

# SAN CLEMENTE SENIOR HOUSING

ENTITLEMENT SET

AUGUST 31, 2022



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# PROJECT TEAM

## DEVELOPER:

**Saddleback Memorial Medical Center**  
 24451 Health Center Drive  
 Laguna Hills, CA 92653  
 Attn: Aaron Coley  
 P: 949.452.3627  
 acoley@memorialcare.org

## ARCHITECT:

**TCA Architects**  
 18821 Bardeen Ave.  
 Irvine, CA 92612  
 Contact: Chris Williams  
 P: 949.862.0270  
 P: 949.862.0289  
 www.tca-arch.com  
 cwilliams@tca-arch.com

## CIVIL ENGINEER:

**Hunsenker & Associates**  
 3 Hughes, Irvine, CA 92618  
 Contact: Ted D. Frattone  
 P: 949.768.2541  
 C: 949.283.2294  
 www.hnagi.com  
 tfrattone@hunsenker.com

## LANDSCAPE ARCHITECT:

**C2 Collaborative**  
 100 Avenida Miramar,  
 San Clemente, CA 92618  
 Contact: Blaine Shearer  
 P: 949.366.6624  
 C: 949.542.7706  
 www.c2collaborative.com  
 bshearer@c2collaborative.com

## FIRE:

**Woden**  
 106 W. 4th St., Suite 308  
 Santa Ana, CA 92701  
 Contact: Joshua Apolenis  
 P: 240.688.0980  
 www.wodenfire.com  
 japolenis@WodenFire.com

# PROJECT DESCRIPTION

The San Clemente Senior Housing Project is a proposed mixed-use redevelopment of 654 Camino del los Mares (APN 675-072-19) in the City of San Clemente for the development of a 250-unit senior housing project and a 7,500 square foot medical office building.

Specifically, the 6.6-acre project site is located on the south side of Camino del los Mares, approximately 545 feet west of the Marbella intersection. The proposed mixed-use redevelopment will consist of the demolition of the vacant building on-site for development of 250 dwelling units (for-rent with age restriction/senior housing) and a 7,500 gross square foot medical office building, as well as the associated infrastructure and common area improvements for both project components, including surface parking and amenity areas.

The proposed mixed-use development will be compatible with the surrounding development along Camino del los Mares (existing senior housing, medical office buildings and commercial centers) in both its architectural style and building massing. The San Clemente Senior Housing Project will add value to the community by providing greatly needed, high-quality for-rent senior housing in San Clemente, as prescribed for the project site by the recent City of San Clemente General Plan 2021-2029 Housing Element update, approved by City Council on October 5, 2021.

# PROJECT SUMMARY

## SITE INFORMATION

TENTATIVE PARCEL MAP #	2022-116
ASSESSOR PARCEL #	675-072-19
ADDRESS	654 Camino de los Mares, San Clemente, CA, 92673
TOTAL UNITS	250

OVERALL PROJECT SITE AREA	6.63 AC	288,795 SF
OVERALL PROJECT DENSITY	37.7 DU/AC	0.85
OVERALL PROJECT FLOOR AREA RATIO	1.64 AC	71,549 SF
OVERALL PROJECT LANDSCAPE COVERAGE		

SENIOR RESIDENTIAL PARCEL SENIOR PARCEL DENSITY	6.16 AC	268,408 SF
SENIOR PARCEL FLOOR AREA RATIO	40.6 DU/AC	0.89
SENIOR PARCEL LANDSCAPE COVERAGE	1.53 AC	66,501 SF

HEALTH CENTER PARCEL HEALTH CENTER PARCEL FLOOR AREA RATIO	0.47 AC	20,387 SF
HEALTH CENTER PARCEL LANDSCAPE COVERAGE	0.12 AC	5,048 SF

## UNIT SUMMARY

UNIT TYPE	Average SP*	Total # Units	Unit Mix	Total Net Rent.
<b>Studio:</b>				
S1	507	1		507 SF
S2	512	58		29,696 SF
S3	546	3		1,638 SF
<b>Subtotal</b>		<b>62</b>	<b>25%</b>	<b>31,841 SF</b>
<b>1 Bedroom:</b>				
A1	650	5		3,250 SF
A2	675	6		4,050 SF
A3	724	68		49,232 SF
A4	741	23		17,043 SF
A5	813	7		5,691 SF
A6	820	7		5,740 SF
A7	827	4		3,308 SF
<b>Subtotal</b>		<b>120</b>	<b>48%</b>	<b>88,314 SF</b>
<b>2 Bedrooms:</b>				
B1	985	9		8,865 SF
B2	997	14		13,958 SF
B3	1,063	5		5,315 SF
B4	1,156	36		41,616 SF
B5	1,185	4		4,740 SF
<b>Subtotal</b>		<b>68</b>	<b>27%</b>	<b>74,494 SF</b>
<b>TOTAL</b>		<b>779</b>	<b>100%</b>	<b>194,649 SF</b>

\* Square footage is taken from centerline of part walls and outside of exterior walls, excluding all decks and balconies. Note: One of the 62 studio units will be the Senior Apartments Manager Unit  
 \*\* 5% of units will be very low income (13 Units)

PARKING	SPACES REQUIRED		SPACES PROVIDED	
	COVERED	UNCOVERED	COVERED	UNCOVERED
Studio	61		61	
One bedroom	120		120	
Two bedroom	68		68	
Senior Apartments Manager Unit		2		2
Guest Parking		50		23*
<b>TOTAL</b>	<b>249</b>	<b>52</b>	<b>249</b>	<b>25</b>

\* Shared Parking - Guest Spaces for Senior Apartments & Health Center (61 Spaces)

PARKING (CALCULATE EACH USE WITHIN A BUILDING SEPARATELY)			
TYPE OF USE	PARKING RATIO	REQUIRED	PROVIDED
Health Center	1 space per 200 SF	38	38*
<b>TOTAL</b>		<b>38</b>	<b>38*</b>

\* Shared Parking - Guest Spaces for Senior Apartments & Health Center (61 Spaces)

## BUILDING 1 FLOOR AREA SUMMARY

Senior Housing Bldg. 1 (Net Rentable)	76,803 SF
Circulation (Corridors/Elevators/Stairs)	14,453 SF
Residential Amenities/Lobby	6,879 SF
Storage / Utility	696 SF
Leasing Office	1,335 SF
<b>TOTAL</b>	<b>97,166 SF</b>

## BUILDING 2 FLOOR AREA SUMMARY

Senior Housing Bldg. 2 (Net Rentable)	117,846 SF
Circulation (Corridors/Elevators/Stairs)	21,236 SF
Residential Amenities/Lobby	1,734 SF
Storage / Utility	896 SF
<b>TOTAL</b>	<b>141,602 SF</b>

## Commercial

Health Center Building	7,500 SF
<b>TOTAL</b>	<b>7,500 SF</b>

# SAN CLEMENTE SENIOR HOUSING

SAN CLEMENTE, CA  
 TCA # 2021-055



SADDLEBACK MEMORIAL  
 MEDICAL CENTER

ENTITLEMENT SET  
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SAN CLEMENTE SENIOR HOUSING  
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SADDEBACK MEMORIAL  
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BUILDING PERSPECTIVE  
 NORTHWEST CORNER - BUILDING ENTRY

A-1.1



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SADDLEBACK MEMORIAL  
MEDICAL CENTER

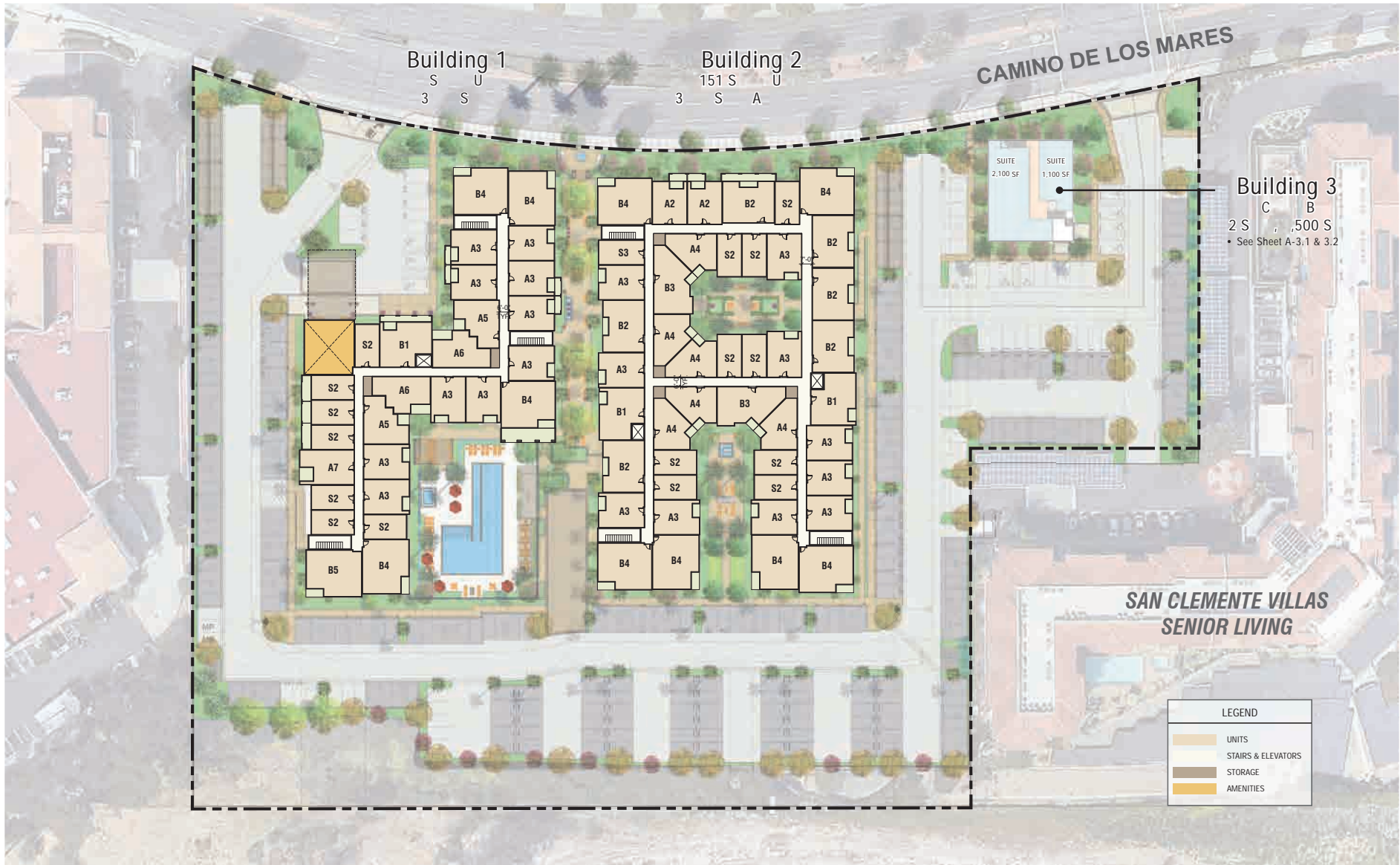
ENTITLEMENT SET  
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BUILDING PERSPECTIVE  
NORTH FACADE - BUILDING ENTRY

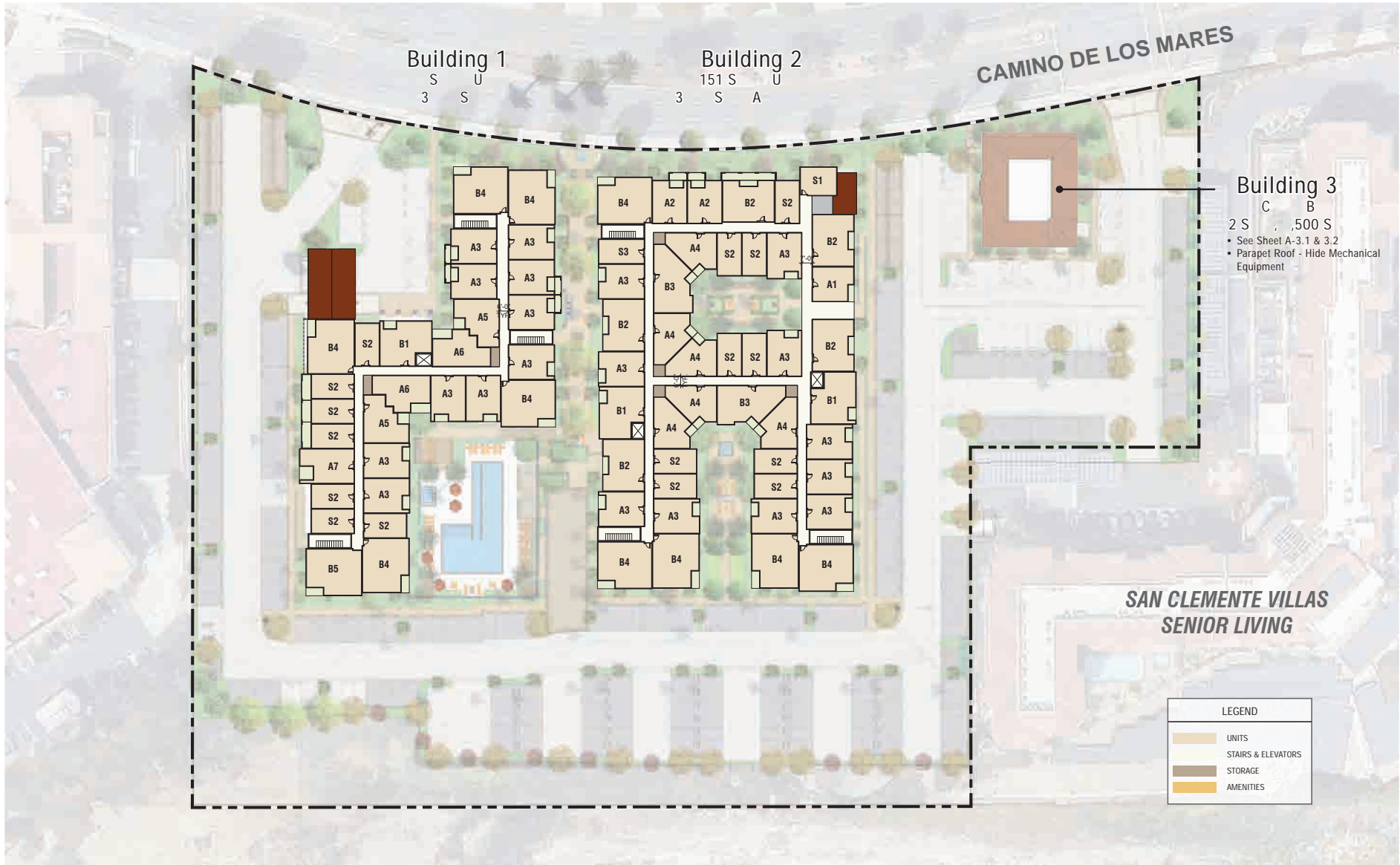










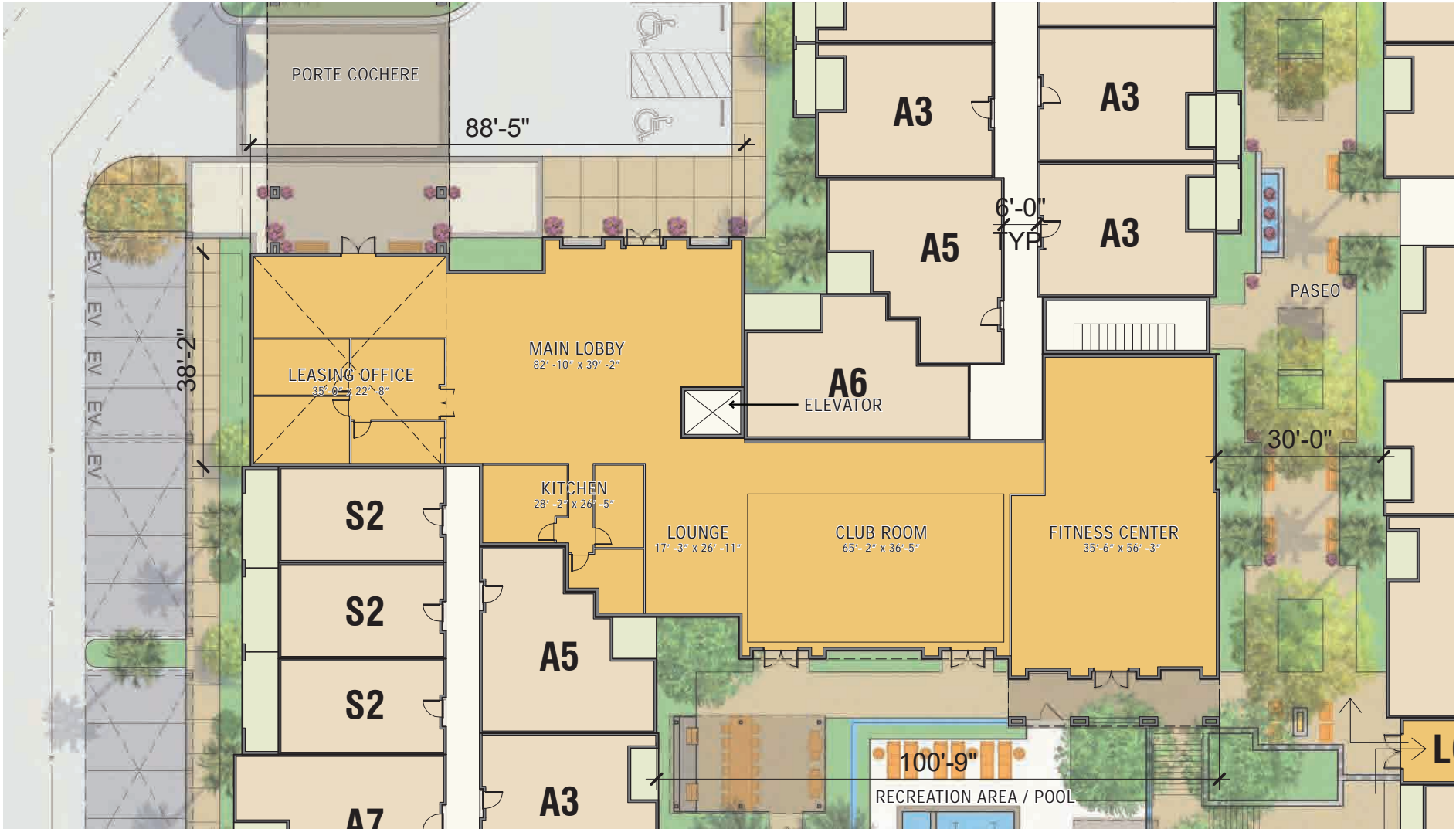


All building roofs are at 4"/1'-0" slope.



All building roofs are at 4"/1'-0" slope.







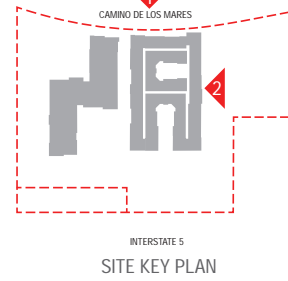
1. NORTH ELEVATION FROM CAMINO DE LOS MARES



2. EAST ELEVATION FROM SAN CLEMENTE VILLAS

MATERIAL LEGEND

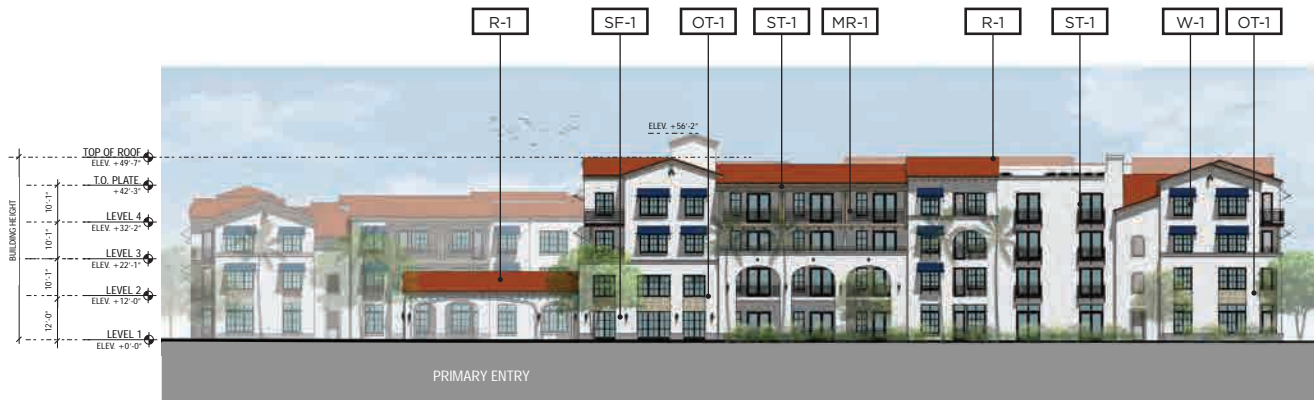
- ST-1 STUCCO
- MR-1 METAL RAILING
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT
- OT-1 ORNAMENTAL WALL TILE



PERSPECTIVE VIEW - PASEO



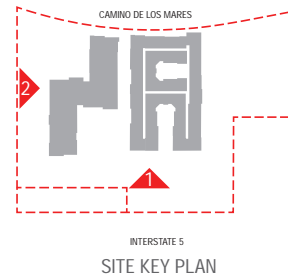
1. SOUTH ELEVATION FROM INTERSTATE-5



2. WEST ELEVATION FROM OCEAN VIEW PLAZA

**MATERIAL LEGEND**

- ST-1 STUCCO
- MR-1 METAL RAILING
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT
- OT-1 ORNAMENTAL WALL TILE



INTERSTATE 5  
SITE KEY PLAN



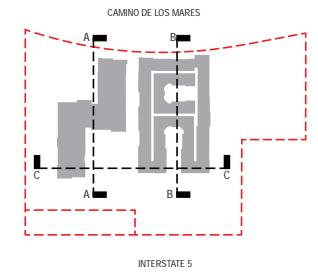
PERSPECTIVE VIEW - PRIMARY ENTRY



SECTION - A



SECTION - B



SITE KEY PLAN



SECTION - C



SOUTHEAST PERSPECTIVE - VIEW FROM PARKING



EAST - PERSPECTIVE VIEW

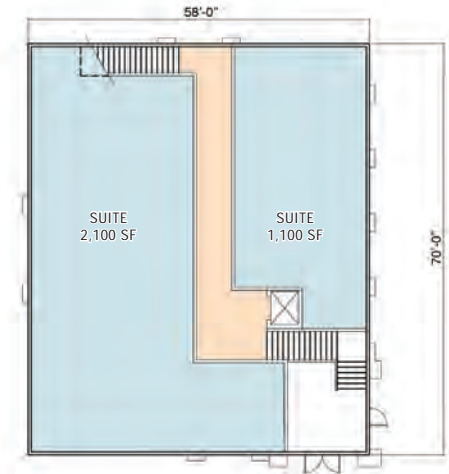


SOUTHWEST PERSPECTIVE- VIEW FROM PARKING

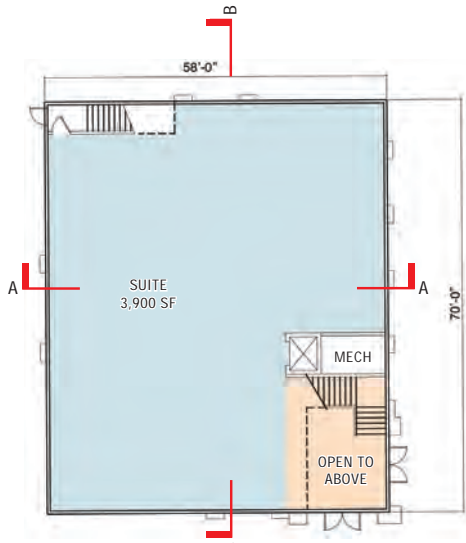


PERSPECTIVE VIEW FROM CAMINO DE LOS MARES

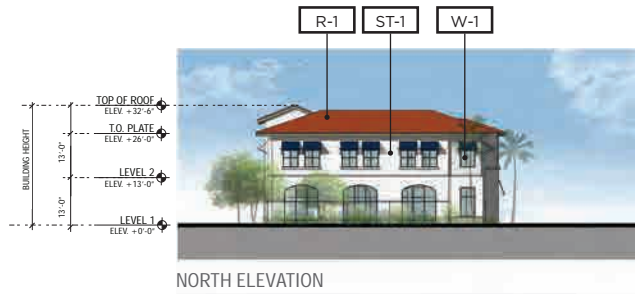




LEVEL - 2 - SCALE 1"=10'



LEVEL - 1 - SCALE 1"=10'



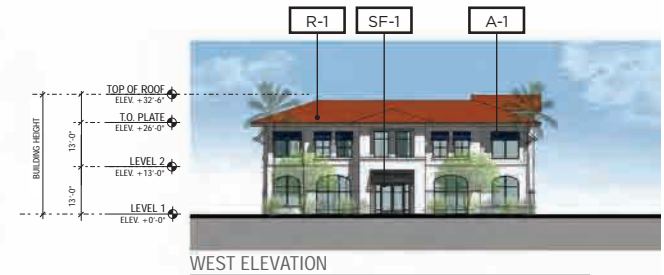
NORTH ELEVATION



EAST ELEVATION



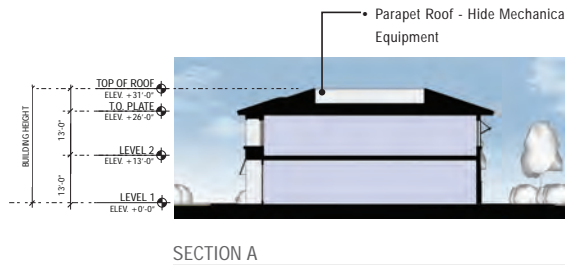
SOUTH ELEVATION



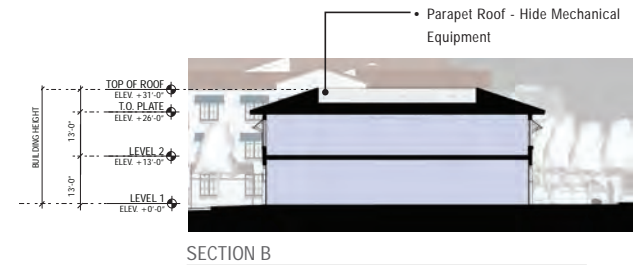
WEST ELEVATION

MATERIAL LEGEND

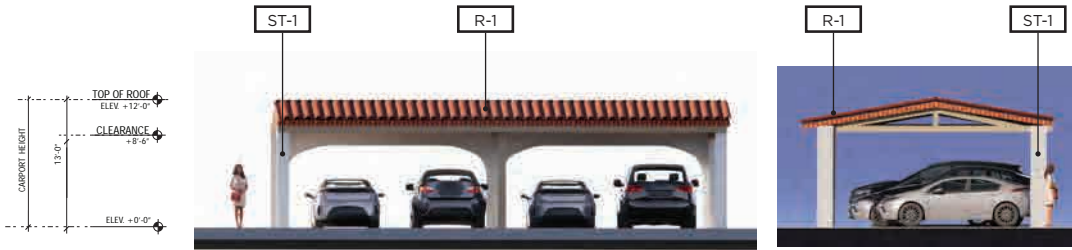
- ST-1 STUCCO
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT



SECTION A



SECTION B



ARCHITECTURAL CARPORTS - ELEVATIONS N.T.S.



MATERIAL LEGEND

- ST-1 STUCCO
- R-1 CLAY ROOF TILE



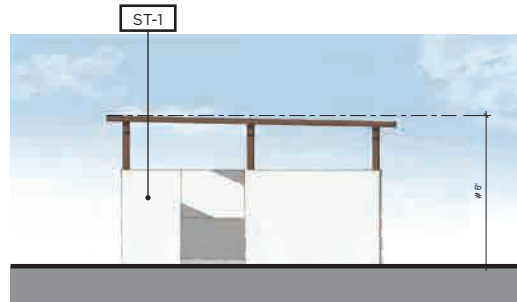
ARCHITECTURAL CARPORTS - PERSPECTIVE VIEWS



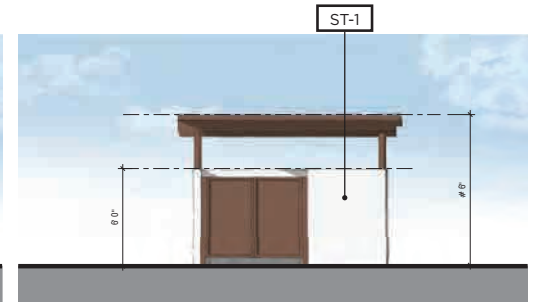
TYPICAL OF SOLAR CARPORTS - SINGLE POST CANTILEVER DESIGN



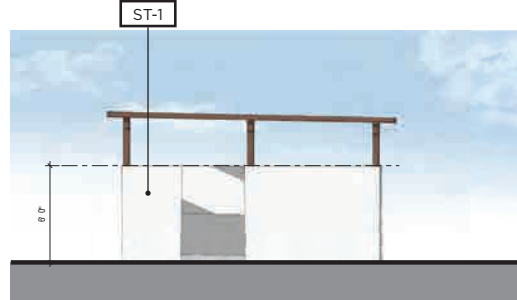
PERSPECTIVE VIEW



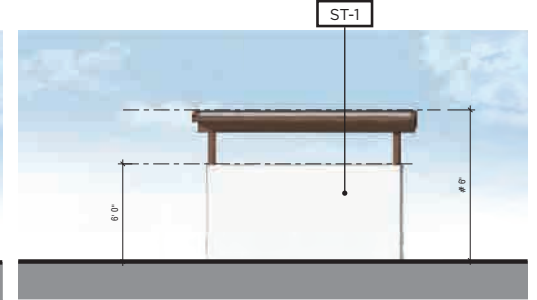
LEFT



FRONT



RIGHT

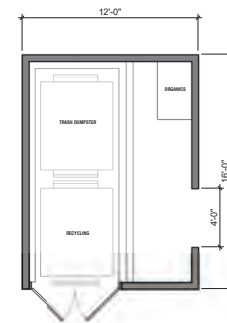


REAR

FLOOR PLAN 1/4" = 1'-0"

MATERIAL LEGEND

ST-1 STUCCO





POOL - RECREATION AREA



ROOFTOP RECREATION AREA



PASEO ENTRY



POOL AND AMENITY AREAS



PASEO COURTYARD ALONG CAMINO DE LOS MARES

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SADDLEBACK MEMORIAL  
MEDICAL CENTER

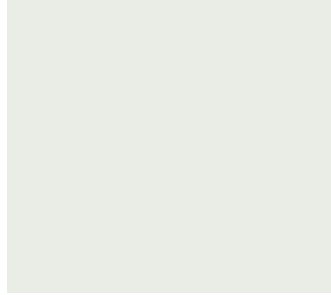
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OPEN SPACE AND AMENITIES  
PERSPECTIVES



CLASSIC S MISSION CLAY TILE  
 COLOR: TRADITIONL FLASH OR SIMILAR

R-1



STUCCO - PURE WHITE  
 SW7005(255-C1) OR SIMILAR

ST-1



VINYL WINDOW  
 COLOR: DARK BRONZE OR SIMILAR

W-1



DECORATIVE METAL RAILING

MR-1



METAL AWNING  
 COLOR: SW9178 IN THE NAVY OR SIMILAR

A-1



STOREFRONT  
 COLOR: DARK BRONZE OR SIMILAR

SF-1



ORNAMENTAL WALL TILE  
 COLOR: VARIES

OT-1

MATERIAL LEGEND

- ST-1 STUCCO
- MR-1 DECORATIVE METAL RAILING
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT
- OT-1 ORNAMENTAL WALL TILE



SPRING - MARCH 21, 9AM



SPRING - MARCH 21, NOON



SPRING - MARCH 21, 3PM



SUMMER - JUNE 21, 9AM



SUMMER - JUNE 21, NOON



SUMMER - JUNE 21, 3PM



WINTER - DECEMBER 21, 9AM



WINTER - DECEMBER 21, 12 NOON



WINTER - DECEMBER 21, 3PM