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August 31, 2022

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Ms. Jennifer Savage, AICP
Assistant to the City Manager
CITY OF SAN CLEMENTE
910 Calle Negocio, Suite 100
San Clemente, CA 92673

**Subject: Project Narrative
Entitlement Applications
San Clemente Senior Housing & Health Center
APN 675-072-19
654 Camino de los Mares
San Clemente, CA**

Dear Jennifer:

On behalf of the property owner and applicant, Saddleback Memorial Medical Center, Hunsaker & Associates Irvine, Inc. is submitting to the City of San Clemente entitlement applications for the proposed mixed-use redevelopment of 654 Camino de los Mares (APN 675-072-19) in the City of San Clemente. The 6.630-acre (gross area) 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 existing building for development of 250 for-rent dwelling units and a 7,500 gross square foot medical office building/health center, as well as the associated infrastructure and common area improvements for both project components, including surface parking and amenity areas. All of the for-rent residential units will be age restricted for residents 55 years and older. The proposed mixed-use development will be compatible in size and scale with the surrounding development along Camino del los Mares (existing senior assisted-living facility, medical office buildings and commercial centers) and will add value to the community by providing greatly-needed, high-quality for-rent senior housing in San Clemente as prescribed for the property by the recent City of San Clemente General Plan 2021-2029 Housing Element update, approved by City Council on October 5, 2021.

We believe the proposed mixed-use redevelopment is the best use for the property based on the following project objectives:

- The project suits the neighborhood in style, size, scale and function.
- The project is properly scaled, and creates an attractive street-scene along Camino de los Mares.
- The project provides greatly needed housing in San Clemente.
- The project will support adjacent uses and energize them. The proposed senior living project will foster the growth of a robust seniors' community alongside the established assisted-living center, San Clemente Villas. Between the two communities, up to 400 seniors will enjoy access – within casual walking distance – to shopping, dining, MemorialCare's new health center building, and the medical offices that line Camino de los Mares creating a balanced symbiotic relationship between the land uses.

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Existing Site Conditions

The approximate 6.630-net acre project site, fronts on the south side of Camino del los Mares, approximately 545 feet west of the Marbella intersection. The site is designated on the San Clemente General Plan Land Use Map as RMF – Regional Medical Facilities, with the corresponding zoning of RMF1 - Regional Medical Facility. The existing land uses on-site consists of a vacant hospital facility with supporting access drives and surface parking areas. A portion of the property along the southerly boundary consists of a steep down-slope with ornamental landscaping, which descends from the improved area south towards the Interstate 5 freeway. Within the developed areas, landscaping is sparse, with some mature trees along the Camino del los Mares parkway and within landscape planters in the surface parking areas. The property's surrounding land uses consist of existing San Clemente Villas senior assisted-living facility to the east, Camino del los Mares to the north with medical office buildings beyond, Ocean View Plaza commercial center to the west, and the Interstate 5 freeway to the south.

Proposed Project

The proposed redevelopment will consist of the demolition of the existing and presently vacant building on-site for development of a 250-dwelling unit senior housing project, within two residential apartment buildings (Building 1 – 99 units and Building 2 – 151 units), and a 7,500 square foot, two-story health center (Building 3). Both the senior housing and health center components will be served by on-site access drives with surface parking areas around the perimeter of the buildings connecting to the two main entries off of Camino de los Mares at the west and east ends of the project's frontage. The main entries both align with existing driveway locations to the project site to maintain line-of-sight clearances for vehicles and pedestrians, and remain compatible with driveway spacing/locations for surrounding properties.

Architecture & Site Design

The project's architecture for the two senior residential buildings and health center will consist of the Spanish Colonial Revival style to embrace San Clemente's "Spanish Village by the Sea" theme, with architectural features such as low-pitched red tile hip, gable and shed roofs, varied roof lines, whitewashed stucco facades with articulated massing, arches, window treatments, as well as covered walkways, balconies and patios to integrate indoor and outdoor living. The buildings will also work with the site's terrain, including stepping down with the site grades and providing both three-story and four-story height elements for the senior apartments.

The project adopts a pedestrian-friendly scale on Camino de los Mares; along the parkway, only three-story elements appear. Like the adjacent senior assisted-living facility, San Clemente Villas, the four-story elements will not be apparent from Camino de los Mares; instead, they will be sited at the rear of the parcel, where the land slopes considerably, near Interstate 5 and away from Camino del los Mares.

The health center building will be two-stories in height. All buildings will also be sited to provide view corridors through the site, to the Pacific Ocean, at the perimeter access drives and central paseo/courtyard area. On-site access drives will be located around the perimeter of the site on the west, south and east edges, enclosing the buildings to provide a physical buffer and transition the adjacent land uses, Ocean View Plaza (to



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the west), San Clemente Villas (to the east) and Interstate 5 freeway (to the south). Together these architectural and site design features will integrate the development with its surrounding environment, while creating an appropriately scaled and attractive street-scene along Camino del los Mares.

The table below is a summary of the senior housing component’s unit mix between the two apartment buildings.

Senior Housing Unit Mix			
Unit Type	Unit Count	Unit Percentage of Total Units	Square Footage (SF)
Studio	62	25%	507 SF to 546 SF
1-Bedroom	120	48%	650 SF to 827 SF
2-Bedroom	68	27%	985 SF to 1,185 SF
Total	250	100%	194,649 SF (net leasable)

Amenities & Open Space

To serve the residents, amenity areas (indoor and outdoor) will be part of the senior housing community including a common clubroom, fitness center, roof-top deck, resort style pool deck, bicycle storage, landscaped courtyards and central paseo walkway. Additionally, most units will include either a private deck or patio, if on the ground floor level, for private open space connected to the residential unit. Below is a summary of the open space areas provided with the senior residential use.

Open Space Summary	
Private Open Space (Patos & Balconies)	14,610 SF
Group Open Space (Common Outdoor Areas)	35,590 SF
Total Open Space	50,200 SF

Pedestrian circulation will be an important component of the apartment buildings and site design with internal walkways linking residents to the amenity, open space and surface parking areas, as well as providing connection to the Camino de los Mares parkway for access to nearby public transportation (bus stops), commercial centers and medical office buildings.

Circulation & Parking

Vehicular access to the site will be provided off Camino de los Mares with two entries at the west and east ends of the project’s frontage. The western entry will serve as the main entry and drop-off location for the proposed senior apartments. Access at the western entry will be limited to right-in and right-out turning movements from and onto Camino de los Mares, to avoid conflicts with the turning movements of the existing driveway on the north side of Camino de los Mares for the medical offices. To reinforce the right-in and right-out turning movements at the western entry, median improvements will be made in Camino de los Mares as well as signage and a center island (pork chop) at the driveway entrance to direct traffic. The eastern entry, a signalized intersection, will be the primary access point for the proposed health center



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building and existing San Clemente Villas, as well as providing secondary access for the proposed senior apartments.

Both project entries will bring residents, visitors, patrons, and employees of the senior apartments and health center to the surface parking areas along the perimeter of the site on the west, south and east edges. The health center will have 38 surface spaces to serve its patrons and employees primarily at the site's northeast corner. The 38 spaces for the health center will also be part of a shared parking agreement with the senior apartments to satisfy the senior apartments' guest parking requirement (50 guest spaces). Residents of the senior apartments will have 1 covered parking space per unit and 2 parking spaces (uncovered) for the Manager's unit. Overall, there will be 251 resident parking spaces and 61 shared surface parking space provided for the guests of senior residents and for the health center's patrons and employees (refer to following Parking Summary Tables).

Parking Summary Tables

Required Parking			
Use	Parking Ratio	Number of Units / Building Square Footage	Parking Spaces Required (Spaces)
Senior Apartments	1 covered space per unit	249	249
Senior Apartments Manager Unit	2 spaces	1	2
Senior Apartment Guests	0.2 spaces per unit	250	50
Health Center	1 space per 200 SF	7,500 SF	38
Total Parking Spaces Required			339*

*249 of the total 339 required spaces shall be covered.

Provided Parking	
Senior Residential Residents	
Covered Spaces (249 Senior Apartment Spaces)	249 spaces
Senior Apartments Manager Unit (Uncovered Spaces)	2 spaces
Subtotal - Senior Residential Residents Parking	251 spaces
Shared Parking	
Guest Spaces (Senior Apartments)*	23 spaces
Health Center*	38 spaces
Subtotal - Shared Parking	61 spaces
Total Parking Spaces Provided	312 spaces

*Shared Parking spaces are uncovered.



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Affordable Housing

The applicant is committed to provide 5% of the project's senior housing units as affordable housing at the Very-Low Income level, pursuant to State of California guidelines. The project's affordable housing component will be included as part of the project's development agreement in the entitlement process.

Location

Located less than a half mile away from the freeway ramps, the project enjoys easy access to Interstate 5. Public transportation is also in close proximity with the nearest bus stop being located within 100 feet of the site's westerly boundary, on the adjacent Ocean View Plaza commercial center frontage. The San Clemente Metro Link Station is also nearby, being located approximately 3.2 miles from the site.

Being located adjacent to Ocean View Plaza provides a great variety of retail, dining and services all within a short walking distance. Across Camino del los Mares to the north are medical offices and more commercial/retail uses including a movie theater, offering plenty of convenient options for the senior residents, making the project a very attractive housing option for seniors looking to live in south Orange County by the coast.

Relationship with General Plan

The proposed project site was identified in the City of San Clemente's General Plan 2021-2029 Housing Element update, approved by City Council on October 5, 2021, as a housing opportunity site with the maximum development intensity of 45 dwelling units per acre and 7,500 square foot of commercial floor area for the overall 6.630-acre parcel to help satisfy some of the City's future housing needs. The proposed mixed-use redevelopment is intended to implement the City's vision and provide senior housing and a health center building at the property.

Requested Entitlements

The following entitlements will be requested as part of the proposed project.

1. **Development Agreement** to memorialize the project's terms, conditions and obligations and provide vesting development rights for all of the project components, public improvements, fees and associated benefits to the City of San Clemente and developer.
2. **General Plan Amendment** to change the land use designation for the 6.630-acre property to Community Commercial 4 (CC4) from Regional Medical Facilities (RMF) to allow for the proposed senior housing and health center uses.
3. **Zone Change** to change the zoning for the 6.630-acre property to Community Commercial 4 (CC4) from Regional Medical Facility (RMF1) to allow for the proposed senior housing and health center uses.
4. **Vesting Tentative Parcel Map** to subdivide the property into two parcels for the proposed senior apartment and health center uses.



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5. **Conditional Use Permit** for a proposed senior housing use (for-rent, apartments with age restriction) in a Community Commercial 4 (CC4) zone and any required exceptions from development standards for the proposed building height, floor area ratio (FAR) and parking. The Conditional Use Permit will also provide for the ability to have a shared parking agreement for the shared parking of 53 surface parking spaces to satisfy the parking demand of the health center use and the senior housing project's manager unit and guest parking requirements.
6. **Architectural Permit** to provide for the architectural review of the proposed senior housing and health center components of the proposed redevelopment to ensure the conceptual plans are in compliance with the City of San Clemente's General Plan Urban Design Element and the City's Design Guidelines.
7. **Site Plan Permit** to provide for the site plan review of the proposed senior housing and health center components of the proposed redevelopment to ensure the conceptual plans are in compliance with the City of San Clemente's General Plan Urban Design Element, zoning regulations and the City's Design Guidelines.
8. **Density Bonus Law** to receive applicable development incentives or concessions associated with the project's commitment to provide 5% of the proposed senior residential units (13 units) as very low income households.

CEQA

As part of the City of San Clemente's entitlement review process for the proposed redevelopment, an Addendum to the Environmental Impact Report (EIR) for the City of San Clemente's certified Final EIR for the City of San Clemente Housing and Safety Elements Update (SCH # 2021020256) will be prepared for the project's CEQA analysis and finding. The Addendum EIR will provide site specific analysis and technical studies based on the proposed project's conceptual plans, to supplement the Housing and Safety Elements Update EIR, which analyzed the proposed project site as a housing opportunity site with a development intensity of 45 dwelling units per acre and 7,500 square foot of commercial floor area.

Conclusion

Thank you for your review of the entitlement applications for the proposed San Clemente Senior Housing and Health Center redevelopment. We look forward to working with the City of San Clemente on this exciting project.



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Should you have any questions regarding the entitlement package or need additional information, please give me a call at (949) 283-2294 or email to ffrattone@hunsaker.com.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

A handwritten signature in blue ink, appearing to read 'Ted D. Frattone', with a long horizontal flourish extending to the right.

Ted D. Frattone
Project Manager,
Planning & Entitlements

TF:tl

cc: Aaron Coley, Saddleback Memorial Medical Center
Robert Kim
Chris Williams, TCA Architects

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