



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: March 7, 2019

PLANNER: Stephanie Roxas, Senior Planner

SUBJECT: **Minor Conditional Use Permit 19-020 – San Clemente Health Center Shared Parking**, a request to establish a shared parking strategy in Los Mares Plaza (also formerly referred to as the Krikorian Theater Plaza), including the use of proposed alternate parking ratios for a proposed 5,000 sq. ft. urgent care and 18,352 sq. ft. health center facility.

LOCATION: 641 Camino De Los Mares, Suite 641B

ZONING/GENERAL PLAN: Community Commercial 4 (CC4)

PROJECT SUMMARY:

- Los Mares Plaza (also formerly referred to as the Krikorian Theater Plaza) is an existing 2.28-acre commercial center containing 42,186 square feet of building area and 136 on-site parking spaces (Attachment 2). The 23,352 square foot anchor tenant space is currently vacant. Access into the center is provided through a signalized intersection off Camino De Los Mares, located across the street from Ocean View Plaza (containing Trader Joe’s, Ralph’s, etc.). Figure 1 illustrates the subject suite.

Figure 1 – Existing Tenant Suite



- A Declaration of Mutual and Reciprocal Agreement (“agreement”), dated July 19, 1996, was executed between the property owners of 641 Camino De Los Mares and the adjacent parcel at 647 Camino De Los Mares. The agreement established reciprocal easements over both properties allowing shared ingress, egress, and

parking. Through the agreement, the project site has access to an additional 136 off-site parking spaces and a secondary access driveway off Camino De Los Mares. The agreement does not place time limitations on use of the off-site parking spaces. A total of 272 parking spaces are provided between 641 and 647 Camino De Los Mares.

- The project site is located in the Camino de Los Mares Focus Area. The area serves as one of the City's primary community commercial areas and is also a medical office hub. The General Plan Land Use Element includes Policy LU-7.02, which states: "**Medical Office Uses.** We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods."
- The applicant, Rick Wood of LPA, proposes to convert the theater building into a medical office use comprised of a 5,000 sq. ft. urgent care facility and 18,352 sq. ft. of health center uses. The proposed hours of operation are 7:00 a.m. to 10:00 p.m. daily for the urgent care, and 9:00 a.m. to 5:00 p.m. Monday through Friday for the health center.
- Medical office uses are permitted by right in the Community Commercial (CC4) zoning district. The Zoning Ordinance requires medical uses to provide a minimum of 1 parking space per 200 square feet of gross floor area. Under this parking standard, the proposed use requires more parking than what is currently provided on 641 and 647 Camino De Los Mares.
- Under Zoning Ordinance Section 17.64.120, "private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary." The applicant states the project provides multiple medical services, including specialty care, urgent care, laboratory services, and imaging center. Multi-use health facilities, such as the proposed project, typically see fewer patients per day for longer visits. The applicant proposes to use a shared parking strategy within the overall center and apply alternate parking ratios to the project.
- The applicant's consultant, LSA, prepared a parking analysis (Attachment 3) to accomplish the following: identify the existing on-site parking demand, estimate the parking demand of the proposed use, and demonstrate that shared parking will not result in inadequate parking. The analysis is summarized below:
 - On-site parking surveys of the properties (641 and 647 Camino De Los Mares) were conducted on a Tuesday and Wednesday (December 11-12, 2018) between 7:00 a.m. and 7:00 pm. Based on the average of the two days, the highest parking demand occurred at 12:00 p.m. with 201 parking spaces occupied (or 73.89% utilization).
 - Parking surveys were conducted at two sites similar to the proposed use: Hoag Urgent Care and Hoag Health Center (16205 and 16305 Sand Canyon Avenue, Irvine), and MemorialCare Medical Group (17762 Beach Boulevard, Huntington Beach). The surveys were conducted over four weekdays (two days per site) between 7:00 a.m. and 7:00 pm. To provide a conservative estimate of the project's anticipated parking demand, the traffic consultant used the highest

parking counts observed among the four days. The highest parking demand was observed at different times for each proposed use. The peak demand for the urgent care occurred between 2:00 p.m. and 3:00 p.m., and at 4:00 p.m. for the health center. Based on the square footage of the similar sites, the consultant identified parking ratios that provide a more accurate representation of the project's anticipated parking demand. The proposed alternate parking ratios are compared against the City's standard parking ratios below.

Table 1 – Parking Ratio Comparison

Proposed Use	Citywide Parking Ratio	Proposed Parking Ratio
Urgent Care	1 space per 200 sq. ft.	1 space per 322 sq. ft.
Health Center	1 space per 200 sq. ft.	1 space per 272 sq. ft.

- Los Mares Plaza contains multiple existing restaurant uses, and the center's peak demand occurs at 12:00 p.m. The highest parking demand of the proposed use is expected to occur between 2:00 p.m. and 4:00 p.m. Because the peak hours of the existing and proposed uses vary, the parking analysis concludes that the shared parking arrangement will not result in inadequate parking.
- Zoning Ordinance Section 17.64.120 requires Zoning Administrator approval of a Minor Conditional Use Permit (MCUP) to allow for a shared parking strategy to reduce the total number of required off-street parking spaces. No site or building modifications are proposed with this application.
- The project meets required findings for approval because:
 - Based on surveys conducted of similar medical facilities providing multiple services and uses, the project will generate a parking demand lower than the parking standards established by the Zoning Ordinance.
 - The project's peak parking demand will occur at different times than the peak demand of the existing retail and restaurant uses on-site. Empirical data provided within the analysis demonstrates that the variation of use types and their peak hours allows the existing parking supply to accommodate the proposed intensification.
 - The previous movie theater required 315 parking spaces for 1,260 seats. Based on parking data collected at similar medical facilities, the project would require 117 parking spaces, or 198 fewer spaces than the previous theater.
 - The project is consistent with General Plan Policy LU-7.02 supporting the expansion of health care facilities.
 - Public transportation (i.e., bus stop) is available within 150 feet of Los Mares Plaza.
 - The project is consistent with previously-approved shared parking strategies for similar shopping centers. For example, Plaza by the Sea uses the Central Business Overlay parking standards for restaurants and retail uses, and Ocean View Plaza requires one parking space per 250 square feet of floor area regardless of use.

- To mitigate potential parking impacts in the future, staff recommends the following conditions of approval:
 - Limiting restaurant uses to a maximum of 30% of the total building area of the property at 641 Camino De Los Mares. Currently, the center contains 11,461 square feet of restaurant uses, or 27% of the total building area. The recommended condition would allow flexibility in the future for restaurant spaces to occupy different and/or larger tenant suites within the center.
 - Requiring that any future intensification of current tenant suites be subject to City Planner review and approval. Future tenants may be required to submit an updated parking analysis to validate potential intensifications.
 - Requiring the submittal of a parking management plan in the event that parking issues occur in the future that negatively impact the site, adjacent properties, or the surrounding street network.
- The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The project is categorically exempt in that it would allow a permitted use to operate in an existing building through the establishment of a shared parking strategy.
- Staff received several public inquiries on the project. However, as of the publication of the Zoning Administrator packet, staff has not received any formal public comments.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution ZA 19-005, approving Minor Conditional Use Permit 19-020, subject to attached conditions of approval.

Attachments:

1. Resolution ZA 19-005
Exhibit A - Conditions of Approval
2. Location Map
3. Shared Parking Analysis

RESOLUTION NO. ZA 19-005

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CONDITIONAL USE PERMIT 19-020, SAN CLEMENTE HEALTH CENTER SHARED PARKING, TO ESTABLISH A SHARED PARKING STRATEGY, INCLUDING THE USE OF ALTERNATE PARKING RATIOS FOR A URGENT CARE AND HEALTH CENTER FACILITY, IN AN EXISTING COMMERCIAL CENTER LOCATED AT 641 CAMINO DE LOS MARES (APN 675-071-37)

WHEREAS, on January 14, 2019, an application was submitted, by Rick Wood of LPA, 5161 California Avenue, Suite 100, Irvine, CA 92617, and deemed complete on February 26, 2019, for Minor Conditional Use Permit (MCUP) 19-020; a request to establish a shared parking strategy, including the use of alternate parking ratios for a urgent care and health center facility, at an existing commercial center at 641 Camino De Los Mares (APN 675-071-37). The site's legal description is Tract No 5951 Lot 7 Portion Lot and Portion Lot 6 (Parcel Map 170-24 Parcels 1, 2, and 3); and

WHEREAS, the project site is located in the Community Commercial 4 (CC4) zoning district and within the Camino De Los Mares Focus Area as designated in the General Plan Land Use Element; and

WHEREAS, a Declaration of Mutual and Reciprocal Agreement ("agreement"), dated July 19, 1996, was executed between the property owners of 641 Camino De Los Mares and the adjacent parcel at 647 Camino De Los Mares (APN 675-071-29 and APN 675-071-30). The agreement established reciprocal easements over both properties allowing shared ingress, egress, and parking; and

WHEREAS, the Planning Division completed an environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The project is categorically exempt in that it would allow a permitted use to operate in an existing building through the establishment of a shared parking strategy; and

WHEREAS, on January 31, 2019, the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes. The DMT supports the project as conditioned; and

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *Sun Post* newspaper on February 21, 2019, posted at the project site, and mailed to all property owners within 300 feet of the site; and

WHEREAS, on March 7, 2019, the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers, but is not limited to, interior or exterior alterations, additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project does not expand the floor area of any existing buildings on site. The project involves a negligible change of use to the existing commercial center. The project would allow a permitted use to occupy an existing building through the establishment of a shared parking strategy. Thus, the project qualifies for the Class 1 exemption. Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines Section 15300.2 apply.

Section 3. Minor Conditional Use Permit Findings

With respect to Minor Conditional Use Permit (MCUP) 19-020, the Zoning Administrator finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Minor Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:

1. Zoning Ordinance Section 17.64.120 allows for a shared parking strategy

- to reduce the total number of required off-street parking spaces;
 - 2. Medical office uses are permitted by right in the CC4 zoning district;
 - 3. The General Plan Land Use Element includes Policy LU-7.02, which states: “Medical Office Uses. We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods.” The project would enable the establishment of a proposed urgent care and health center facility, consistent with Policy LU-7.02; and
 - 4. The shared parking strategy maintains adequate parking for a mix of uses that are permitted within the CC4 zoning district.
- B. The site is suitable for the type and intensity of use that is proposed, in that:
- 1. Medical office uses are permitted by right in the CC4 zoning district;
 - 2. The previous movie theater required 315 parking spaces for 1,260 seats. Based on parking data collected at similar medical facilities, the proposed uses would require 117 parking spaces, or 198 fewer spaces than the previous theater;
 - 3. Parking surveys conducted of the project site and similar medical facilities demonstrate the peak parking demands of existing and proposed uses would occur at different times of the day, thereby allowing shared use of the existing parking supply; and
 - 4. The proposed use would occupy an existing commercial building. The project would not change the existing building footprint, site layout, or increase the building area.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that:
- 1. The shared parking strategy maintains adequate parking for uses that are permitted within the CC4 zoning district;
 - 2. Medical office uses are permitted by right in the CC4 zoning district; and
 - 3. The project is consistent with previously-approved shared parking strategies for similar shopping centers, such as Plaza by the Sea and Ocean View Plaza.
- D. The proposed use will not negatively impact surrounding land uses in that:
- 1. The parking analysis provides empirical data demonstrating that the mixture of existing and proposed uses can be accommodated by existing on-site and off-site parking;

2. Condition 1.11 requires submittal and implementation of a parking management plan should parking issues arise in the future that may that negatively impact the site, adjacent properties, or the surrounding street network; and
 3. The proposed use would be contained wholly within existing building structures. No business activities are proposed outdoors.
- E. Given the specific conditions of the site and the adjacent area, the shared parking arrangement will not result in inadequate parking, in that:
1. Based on surveys conducted of similar medical facilities providing multiple services and uses, the project will generate a parking demand lower than the parking standards established by the Zoning Ordinance;
 2. The project's peak parking demand will occur at different times than the peak demand of the existing retail and restaurant uses on-site. Empirical data provided within the analysis demonstrates that the variation of use types and their peak hours allows the existing parking supply to accommodate the proposed intensification;
 3. A bus stop located within 150 feet of the commercial center allows for site access to by means of public transportation; and
 4. Condition 1.11 requires submittal and implementation of a parking management plan should parking issues arise in the future that may that negatively impact the site, adjacent properties, or the surrounding street network.
- F. The shared parking arrangement does not intensify the nonconformity, and/or any intensification can be accommodated because of varied hours of operation and/or combinations of peak and off-peak uses, in that:
1. Parking surveys conducted of the project site and similar medical facilities demonstrate the peak parking demands of existing and proposed uses would occur at different times of the day, thereby allowing shared use of the existing parking supply; and
 2. To maintain the current tenant mix with varying peak demands and operational hours, Condition 1.9 requires that future intensification of current tenant suites shall be subject to City Planner review and approval;
 3. The center contains multiple existing restaurant uses, and the peak parking demand occurred at 12:00 p.m. when approximately 73.89% of the parking spaces were utilized. To maintain current parking conditions observed in the parking analysis, Condition 1.8 limits restaurant uses to a maximum of 30% of the total floor area of the commercial center; and

4. In the event that the proposed health center or urgent care facility request changes to the parking layout, under Condition 1.10 the proposed site changes would be subject to review and approval of an amendment to MCUP 19-020.

Section 4. Zoning Administrator Approval

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Conditional Use Permit 19-020, San Clemente Health Center Shared Parking, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on March 7, 2019.

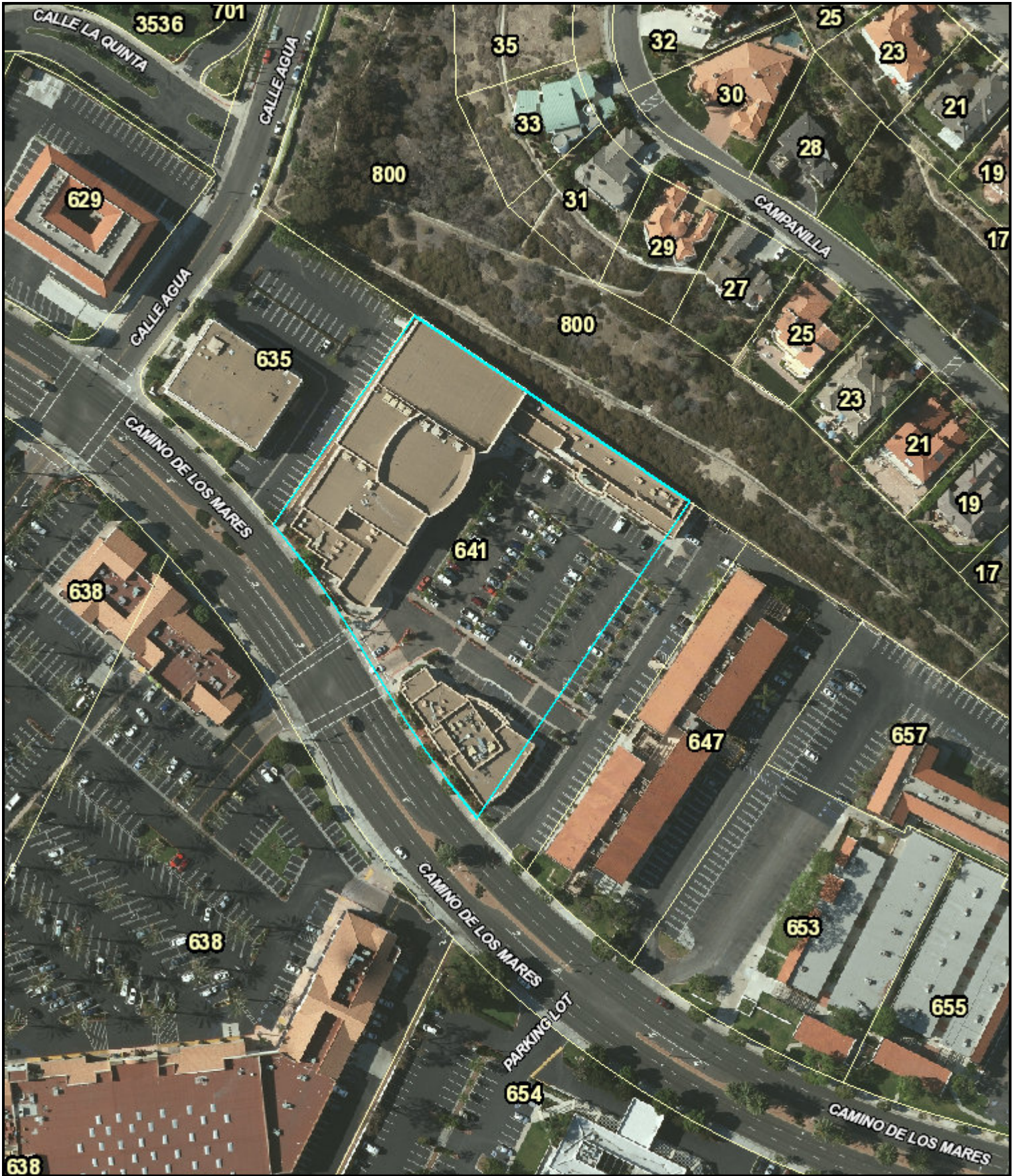
Cecilia Gallardo-Daly, Zoning Administrator

**CONDITIONS OF APPROVAL
MINOR CONDITIONAL USE PERMIT 19-020**

1.0 GENERAL CONDITIONS OF APPROVAL

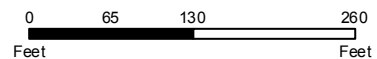
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|---------------------------------------|---|----------|
| 1.1 | Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City. Failure to submit this acknowledgement may be grounds to revoke this approval. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| <i>Non-Standard Conditions</i> | | |
| 1.6 | Based on the approved shared parking analysis, the urgent care shall provide one parking space per 322 square feet of gross floor area, and the health center facility shall provide one parking space per 272 square feet of gross floor area. | Planning |
| 1.7 | If the urgent care and health center facility is not commenced, as defined by Zoning Ordinance Section 17.12.150, within two (2) years of the Zoning Administrator decision date, MCUP 19-020 shall be deemed expired. | Planning |

- 1.8 Restaurant uses shall be limited to a maximum of 30% of the total floor area within the commercial center at 641 Camino De Los Mares. Planning
- 1.9 Any future intensification of current tenant suites, with the exception of restaurants up to 30% of the total floor area, shall require City Planner review and approval, subject to the submittal of an updated parking analysis to validate the modification. The City Planner may refer decisions on future intensifications up to the Zoning Administrator as an amendment to MCUP 19-020. Planning
- 1.10 Should the health center and/or urgent care facility require any changes to the parking layout of 641 Camino De Los Mares in the future, including the elimination of parking stalls, the applicant shall submit an amendment to Minor Conditional Use Permit 19-020. The amendment shall be processed in accordance with Zoning Ordinance Section 17.12.180. Planning
- 1.11 If subsequent to the project approval the City Planner determines that parking issues are negatively affecting the project site, adjacent properties, or the surrounding street network, the applicant shall submit an amendment to MCUP 19-020 with a plan to address the parking and/or traffic issues. The plan may include entering into an off-site parking agreement, creating short-term parking stalls, installing tow-away signage, active monitoring and parking enforcement, and/or utilizing technological tools to manage parking. The applicant shall be responsible for implementing the parking management plan, at their expense. The amendment shall be subject to Zoning Administrator review and approval. Planning
- 4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**
- 4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning
- Non-Standard Conditions***
- 4.13 The applicant shall submit to the City Planner, the City Attorney's Office shall approve, and the applicant shall have recorded, an acknowledgement and/or use restriction memorializing the shared parking strategy established through MCUP 19-020. Exhibit A of Resolution No. ZA 19-005 shall be attached to the recorded document. Planning
- 4.14 The applicant shall submit a detailed wayfinding signage plan to direct patrons to additional parking available in off-site parking areas. The plan shall include the specific location, copy, and dimensions of proposed wayfinding signs. Planning



City of San Clemente

Minor Conditional Use Permit (MCUP) 19-020
Address: 641 Camino De Los Mares



LOS MARES PLAZA PARKING ANALYSIS

**641 CAMINO DE LOS MARES
SAN CLEMENTE, CALIFORNIA**



February 2019

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ATTACHMENTS

- A: LOS MARES PLAZA PARKING SURVEY DATA
- B: HOAG IRVINE PARKING SURVEY DATA
- C: MEMORIALCARE HUNTINGTON BEACH PARKING SURVEY DATA

LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor's Parcel No.
City	City of San Clemente
NDS	National Data and Surveying Services
sf	square feet

LOS MARES PLAZA PARKING ANALYSIS

LSA is pleased to submit this parking analysis for proposed land use changes within an existing retail center in San Clemente. The project is at 641 Camino de Los Mares. The Los Mares Plaza has 77,891 square feet (sf) of retail, restaurant, and office/medical office uses on site, including a 23,352 sf vacant theater (Suite #641B - Krikorian Theater). The purpose of this parking analysis is to identify the existing parking demand on site and determine whether residual parking exists to support conversion of the vacant theater to medical use.

The project would include a 5,000 sf urgent care facility and an 18,352 sf health center (total 23,352 sf). The urgent care hours of operation will be 7:00 a.m. to 10:00 p.m. every day. The health center will be open only on weekdays between 9:00 a.m. and 5:00 p.m.

This parking analysis has been updated based on the City of San Clemente's (City) comment letter (dated January 30, 2019) to include surveys of a second medical office facility similar to the proposed project use.

The following presents the results of the parking analysis.

CITY CODE PARKING REQUIREMENTS

The City's Municipal Code (Section 17.64.050) requires one parking space per 200 sf of medical office use and one space per four seats of a theater. The 23,352 sf theater had 1,260 seats. This would result in a parking requirement of 315 spaces on site. The proposed medical office use would require 117 parking spaces on site, or 198 fewer spaces than the previous theater.

It is recognized that theater use would peak in the evening hours and the parking demand for medical use would likely peak in the daytime hours. To evaluate the existing peak parking demand and time-of-day utilization factors at Los Mares Plaza, parking surveys were conducted as described below.

EXISTING CONDITIONS

A shared parking agreement exists with the adjacent Assessor's Parcel No. (APN) 67507129 and APN 67507130. There are currently no known conditions or limitations of the parking agreement. There are no existing barriers in place limiting access to parking at 647 Camino De Los Mares. There is a drive aisle permitting clear and unobstructed access between tenants at 641 Camino De Los Mares and 647 Camino De Los Mares. Additionally, there are existing signs at 641 Camino De Los Mares indicating "Additional Parking South of Building".

PARKING SURVEYS

Project Site

Based on discussions with City staff, parking surveys are required to assess the parking demand at the existing retail center. To identify the existing peak parking demand of Los Mares Plaza, LSA conducted hourly parking accumulation surveys at the existing center for two weekdays between

the hours of 7:00 a.m. and 7:00 p.m. LSA contracted with National Data and Surveying Services (NDS), an independent parking survey company, to conduct these hourly parking observations. The hourly parking surveys were conducted on Tuesday, December 11, and Wednesday, December 12, 2018. The results in this report present the average of the 2-day survey. These parking survey data are provided as Attachment A.

It should be noted that parking surveys were not conducted for a typical weekend (Saturday or Sunday), as the largest component and highest parking generation for the proposed project (i.e., the health center) is closed on the weekend.

The existing center, including 641 and 647 Camino De Los Mares, has a total of 272 parking spaces on site. The existing center is considered 100 percent occupied, with exception of the project portion (Suite #641B - Krikorian Theater). Based on the average of the 2 days, the peak parking demand occurred at 12:00 p.m. with 201 parking spaces. As a result, there is a surplus of 71 parking spaces on site.

Similar Sites

The proposed project is not anticipated to generate parking demand like a “typical” medical office use. The urgent care portion of the project and the health center will attract visitors differently than a general medical office would. Because a majority of the proposed project use is urgent care, specialty care, and an imaging center, there would typically be fewer and longer visits. This means there will be a lower total daily volume and fewer parked vehicles as compared to the typical medical office use. In addition, the peak demand of the medical use may occur during off-peak times of the rest of the center.

To further justify this type of use, parking surveys at two similar medical facilities were conducted to estimate the parking demand and the utilization (time-of-day factors) for this type of use.

Hoag Urgent Care and Health Center

One site selected for surveys of a similar medical office facility is 16205 Sand Canyon Avenue (Hoag Urgent Care) and 16305 Sand Canyon Avenue (Hoag Health Center and Imaging Lab) in Irvine, California. The surveys were conducted similar to the project site (two weekdays, between 7:00 a.m. and 7:00 p.m.). Counts Unlimited, Inc. was the independent parking survey company that conducted the observations. Due to the fact that the parking supply is shared amongst three medical office buildings, traditional hourly parking utilization surveys collected by counting parked vehicles on site would not reveal the parking demand for each specific building/use. Therefore, the parking technician conducted observations of people entering and exiting each building independently, to identify the number of cars parked by time of day for that specific use (urgent care vs. health center). The technician conducted a survey at 6:45 a.m. of all of the vehicles parked in the shared parking lot before the start of the surveys (7:00 a.m.). The vehicles parked prior to 7:00 a.m. were assigned to each building based upon their proximity to the front door of each building. The technician was strategically located in front of each building so that all incoming and outgoing employees and visitors were counted. This included the main entrances on the west side of the building as well as additional access on the south side of each building. The technician marked the

time of each person(s) entering and exiting the buildings to identify the change in parking demand throughout the day.

It should be noted that the urgent care building includes two other uses that will not be provided at the San Clemente site. These include a café and a pharmacy, each with independent access. The parking technician identified the parking demand for each of these uses, and they were eliminated from the analysis. These parking survey data are provided as Attachment B.

Based on the average parking demand observed at the urgent care facility in Irvine, a peak demand of 14 cars was observed at 2:00 and 3:00 p.m. The Hoag Urgent Care facility is 4,495 sf. This would result in a parking rate of one parking space per 322 sf. Application of this parking rate to the proposed 5,000 sf urgent care facility in San Clemente would result in a parking demand of 16 parking spaces.

Based on the average parking demand observed at the health center facility in Irvine, a peak demand of 191 cars was observed at 4:00 p.m. The Hoag Health Center is 51,868 sf. This would result in a parking rate of one parking space per 272 sf. Application of this parking rate to the proposed 18,352 sf health center in San Clemente would result in a parking demand of 68 parking spaces.

MemorialCare Medical Group and Imaging Center

A second medical office site was surveyed for comparison purposes as requested by City staff. The site selected was MemorialCare Medical Group facility in Huntington Beach (17762 Beach Boulevard). The site includes a 44,500 sf building with 53 surface parking spaces and 147 spaces within a parking structure on site (total of 200 spaces). This location has imaging, urgent care and health services all within one building, as opposed to separate buildings at the Hoag site. The MemorialCare building is currently 87 percent occupied, with 5,493 sf vacant.

The parking survey methodology used does not allow for any way to accurately separate the demand between the various uses within the building. One of the tenants is a dialysis clinic occupying 13,000 sf of the building. Due to the long nature of dialysis visits, it is assumed that the parking demand for this use is likely less than anything that will be in the proposed building. In order to present a conservative parking analysis, LSA excluded the square footage (13,000 sf) associated with the dialysis clinic from the calculation but kept the total parking demand identified for the entire site. This results in a more conservative parking ratio; therefore, for purposes of this analysis, the Huntington Beach facility, including health services, imaging and urgent cares uses, and resulting parking ratio is based on 26,007 sf.

The parking surveys were conducted on Wednesday, February 6 and Thursday, February 7, 2019, between the hours of 7:00 a.m. and 7:00 p.m. As this parking area is not shared with adjacent uses, the surveys conducted by Counts Unlimited, Inc. were based on counting every parked vehicle on site every hour. The parking survey data is provided as Attachment C.

Based on the average parking demand observed at the MemorialCare facility in Huntington Beach, a peak demand of 77 cars was observed at 11:00 a.m. Based on a building size of 26,007 sf (which

accounts for the vacant space and the dialysis clinic), this would result in a parking rate of one parking space per 338 sf. Application of this parking rate to the proposed 23,352 sf facility in San Clemente would result in a total parking demand of 69 parking spaces.

PARKING DEMAND ASSESSMENT

Table A (attached) provides an assessment of the parking demand and supply at the project site based on the data obtained through the parking surveys. The table includes the existing average parking demand and utilization by time of day for the current uses on site. The table also includes the application of the average surveyed parking rate and utilization from the Hoag Urgent Care and health center facilities that operate in a similar manner to the proposed project components. The Hoag site was selected for this analysis as it has a more stringent parking requirement (one space per 272 sf) than the MemorialCare facility (one space per 338 sf) based on the surveys conducted.

Based on Table A, the peak demand of Los Mares Plaza with the proposed project will be 263 parking spaces at 12:00 p.m. This results in a parking surplus of nine parking spaces within Los Mares Plaza at the peak of the weekday. This is primarily due to two factors:

1. The proposed medical office use (with a parking rate of one space per 322 sf for urgent care use and one space per 272 sf for health center use) will generate parking less than City Code requirements (one space per 200 sf), based on surveys conducted of similar facilities.
2. The peak parking demand of the proposed medical office will occur at different times than the peak parking demand of the retail/restaurant uses. For example, the peak of the existing center occurs at 12:00 p.m. while the peak of the medical office uses (i.e., Hoag Urgent Care and Health Center) occurs between 2:00 and 4:00 p.m. These varying peak demands depict a synergistic nature of shared parking between the different uses at 641 and 647 Camino De Los Mares.

CONCLUSION

The project proposes to occupy a vacant 23,352 sf theater with specialty medical use, including an urgent care and imaging and health center. The building is located within a fully occupied mixed-use retail center (Los Mares Plaza). The medical uses proposed on site are not typical medical office uses, which typically have high patient and parking turnover. As such, the parking demand for the project would be less intense than a typical medical office use.

Parking surveys were conducted both at the existing site and at similar medical office facilities for two weekdays. The average of these data determined that the parking demand for the proposed project could be accommodated within the existing parking supply on site. The mix of uses on site allows for this to occur, as the restaurant/retail uses peak at different times of day than the proposed medical office facility.

Based on this report, the shared parking arrangement at the Los Mares Plaza will not result in inadequate parking. The peak demand will be accommodated based on the existing parking supply, due to reasons listed above. The addition of medical office use on site is not anticipated to cause the parking demand to meet or exceed its current parking supply.

Table A: Los Mares Plaza Parking Analysis

Time	Existing Center ¹		Urgent Care ²		Health Center ³		Spaces		
	size = 54,539 SF (Total)		size = 5,000 SF		size = 18,352 SF		Utilized	Provided	Residual/ (Deficit)
	1 space per N/A SF demand = 201 spaces		1 space per 322 SF demand = 16 spaces		1 space per 272 SF demand = 68 spaces				
	% utilization ¹	spaces	% utilization ²	spaces	% utilization ³	spaces			
7:00 AM	14%	29	68%	11	12%	9	49	272	223
8:00 AM	22%	44	68%	11	33%	23	78	272	194
9:00 AM	43%	86	93%	15	65%	45	146	272	127
10:00 AM	60%	122	89%	15	85%	58	195	272	78
11:00 AM	91%	183	68%	11	93%	64	258	272	14
12:00 PM	100%	201	68%	11	75%	51	263	272	9
1:00 PM	98%	197	61%	10	73%	50	257	272	15
2:00 PM	92%	185	100%	16	91%	62	263	272	10
3:00 PM	81%	163	100%	16	97%	66	245	272	28
4:00 PM	85%	171	75%	12	100%	68	251	272	21
5:00 PM	76%	153	46%	8	72%	49	210	272	62
6:00 PM	71%	143	46%	8	45%	31	182	272	90
7:00 PM	62%	126	50%	8	37%	26	160	272	113
Peak Shared Parking Demand									263
<i>Proposed Parking Supply</i>									<i>272</i>
Residual / (Deficit)									9

¹ Existing retail center surveyed on 12/11/18 and 12/12/18. Parking demand and utilization represents average of two days.

² Parking rate and utilization based on average surveys of Hoag Urgent Care (16205 Sand Canyon Avenue, Irvine) for two days (12/11/18 and 12/12/18).

³ Parking rate and utilization based on average surveys of Hoag Health Center (16305 Sand Canyon Avenue, Irvine) for two days (12/11/18 and 12/12/18).

ATTACHMENT A

LOS MARES PLAZA PARKING SURVEY DATA

Parking Study - Average

Location: 641 Camino De Los Mares

Day: Average

City: San Clemente, CA

Lot	Space Type	Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Zone 1	Standard Parking	122	10	16	23	45	69	77	94	100	98	98	87	71	76	72	73	73
	Green	6	1	1	2	3	3	5	6	5	5	4	4	4	3	4	5	4
	HC	4	0	0	0	0	0	1	1	1	2	1	1	0	0	0	0	0
	15 Min Parking	5	0	0	0	1	1	2	2	3	3	1	2	1	2	2	2	1
	15 Min Bank Parking	4	0	0	0	2	1	1	1	1	0	1	2	1	0	1	1	0
	5 Min Cleaners Parking	2	0	0	1	0	0	1	0	0	1	1	0	1	0	1	0	0
	Total	143	11	17	25	50	73	85	103	110	108	106	95	77	81	79	80	77
Zone 2	Standard Parking	10	0	0	4	4	7	8	10	9	8	8	8	8	7	5	6	4
	15 Min	6	0	0	1	2	2	4	4	3	4	3	2	2	3	2	2	2
	HC	2	0	0	0	0	0	1	1	1	2	2	2	0	1	0	0	0
	Green	6	2	1	2	2	3	3	4	4	2	3	3	2	3	1	1	1
	Total	24	2	1	6	8	12	15	17	17	16	15	14	11	14	8	9	7
Zone 3	Green	16	0	0	5	6	12	13	13	11	8	7	7	6	8	6	5	4
	HC	2	0	0	0	1	1	1	0	0	0	1	0	1	1	1	0	0
	1 Hr Customer Parking for The Post Stop	3	1	1	1	1	2	1	1	2	2	1	1	2	2	1	0	0
	1 Hr Customer Parking for Vape Oasis	2	1	1	1	1	0	1	1	1	2	2	1	1	1	1	1	0
	1Hr Customer Parking for Café Smith	2	0	1	1	1	1	1	1	1	1	1	1	1	1	0	1	0
	1 Hr Customer Parking for Bay Leaf Restaurant	5	1	2	2	1	3	3	2	3	3	3	3	3	3	2	3	3
	Total	30	2	3	9	10	17	18	17	17	14	13	12	13	14	10	9	7
Zone 4	Standard Parking	9	6	6	8	8	9	9	9	8	8	9	9	8	7	7	5	5
	1 Hr Customer Parking	18	1	2	9	8	14	16	15	12	12	14	14	14	15	12	11	7
	Physical Therapy	4	0	0	1	2	2	3	2	1	2	2	3	3	2	2	2	1
	Green	3	1	2	3	3	3	3	3	3	3	3	3	2	3	2	2	1
	Total	34	7	9	20	20	28	31	28	24	25	27	28	26	26	23	19	13
Zone 5	Standard Parking	38	9	14	27	34	36	35	34	33	33	37	36	36	36	34	28	23
	HC	2	0	0	0	0	0	1	1	1	0	0	0	1	1	0	0	
	Reserved	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	41	9	14	27	34	36	35	35	34	33	37	36	37	37	34	28	23
		272	29	44	86	122	165	183	199	201	194	197	185	163	171	153	143	126

Parking Study

Location: 641 Camino De Los Mares
 City: San Clemente, CA

Day: Tuesday
 Date: 12/11/2018

Lot	Space Type	Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Zone 1	Standard Parking	122	10	16	25	42	69	83	94	100	84	87	76	69	74	72	70	72
	Green	6	0	0	0	1	2	4	5	4	5	5	6	6	4	4	4	4
	HC	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	15 Min Parking	5	0	0	0	1	0	1	1	3	3	1	1	1	2	3	3	1
	15 Min Bank Parking	4	0	0	0	2	1	1	0	1	0	0	1	0	0	1	0	0
	5 Min Cleaners Parking	2	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0
	Total	143	10	16	25	46	72	90	100	108	92	93	84	76	80	81	77	77
Zone 2	Standard Parking	10	0	0	3	4	8	7	9	8	7	7	8	8	6	4	6	4
	15 Min	6	0	0	1	1	2	4	4	2	5	4	1	2	3	2	2	1
	HC	2	0	0	0	0	0	0	0	2	2	1	1	0	0	0	0	0
	Green	6	2	1	0	1	3	4	3	4	2	2	2	1	2	0	1	1
	Total	24	2	1	4	6	13	15	16	16	16	14	12	11	11	6	9	6
Zone 3	Green	16	0	0	5	5	13	13	14	9	9	9	10	8	9	6	4	4
	HC	2	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0
	1 Hr Customer Parking for The Post Stop	3	1	1	1	1	1	0	0	2	2	1	1	2	1	1	0	0
	1 Hr Customer Parking for Vape Oasis	2	1	1	1	1	0	0	0	2	1	1	0	0	0	0	1	0
	1Hr Customer Parking for Café Smith	2	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0
	1 Hr Customer Parking for Bay Leaf Restaurant	5	0	1	2	1	4	3	3	2	2	2	2	2	3	2	2	2
Total	30	2	3	9	9	18	16	17	15	14	13	14	13	14	10	8	6	
Zone 4	Standard Parking	9	6	6	8	9	9	9	9	7	7	8	8	7	6	6	5	5
	1 Hr Customer Parking	18	0	1	8	7	13	16	16	9	13	14	14	9	12	8	9	6
	Physical Therapy	4	0	0	1	2	2	3	2	1	2	2	3	1	1	2	2	1
	Green	3	1	1	2	2	3	3	3	3	3	3	3	3	3	3	3	2
	Total	34	7	8	19	20	27	31	30	20	25	27	28	20	22	19	19	14
Zone 5	Standard Parking	38	8	13	30	35	36	34	31	28	30	37	35	34	34	31	22	16
	HC	2	0	0	0	0	0	1	1	0	0	0	0	0	1	0	0	0
	Reserved	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	41	8	13	30	35	36	35	32	28	30	37	35	34	35	31	22	16
		272	29	41	87	116	166	187	195	187	177	184	173	154	162	147	135	119

Parking Study

Location: 641 Camino De Los Mares
 City: San Clemente, CA

Day: Wednesday
 Date: 12/12/2018

Lot	Space Type	Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Zone 1	Standard Parking	122	9	16	20	48	69	71	94	100	112	109	98	73	78	71	75	73
	Green	6	2	2	3	4	4	5	6	6	4	3	2	1	2	4	5	4
	HC	4	0	0	0	0	0	1	2	2	3	2	2	0	0	0	0	0
	15 Min Parking	5	0	0	0	1	1	2	2	3	3	1	2	1	1	0	1	0
	15 Min Bank Parking	4	0	0	0	1	0	0	1	1	0	2	2	1	0	1	1	0
	5 Min Cleaners Parking	2	0	0	1	0	0	0	0	0	1	1	0	1	0	0	0	0
	Total	143	11	18	24	54	74	79	105	112	123	118	106	77	81	76	82	77
Zone 2	Standard Parking	10	0	0	4	4	6	8	10	10	9	8	8	7	8	6	6	4
	15 Min	6	0	0	1	3	2	4	3	3	2	2	2	2	3	2	2	2
	HC	2	0	0	0	0	0	1	1	0	2	2	2	0	1	0	0	0
	Green	6	1	1	3	3	2	2	4	4	2	3	3	2	4	1	1	1
	Total	24	1	1	8	10	10	15	18	17	15	15	15	11	16	9	9	7
Zone 3	Green	16	0	0	4	7	10	13	11	13	6	5	4	4	6	5	5	4
	HC	2	0	0	0	0	1	1	0	0	0	1	0	1	1	1	0	0
	1 Hr Customer Parking for The Post Stop	3	0	0	1	1	2	1	1	1	1	1	1	2	2	1	0	0
	1 Hr Customer Parking for Vape Oasis	2	0	0	1	1	0	1	1	0	2	2	2	1	1	1	1	0
	1Hr Customer Parking for Café Smith	2	0	1	1	1	1	2	2	2	2	1	0	1	1	0	0	0
	1 Hr Customer Parking for Bay Leaf Restaurant	5	1	2	2	1	1	2	1	3	3	3	3	3	3	2	3	3
Total	30	1	3	9	11	15	20	16	19	14	13	10	12	14	10	9	7	
Zone 4	Standard Parking	9	5	5	7	6	9	9	8	9	9	9	9	9	8	8	4	4
	1 Hr Customer Parking	18	1	3	9	9	14	15	13	14	11	13	14	18	18	16	12	8
	Physical Therapy	4	0	0	1	1	2	3	2	1	1	1	3	4	2	2	1	0
	Green	3	0	2	3	3	3	3	3	3	3	3	2	1	2	1	1	0
	Total	34	6	10	20	19	28	30	26	27	24	26	28	32	30	27	18	12
Zone 5	Standard Parking	38	10	15	23	33	36	35	37	38	35	37	37	38	38	36	33	29
	HC	2	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0	
	Reserved	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	41	10	15	23	33	36	35	37	39	35	37	37	39	39	37	33	29
		272	29	47	84	127	163	179	202	214	211	209	196	171	180	159	151	132

ATTACHMENT B

HOAG IRVINE PARKING SURVEY DATA

Average Parking Survey

Location: Hoag Urgent Care
16205 Sand Canyon Ave, Irvine, CA

Time Period: 7:00 AM to 7:00 PM

Parking for Urgent Care				
Time	Parking Lot Arrivals	Parking Lot Departures	Total Occupancy	Total Occupancy
7:00 AM	6	0	10	68%
7:30 AM	1	1	10	71%
8:00 AM	0	1	10	68%
8:30 AM	1	0	10	71%
9:00 AM	5	2	13	93%
9:30 AM	2	3	12	86%
10:00 AM	4	4	13	89%
10:30 AM	4	5	12	82%
11:00 AM	3	5	10	68%
11:30 AM	4	4	10	68%
12:00 PM	3	3	10	68%
12:30 PM	4	3	11	75%
1:00 PM	2	4	9	61%
1:30 PM	2	2	9	61%
2:00 PM	8	2	14	100%
2:30 PM	3	3	14	100%
3:00 PM	3	3	14	100%
3:30 PM	3	6	12	82%
4:00 PM	3	4	11	75%
4:30 PM	1	2	10	68%
5:00 PM	2	5	7	46%
5:30 PM	4	2	9	61%
6:00 PM	3	5	7	46%
6:30 PM	2	1	8	54%
7:00 PM	2	3	7	50%

Average = Tuesday 12/11/18 and Wednesday 12/12/18

Parking Survey

Location: Hoag Urgent Care
 16205 Sand Canyon Ave, Irvine, CA
 Date: Tuesday, December 11, 2018

Time Period: 7:00 AM to 7:00 PM

Parking for Urgent Care			
Time	Parking Lot Arrivals	Parking Lot Departures	Total Occupancy
7:00 AM	8	0	8
7:30 AM	1	0	9
8:00 AM	0	1	8
8:30 AM	0	0	8
9:00 AM	4	2	10
9:30 AM	2	3	9
10:00 AM	5	3	11
10:30 AM	4	5	10
11:00 AM	4	5	9
11:30 AM	3	4	8
12:00 PM	4	4	8
12:30 PM	2	4	6
1:00 PM	2	1	7
1:30 PM	4	1	10
2:00 PM	11	3	18
2:30 PM	4	5	17
3:00 PM	1	3	15
3:30 PM	3	8	10
4:00 PM	2	0	12
4:30 PM	1	1	12
5:00 PM	1	7	6
5:30 PM	6	1	11
6:00 PM	3	6	8
6:30 PM	1	1	8
7:00 PM	2	2	8

Parking Survey

Location: Hoag Urgent Care
16205 Sand Canyon Ave, Irvine, CA
Date: Wednesday, December 12, 2018

Time Period: 7:00 AM to 7:00 PM

Parking for Urgent Care			
Time	Parking Lot Arrivals	Parking Lot Departures	Total Occupancy
7:00 AM	11	0	11
7:30 AM	1	1	11
8:00 AM	0	0	11
8:30 AM	1	0	12
9:00 AM	5	1	16
9:30 AM	1	2	15
10:00 AM	3	4	14
10:30 AM	4	5	13
11:00 AM	2	5	10
11:30 AM	5	4	11
12:00 PM	2	2	11
12:30 PM	6	2	15
1:00 PM	2	7	10
1:30 PM	0	3	7
2:00 PM	4	1	10
2:30 PM	1	0	11
3:00 PM	4	2	13
3:30 PM	3	3	13
4:00 PM	3	7	9
4:30 PM	1	3	7
5:00 PM	3	3	7
5:30 PM	2	3	6
6:00 PM	2	3	5
6:30 PM	3	1	7
7:00 PM	2	3	6

Average Parking Survey

Location: Hoag Health Center / Cardiac Rehab / East Side Door
16305 Sand Canyon Ave, Irvine, CA

Date: AVERAGE

Time Period: 7:00 AM to 7:00 PM

Time	Parking for Hoag Health Center		Parking for Cardiac Rehab		Parking for East Side Door		Total Occupancy	Utilization %
	Parking Lot Arrivals	Parking Lot Departures	Parking Lot Arrivals	Parking Lot Departures	Parking Lot Arrivals	Parking Lot Departures		
7:00 AM	12	0	6	0	6	0	23	12%
7:30 AM	16	3	2	0	2	0	39	20%
8:00 AM	28	8	3	2	3	0	63	33%
8:30 AM	47	15	2	2	5	1	100	52%
9:00 AM	42	18	2	2	2	1	125	65%
9:30 AM	46	25	6	4	1	1	148	77%
10:00 AM	47	35	4	2	1	0	162	85%
10:30 AM	49	37	4	4	1	1	174	91%
11:00 AM	52	49	4	3	1	1	178	93%
11:30 AM	37	50	1	5	1	1	161	84%
12:00 PM	33	47	1	4	0	1	143	75%
12:30 PM	21	40	2	3	4	2	125	65%
1:00 PM	42	29	3	1	2	1	140	73%
1:30 PM	38	27	3	1	4	0	157	82%
2:00 PM	46	29	2	2	0	0	174	91%
2:30 PM	43	43	6	3	1	0	177	92%
3:00 PM	54	44	2	4	1	0	185	97%
3:30 PM	49	45	2	4	0	0	187	98%
4:00 PM	42	36	3	4	0	0	191	100%
4:30 PM	22	47	1	6	1	1	162	85%
5:00 PM	17	38	1	3	0	2	137	72%
5:30 PM	9	37	0	4	1	9	97	51%
6:00 PM	11	22	1	1	0	1	85	45%
6:30 PM	5	13	0	0	1	1	78	41%
7:00 PM	3	8	0	0	0	2	71	37%

Average = Tuesday 12/11/18 and Wednesday 12/12/18

Parking Survey

Location: Hoag Health Center / Cardiac Rehab / East Side Door
16305 Sand Canyon Ave, Irvine, CA

Date: Tuesday, December 11, 2018

Time Period: 7:00 AM to 7:00 PM

Time	Parking for Hoag Health Center		Parking for Cardiac Rehab		Parking for East Side Door		Total Occupancy
	Parking Lot Arrivals	Parking Lot Departures	Parking Lot Arrivals	Parking Lot Departures	Parking Lot Arrivals	Parking Lot Departures	
7:00 AM	10	0	5	0	5	0	20
7:30 AM	10	1	0	0	1	0	30
8:00 AM	32	7	0	0	3	0	58
8:30 AM	45	13	3	0	5	1	97
9:00 AM	40	14	1	0	2	1	125
9:30 AM	49	27	0	1	0	0	146
10:00 AM	44	36	4	2	2	0	158
10:30 AM	48	40	0	1	1	1	165
11:00 AM	51	46	2	1	1	0	172
11:30 AM	33	48	1	0	2	1	159
12:00 PM	24	44	0	2	0	1	136
12:30 PM	14	30	0	0	6	2	124
1:00 PM	43	21	0	1	2	2	145
1:30 PM	32	24	0	0	2	0	155
2:00 PM	55	32	1	0	0	0	179
2:30 PM	47	47	9	1	0	0	187
3:00 PM	59	47	3	4	2	0	200
3:30 PM	57	48	1	2	0	0	208
4:00 PM	47	44	0	4	0	0	207
4:30 PM	30	56	0	6	0	1	174
5:00 PM	15	44	1	2	0	2	142
5:30 PM	12	42	0	1	1	7	105
6:00 PM	11	25	0	0	0	0	91
6:30 PM	4	16	0	0	1	1	79
7:00 PM	3	9	0	0	0	3	70

Parking Survey

Location: Hoag Health Center / Cardiac Rehab / East Side Door
16305 Sand Canyon Ave, Irvine, CA

Date: Wednesday, December 12, 2018

Time Period: 7:00 AM to 7:00 PM

Time	Parking for Hoag Health Center		Parking for Cardiac Rehab		Parking for East Side Door		Total Occupancy
	Parking Lot Arrivals	Parking Lot Departures	Parking Lot Arrivals	Parking Lot Departures	Parking Lot Arrivals	Parking Lot Departures	
7:00 AM	14	0	6	0	6	0	26
7:30 AM	22	5	3	0	2	0	48
8:00 AM	23	9	6	3	3	0	68
8:30 AM	48	16	1	3	4	0	102
9:00 AM	43	22	3	3	2	1	124
9:30 AM	43	22	11	7	1	1	149
10:00 AM	49	34	3	2	0	0	165
10:30 AM	50	33	7	7	0	0	182
11:00 AM	52	52	6	4	0	1	183
11:30 AM	40	52	1	10	0	0	162
12:00 PM	41	50	2	5	0	0	150
12:30 PM	28	49	3	6	1	1	126
1:00 PM	41	37	5	1	1	0	135
1:30 PM	43	30	6	1	5	0	158
2:00 PM	37	25	2	4	0	0	168
2:30 PM	38	38	2	5	1	0	166
3:00 PM	48	41	1	4	0	0	170
3:30 PM	40	41	2	5	0	0	166
4:00 PM	36	28	5	4	0	0	175
4:30 PM	14	37	1	5	1	0	149
5:00 PM	19	32	1	3	0	2	132
5:30 PM	5	31	0	7	0	10	89
6:00 PM	10	19	1	1	0	1	79
6:30 PM	6	9	0	0	1	0	77
7:00 PM	2	7	0	0	0	0	72

ATTACHMENT C

MEMORIALCARE HUNTINGTON BEACH PARKING SURVEY DATA

Memorial Care Medical Group
 17762 Beach Boulevard
 Huntington Beach, CA

Average Parking Demand (Wednesday 2/6/19 and Thursday 2/7/19)

		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Main Lot	Regular	35	2	16	29	30	30	25	21	26	26	28	20	8	5
	Handicap	7	0	2	2	5	6	2	2	1	3	3	1	0	0
	Clean Air	11	0	3	5	8	7	5	5	7	8	8	7	4	4
	Subtotal	53	2	20	36	42	42	31	28	34	36	38	28	12	8
Total Occupancy		53	2	20	36	42	42	31	28	34	36	38	28	12	8
Total Percent			3%	38%	68%	79%	78%	58%	52%	64%	68%	72%	53%	23%	15%
		Inventory	0	0	0	0	0	1	1	1	1	1	1	1	1
Parking Structure	Regular	114	1	9	19	25	28	21	16	20	18	24	14	2	1
	Compact	33	0	3	8	7	7	6	5	6	5	7	5	2	2
	Subtotal	147	1	12	26	32	35	26	21	26	23	30	19	4	2
Total Occupancy		147	1	12	26	32	35	26	21	26	23	30	19	4	2
Total Percent			0%	8%	18%	21%	24%	18%	14%	17%	15%	20%	13%	2%	1%
Grand Total Occupancy		200	2	32	62	74	77	57	48	60	59	68	47	16	10
Grand Total Percent			1%	16%	31%	37%	38%	29%	24%	30%	29%	34%	24%	8%	5%
Overall Utilization %			3%	42%	81%	96%	100%	75%	63%	78%	76%	89%	61%	20%	13%

Memorial Care Medical Group
 17762 Beach Boulevard
 Huntington Beach, CA
 Wednesday, February, 6th, 2019

		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Main Lot	Regular	35	2	16	25	25	26	28	21	22	26	29	22	8	6
	Handicap	7	0	2	2	3	5	1	2	2	4	4	1	0	0
	Clean Air	11	0	3	6	8	5	4	5	8	8	8	7	3	3
	Subtotal	53	2	21	33	36	36	33	28	32	38	41	30	11	9

Total Occupancy	53	2	21	33	36	36	33	28	32	38	41	30	11	9
Total Percent		4%	40%	62%	68%	68%	62%	53%	60%	72%	77%	57%	21%	17%

		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Parking Structure	Regular	114	0	9	19	22	23	18	14	16	15	21	11	0	0
	Compact	33	0	3	7	6	6	5	4	6	4	8	6	3	3
	Subtotal	147	0	12	26	28	29	23	18	22	19	29	17	3	3

Total Occupancy	147	0	12	26	28	29	23	18	22	19	29	17	3	3
Total Percent		0%	8%	18%	19%	20%	16%	12%	15%	13%	20%	12%	2%	2%

Grand Total Occupancy	200	2	33	59	64	65	56	46	54	57	70	47	14	12
Grand Total Percent		1%	17%	30%	32%	33%	28%	23%	27%	29%	35%	24%	7%	6%

Memorial Care Medical Group
 17762 Beach Boulevard
 Huntington Beach, CA
 Thursday, February, 7th, 2019

		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Main Lot	Regular	35	1	16	33	35	33	21	21	30	25	26	18	8	3
	Handicap	7	0	1	2	6	6	3	2	0	2	2	1	0	0
	Clean Air	11	0	2	4	7	8	5	4	6	7	7	7	5	4
	Subtotal	53	1	19	39	48	47	29	27	36	34	35	26	13	7

Total Occupancy	53	1	19	39	48	47	29	27	36	34	35	26	13	7
Total Percent		2%	36%	74%	91%	89%	55%	51%	68%	64%	66%	49%	25%	13%

		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Parking Structure	Regular	114	1	9	18	27	33	23	17	23	20	26	17	3	1
	Compact	33	0	3	8	8	8	6	6	6	6	5	4	1	0
	Subtotal	147	1	12	26	35	41	29	23	29	26	31	21	4	1

Total Occupancy	147	1	12	26	35	41	29	23	29	26	31	21	4	1
Total Percent		1%	8%	18%	24%	28%	20%	16%	20%	18%	21%	14%	3%	1%

Grand Total Occupancy	200	2	31	65	83	88	58	50	65	60	66	47	17	8
Grand Total Percent		1%	16%	33%	42%	44%	29%	25%	33%	30%	33%	24%	9%	4%

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SITE	# STALLS (ADA)	# STALLS (TOTAL)	RATIO (% ADA/TOTAL)
641 CAMINO DE LOS MARES (SUBJECT, SHARED PARKING AT PARCELS 67507137, 67507129, AND 67507130)	10	272	3.68% (10/272)
# STALLS (ADA) REQUIRED PER 2016 CBC TABLE 11B-208.2*			
17762 BEACH BOULEVARD HUNTINGTON BEACH, CA 92647 (MOR AND URGENT CARE, SIMILAR USE FROM PARKING STUDY #2)	7	201	3.48% (7/201)

CONCLUSION: COMPARED TO THE SIMILAR SITE AT 17762 BEACH BOULEVARD (SIMILAR USE TO OUR PROJECT WITH MEDICAL OFFICE SPACE, IMAGING, AND URGENT CARE), THE SUBJECT PROPERTY AT 641 CAMINO DE LOS MARES HAS A HIGHER RATIO OF ADA TO TOTAL PARKING. THEREFORE, THE 10 STALLS OF ADA PARKING AT 641 CAMINO DE LOS MARES IS SUFFICIENT.

* THE PROPOSED HEALTH FACILITY IS NEITHER A HOSPITAL OUTPATIENT FACILITY (2016 CBC 11B-208.2.1), A REHABILITATION FACILITY, OR AN OUTPATIENT PHYSICAL THERAPY FACILITY (2016 CBC 11B-208.2.2), PER 2016 CBC, TABLE 11B-208.2 GOVERNS.

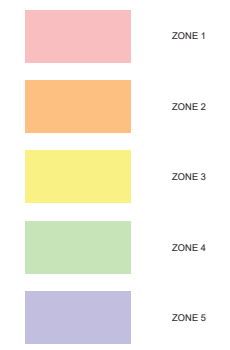
ADA PARKING ANALYSIS

TENANT #	TENANT NAME	USE	SIZE (GSF)
#A110	WAHOO'S FISH TACO	RESTAURANT	2,700
#A110	SALON ZINNIA	BEAUTY SHOP	2,277
#A41B	FUTURE TENANT	MEDICAL	23,352
#C130	TJ'S WOODFIRE PIZZA	RESTAURANT	1,889
#C130	BANK OF THE WEST	BANK	3,496
#C180	OCEAN'S CLEANERS	RETAIL	1,600
#D100	JUICE STOP	RESTAURANT	921
#D110	THAI DARU	RESTAURANT	950
#D120	MIYAKO SUSHI	RESTAURANT	1,769
#D130	NALU HAWAIIAN BBQ	RESTAURANT	1,698
#D140	JERSEY MIKE'S	RESTAURANT	1,534
SUBTOTAL			42,188
647 CAMINO 1ST FLR) BAY LEAF RESTAURANT			3,130
647 CAMINO 2ND FLR) BAY LEAF RESTAURANT			3,130
SUBTOTAL			6,260
647 CAMINO 1ST FLR) BAY LEAF RESTAURANT			1,254
647 CAMINO 1ST FLR) FRATELLO'S RESTAURANT			1,089
647 CAMINO 1ST FLR) SHELZA THREADING			1,089
647 CAMINO 1ST FLR) CAFE SMITH			1,221
647 CAMINO 1ST FLR) VAPE OASIS			1,221
647 CAMINO 2ND FLR) FRATELLO'S RESTAURANT			3,432
647 CAMINO 2ND FLR) SPINAL VITALITY CHIRO.			2,442
SUBTOTAL			11,748
647 CAMINO 1ST FLR) THE POST STOP			1,386
647 CAMINO 1ST FLR) THE WAX BOUTIQUE			1,584
647 CAMINO 1ST FLR) FLOWER COMPANY			1,221
647 CAMINO 2ND FLR) THAI SPA			4,191
SUBTOTAL			8,382
647 CAMINO 1ST FLR) FULL MOON SUSHI			1,058
647 CAMINO 1ST FLR) HEARING AIDS			1,056
647 CAMINO 1ST FLR) BEBE NAIL SPA			1,056
647 CAMINO 1ST FLR) PHYSICAL THERAPY			1,534
647 CAMINO 2ND FLR) ERIC JOHNSON, DDS			4,702.5
SUBTOTAL			9,405
TOTAL			77,981

TENANT SUMMARY

- EXISTING WAYFINDING SIGN
"ADDITIONAL PARKING SOUTH OF BUILDING"
- POTENTIAL LOCATION OF CONCEPTUAL WAYFINDING SIGN
DOUBLE-SIDED, INSTALLED IN EXISTING LANDSCAPING. SIGNAGE SIZE, COLOR, AND LETTERING SIZE, COLOR, AND HEIGHT SHALL BE PER PROPERTY STANDARDS AND SHALL MEET CODE MINIMUMS.
- POTENTIAL LOCATION OF CONCEPTUAL WAYFINDING SIGN
SINGLE-SIDED, INSTALLED IN EXISTING LANDSCAPING. SIGNAGE SIZE, COLOR, AND LETTERING SIZE, COLOR, AND HEIGHT SHALL BE PER PROPERTY STANDARDS AND SHALL MEET CODE MINIMUMS.

CONCEPTUAL WAYFINDING SIGNAGE LEGEND



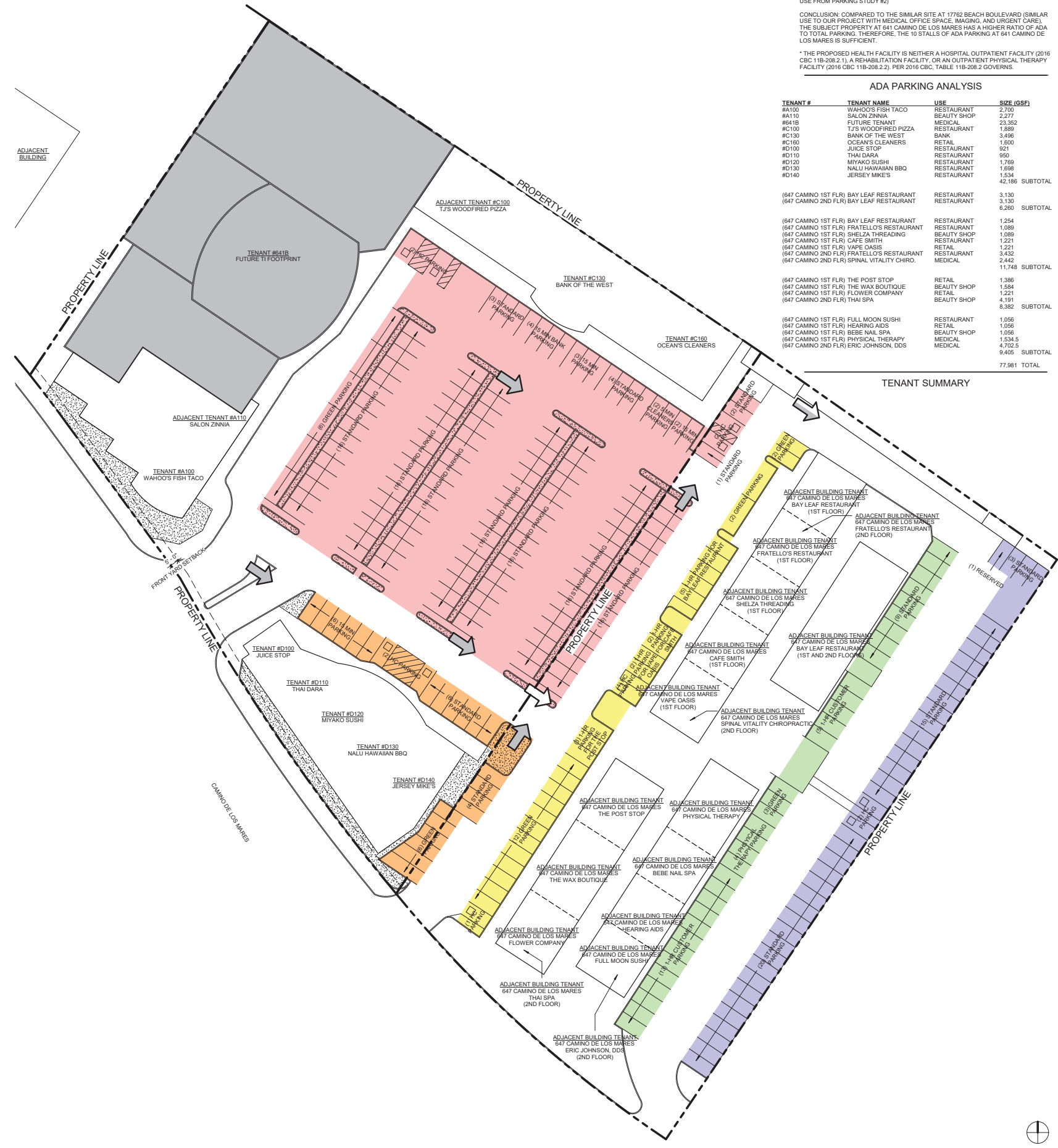
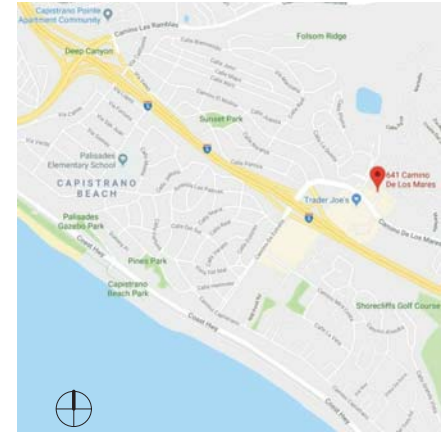
ZONE LEGEND (PER PARKING STUDIES)

PROJECT ADDRESS:	641 CAMINO DE LOS MARES SAN CLEMENTE, CA 92673
APR:	675-071-37
ZONING DESIGNATION:	CC4*
PROJECT AREA:	23,352 SF (0.54 ACRES)**
BUILDING COVERAGE:	1.07 / 46,714 ACRES/SQ. FT 44.0 % OF NET AREA
LANDSCAPE COVERAGE:	0.14 / 6,105 ACRES/SQ. FT 5.7 % OF NET AREA
BUILDING SQUARE FOOTAGE:	27,300 SF ALLOWED NO CHANGE PROPOSED
FAR (BUILDING SQUARE FOOTAGE/LOT AREA):	1.0 ALLOWED NO CHANGE PROPOSED
TOP OF ROOF:	30'-0" ALLOWED NO CHANGE PROPOSED
TOP OF PARAPET:	37'-10" ALLOWED NO CHANGE PROPOSED
NUMBER OF STORES:	1 ALLOWED NO CHANGE PROPOSED
FRONT SIDE SETBACK:	5'-0" REQUIRED NO CHANGE PROPOSED
RIGHT SIDE SETBACK (FACING PROPERTY):	0'-0" REQUIRED NO CHANGE PROPOSED
LEFT SIDE SETBACK (FACING PROPERTY):	0'-0" REQUIRED NO CHANGE PROPOSED
REAR SETBACK (FACING PROPERTY):	0'-0" REQUIRED NO CHANGE PROPOSED
OCCUPANCY CODE:	A-3 EXISTING
TYPE OF CONSTRUCTION:	3-N EXISTING
ROOF MATERIAL:	BUILT-UP ROOFING (EXISTING)
PARKING:	REFER TO PARKING ANALYSIS AS SEPARATE ATTACHMENT

* NOTE: THE PROPOSED USE IS PERMITTED WITHIN THE SUBJECT ZONE PURSUANT TO THE APPROVAL OF A MINOR CONDITIONAL USE PERMIT AND COMPLIES WITH ALL THE APPLICABLE PROVISIONS OF THIS TITLE. THE SAN CLEMENTE GENERAL PLAN AND THE PURPOSE AND INTENT OF THE ZONE IN WHICH THE USE IS BEING PROPOSED. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MATERIALLY INJURIOUS TO PROPERTIES AND IMPROVEMENTS IN THE VICINITY. THE PROPOSED USE WILL NOT NEGATIVELY IMPACT SURROUNDING LAND USES.

** NOTE: THE SITE IS SUITABLE FOR THE TYPE AND INTENSITY OF USE THAT IS PROPOSED.

BUILDING DATA



SAN CLEMENTE HEALTH CENTER

641 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

Developed for

Date	
Revision	
Date	
Submitted	
MINUTE COPY APPLICATION (PARALLEL)	02/13/19
Job Number	1818520
Date Published	Issue Date
Checked By	Checker
Scale	As Indicated

SITE PLAN