMODEL
 SCALE: $\frac{1}{16}'' = 1'-0''$

5-21-0129 Ross
 Project Plans
 Exhibit 2c

Transportation Demand Management Program

A. Project Description

The proposed project (“**Project**”) is a remodel and addition to the existing one-story commercial building located at 1602 N. El Camino Real, San Clemente California (the “**Property**”). The applicant, Bryan Ross, obtained a Cultural Heritage Permit (CHP 19-130), Variance (VAR 19-131) and Site Plan Permit (SPP 19-217) from the City of San Clemente. The Property is a 2,000 square foot substandard lot located in the MU2 Zoning District and the Architectural, Visitor Serving Commercial and Coastal Zone Overlays.

The Project will add a second story residence to the Property, while renovating and remodeling the downstairs commercial retail space pursuant to the City’s General Plan and Land Use Plan. The parking for the Property is necessarily at the rear of the building as there is no parking along El Camino Real. The Property was granted a variance to allow for tandem parking at the rear of the building for 2 parking spots. The remainder of the rear of the building is designed as open space as required by the City. The project, as proposed has a parking shortfall of three spaces.

Any commercial tenant will be screened to comply with the appropriate MU-2 designation.

B. Overview of Location

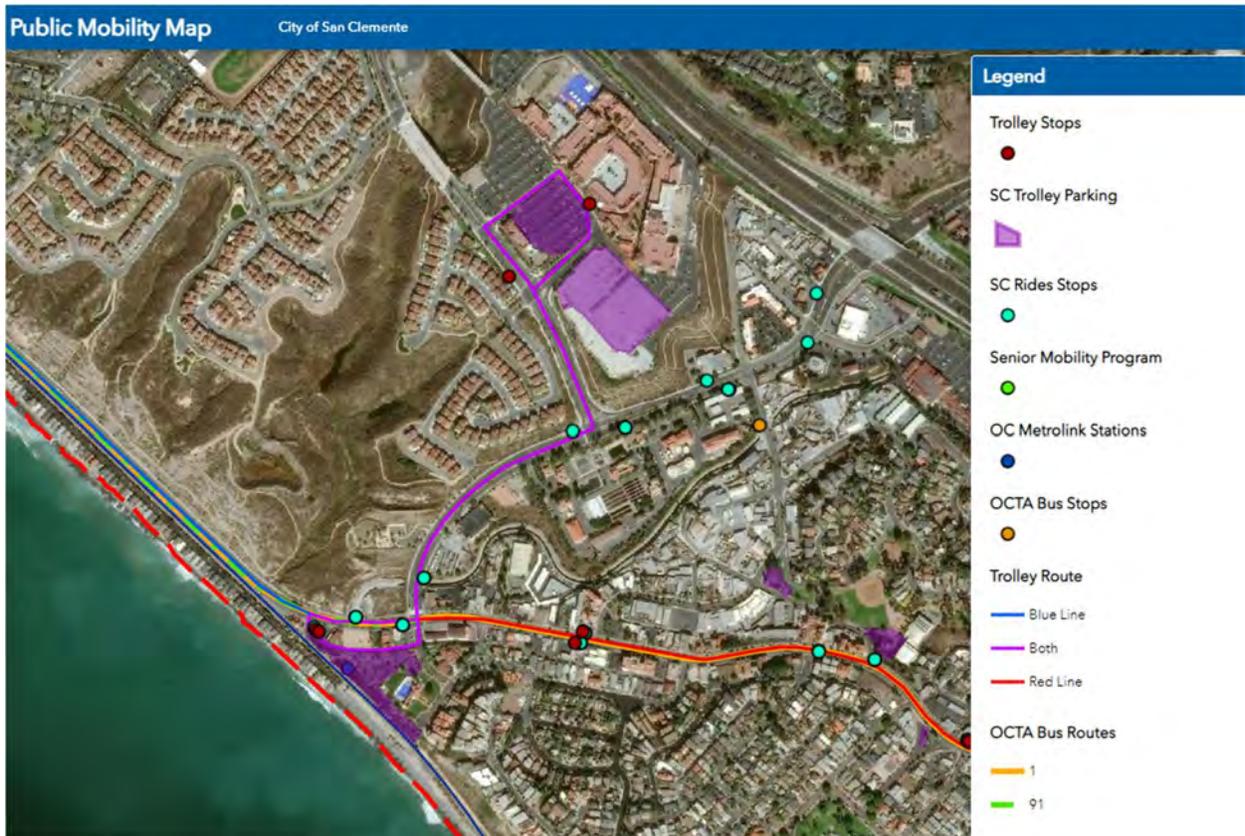
View from El Camino Real (looking South) – The Property does not allow parking in front of the building due to the fire lane and bus stop located to the West of the Property.



View from the alley behind the Property (looking North) – The left (East) side is proposed for two tandem parking spots. The right (West) side is set aside for landscape purposes



C. **Existing Public Transportation** – The area along El Camino Real near the Property is served by several modes of Public Transportation. Those are reflected on the attached Public Mobility Map:



1. **San Clemente (“SC”) Trolley** – This traditional seasonal trolley system provides free rides between major destinations in San Clemente from May to September
2. **SC Metrolink Station** – The SC Metrolink provides parking, bike racks and lockers and provides access to the Amtrak and MetroLink trains.
3. **SC Rides Stop** – The SC Rides On-demand Ride Program, partners with Lyft and Butterfli to provide subsidized on-demand rides to and from select areas throughout San Clemente. One of the SC Rides Stops is located in close proximity to the Property.
4. **OCTA Bus Route** – The OCTA Bus Route #1 travels along El Camino Real with a bus stop within 50 feet of the Property.

D. Proposals for Mitigation of Impacts to Public Access Due to Proposed Parking Deficit –

The Applicant proposes several mitigation steps to address the proposed parking deficit, including:

1. **Employee Education and Incentive Program** – The Applicant’s lease for proposed tenants, all employees (of the downstairs) and residential tenants (for the upstairs) will be informed of public transit options, ridesharing and bicycle infrastructure nearby, with the aim of reducing the need for on-site parking at the project site to accommodate employees of the commercial space. Employees and residents will be encouraged to use public transportation, including bicycling, walking, or a rideshare program to and from work. This education and incentive program will be included in the lease agreement for the project site.
2. **Reimbursement for Employee Public Transportation Expenses** – Applicant shall cause its downstairs commercial/retail tenant to reimburse all public transportation fares for its employees for travel to and from work. This will be implemented through the lease agreement for the downstairs space.
3. **Contribution toward City of San Clemente to fund multi-modal access** – Applicant shall contribute \$2,250/year annually to the City of San Clemente to fund multi-modal access to the North Beach/North El Camino Real focus area.