

Table 54: Residential Sites Inventory

Site #	Map ID	APN	Property Address	Acres	GP	Zone	Allowable Density	Potential Units	Year Built/ Existing Use	-AH Overlay	From Previous HE	Common Owners	Redevelopment Potential
A	1	692-152-23	1010 S. El Camino Real	0.30	NC	NC2	32.4	10	Vacant	✓	✓		
B	2	692-131-06	near 1201 S. El Camino Real	0.42	NC	NC2	32.4	14	Vacant	✓	✓		
C	3	692-171-18	1430 S. El Camino Real	0.22	NC	NC2	32.4	7	Vacant	✓	✓	Owner A	
	4	692-171-19	1430 S. El Camino Real	0.22	NC	NC2	32.4	7	Vacant	✓	✓	Owner A	
D	5	690-422-03	near 2201 S. El Camino Real	0.10	NC	NC3	32.4	3	Vacant	✓	✓	Owner B	
	6	690-422-04	near 2201 S. El Camino Real	0.10	NC	NC3	32.4	3	Vacant	✓	✓	Owner B	
E	7	692-362-08	1400 N. El Camino Real	0.11	NC	NC2	32.4	4	Vacant	✓			
F	8	060-071-25	near 2801 S. El Camino Real	0.37	MU	MU5.1	48.6	18	Vacant	✓	✓		
G	9	692-395-27	902 N. El Camino Real	0.27	NC	NC2	32.4	9	Vacant	✓	✓		
H	10	692-381-25	1300 block N. El Camino Real	0.09	RM	RM	24.0	2	Vacant	✓	✓	Owner C	
	11	692-381-26	1300 block N. El Camino Real	0.09	RM	RM	24.0	2	Vacant	✓	✓	Owner C	
	12	692-381-27	1300 block N. El Camino Real	0.09	RM	RM	24.0	2	Vacant	✓	✓	Owner C	
	13	692-381-28	1300 block N. El Camino Real	0.10	RM	RM	24.0	2	Vacant	✓	✓	Owner C	
	14	692-381-29	1300 block N. El Camino Real	0.10	RM	RM	24.0	2	Vacant	✓	✓	Owner C	
	15	692-381-30	1300 block N. El Camino Real	0.10	RM	RM	24.0	2	Vacant	✓	✓	Owner D	
	31	692-381-31	1200 block N. El Camino Real	0.09	NC	NC2	32.4	3	Built in 1954 - Small single-story building used as an	✓	✓	Owner D	The current use is a dilapidated commercial building, and appears to

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									insurance company office, with 75% of lot unimproved; adjacent to six vacant parcels				currently be operating as residence. The current property owner purchased the building in 1998 for less than \$500,000 for both properties and has done little to no improvements. The properties are significantly underutilized and could be developed with up to 5 units. If the lots combined with the other five adjacent vacant lots the sites could developed up to 18 units.
I	16	692-394-06	100 W. El Portal	0.09	NC	NC2	32.4	3	Vacant	✓	✓	Owner E	
	17	692-394-07	100 W. El Portal	0.09	NC	NC2	32.4	3	Vacant	✓	✓	Owner E	
	32	692-394-17	101 W. El Portal	0.65	NC	NC2	32.4	21	Built in 1957 - Low intensity strip shopping with large parking lot; adjacent to two vacant parcels. Uses include a smaller market (Ranch Market, a flower and party supply store.	✓	✓		The property owner of this site has approached the City about development of an affordable housing development while maintaining the on-site market. The owner has owned the site for a number of years.
J	18	690-445-02 690-445-03	1502 S. El Camino Real	0.15	NC	NC2	32.4	3	Vacant	✓		Owner F	
K	19	060-041-02 060-041-03	2400 S. El Camino Real	0.15	NC	NC3	32.4	3	Vacant	✓			
L	20	692-394-02	----	0.62	NC	NC2	32.4	20	Vacant	✓			
M	21	692-121-14	1631 Calle Las Bolas	0.15	RH	RH	36.0	5	Vacant		✓	Owner G	
	22	692-121-15	1629 Calle Las Bolas	0.15	RH	RH	36.0	5	Vacant		✓	Owner H	

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	23	692-121-16	1603 Calle Colina	0.12	RH	RH	36.0	4	Vacant		✓	Owner H	
	24	692-121-17	1601 Calle Colina	0.14	RH	RH	36.0	5	Vacant		✓	Owner H	
	25	692-121-13	1633 Calle Las Bolas	0.15	RH	RH	36.0	5	Vacant		✓	Owner G	
N	26	057-151-26	111 La Ronda	0.17	RM	RM	24.0	4	Vacant		✓		
	27	057-151-04	115 La Ronda	0.15	RM	RM	24.0	3	Vacant		✓		
	28	057-151-05	119 La Ronda	0.16	RM	RM	24.0	3	Vacant		✓		
O	29	690-013-01	101 North La Esperanza	2.18	RM	RM	24.0	30	Vacant	✓			Multiple easements on site that may present some challenges for development.
P	30	692-173-04	1502 S. El Camino Real	0.25	MU	MU3	48.6	12	Vacated gas station	✓			The gas/service station has been vacated for several years. Environmental concerns were noted as a potential barrier by previous developers and the property owner has since remediated the environmental issues. With this impediment resolved the property can be redeveloped without impediment.
Q	33	691-231-06	Shorecliffs Golf Course	6.00	RH	RH	36.0	216	Underutilized golf course with potential senior housing development		✓		Previously zoned for a hotel, the parcel is now zoned for Residential High. The property owners have expressed desire to develop a senior residential use on the site to replace the aged golf club. <a href="#">As of September 2017, no application has been submitted at this time.</a>

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R	34	057-182-21	105 Calle De Los Molinos	0.14	MU	MU2(CZ)	36.0	5	Built in 1951 - Single story business, currently being used as a baseball equipment store		Upzoned		This small single story building is a baseball equipment store with a batting cage facility in the back. The building (constructed in 1951) has had minor modifications. Due to its small on-site development (849 square feet) and increase in property value since time of purchase, the project has great potential to be redeveloped.
	35	057-182-52	109 Calle De Los Molinos	0.26	MU	MU2(CZ)	36.0	9	Built in 1958 - Currently 2 units on site, being used a furniture store, has been remodeled in the last 10 years		Upzoned	Owner I	This is a large parcel measuring over 12,000 square feet. The property was developed in 1958 and has two buildings located on-site; a one story and a two-story building, totaling 7,287 square feet. The buildings currently house a furniture and mattress store. This parcel could accommodate up to 9 units. The adjacent parcel located at 111 Calle De Los Molinos is owned by the same property owner. If the two parcels were merged the development could provide 12 residential units.
	36	057-170-22	110 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Vacant		Upzoned	Owner J	
	37	057-182-18	111 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	3	Built in 1958 - Second hand store		Upzoned	Owner I	The parcel is currently developed with a 1,960

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													square foot-single story commercial building that houses a second hand store. The building has had minimal improvements since its construction in 1958. Individually the parcel could provide 3 residential units, but this property owner also owns the adjacent parcel and the two parcels combined could support 12 units.
38		057-170-21	112 Calle De Los Molinos	0.10	MU	MU2(CZ)	36.0	3	Built in 1951 - Small 2 story house being used as an office		Upzoned		See description of area under Subsection 4.1.3 A(2)
39		057-170-20	114 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1977 - Auto repairs and paint shop		Upzoned		See description of area under Subsection 4.1.3 A(2)
40		057-182-19	115 Calle De Los Molinos	0.15	MU	MU2(CZ)	36.0	5	Built in 1948 - Single story residence		Upzoned	Owner J	This 840 square-foot single story residence was constructed in 1948 and has had minimal improvements. As a single family home in a commercial and mixed use area it is anticipated that this property will redevelop in the near future. In addition the same property owner also owns three adjacent parcels. If all four of these parcels were to be developed they could develop 14 residential units.
41		057-170-64	116 Calle De Los Molinos	0.22	MU	MU2(CZ)	36.0	7	Built in 1976 - Sheet metal business		Upzoned	Owner K	This large parcel was purchased in 2003 for

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													\$80,000. It currently has a single story commercial building that is 5,760 square feet which was constructed in 1976. This lot can develop 7 residential units.
42		057-182-10	117 Calle De Los Molinos	0.08	MU	MU2(CZ)	36.0	3	Built in 1939 - Used to be a surfing and appliance repair shop, but has closed and is now a drivers' education school.		Upzoned	Owner J	Same as 115 Los Molinos
43		057-182-11	119 Calle De Los Molinos	0.09	MU	MU2(CZ)	36.0	3	Built in 1965 - No building on site, parking/salvage		Upzoned	Owner J	Same as 115 Los Molinos
44		057-182-12	119 Calle De Los Molinos	0.10	MU	MU2(CZ)	36.0	3	Built in 1965 - No building on site, parking/salvage		Upzoned	Owner J	Same as 115 Los Molinos
45		057-170-17	120 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1964 - T-shirts store		Upzoned	Owner K	See description of area under Subsection 4.1.3 A(2)
46		057-170-16	122 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1962 - Currently an office building		Upzoned		See description of area under Subsection 4.1.3 A(2)
47		057-170-15	124 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1956 - Furniture repairs.		Upzoned		See description of area under Subsection 4.1.3 A(2)
48		057-170-14	126 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1968 - Parking lot		Upzoned	Owner L	120-126 Calle de Los Molinos are 4 parcels developed as a parking lot in 1968. The parcels have a single owner and total approximately 19,944 square feet. If the parcels were developed with residential they could develop up to 14 dwelling units.

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	49	057-170-13	124 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1968 - Parking lot		Upzoned	Owner L	See above
	50	057-170-12	122 Calle De Los Molinos	0.11	MU	MU2(CZ)	36.0	4	Built in 1963 - Parking lot		Upzoned	Owner L	See above
	51	057-170-11	120 Calle De Los Molinos	0.12	MU	MU2(CZ)	36.0	4	Built in 1963 - Parking lot		Upzoned	Owner L	See above
S	52	057-191-57	1607 Calle Lago	0.34	LI	LI(MU)	36.0	12	Built in 1977 - Hair salon		Upzoned		See description of area under Subsection 4.1.3 A(2). In addition these larger parcels also have great potential for redevelopment due to the number of residential units that could be developed. For each acre 36 units could be developed by right. These three parcels alone could produce more than 100 units.
	53	057-191-59	108 Calle Lago	1.46	LI	LI(MU)	36.0	53	Built in 1997 - Warehouse		Upzoned		See above
	54	691-433-03	1623 N El Camino Real	1.35	LI	LI(MU)	36.0	49	Built in 1975 - Self Storage		Upzoned		See above
I	<a href="#">55</a>	<a href="#">058-091-16</a>	<a href="#">100 Avenida Rosa</a>	<a href="#">0.09</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">24.0</a>	<a href="#">2</a>	<a href="#">Vacant</a>			<a href="#">Owner M</a>	<a href="#">These are contiguous parcels</a>
	<a href="#">56</a>	<a href="#">058-091-15</a>	<a href="#">100 Avenida Rosa</a>	<a href="#">0.09</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">24.0</a>	<a href="#">2</a>	<a href="#">Vacant</a>			<a href="#">Owner M</a>	
	<a href="#">57</a>	<a href="#">058-091-14</a>	<a href="#">100 Avenida Rosa</a>	<a href="#">0.10</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">24.0</a>	<a href="#">2</a>	<a href="#">Vacant</a>				
	<a href="#">58</a>	<a href="#">058-091-43</a>	<a href="#">130 Avenida Rosa</a>	<a href="#">0.09</a>	<a href="#">RM</a>	<a href="#">RM</a>	<a href="#">24.0</a>	<a href="#">2</a>	<a href="#">Vacant</a>				
		<b>Total</b>		<b>19.92</b>				<b>634</b>					

Source: City of San Clemente, 2017.