



STAFF REPORT

SAN CLEMENTE PLANNING COMMISSION

Date: December 7, 2022

PLANNER: Jonathan Lightfoot, Economic Development Officer

SUBJECT: **Conditional Use Permit (CUP) No. 22-328, Amendment to CUP 16-349, Outdoor Events at Outlets at San Clemente,** a request to expand the previously approved program of outdoor events at the Outlets at San Clemente, including the addition of biweekly food distribution events and seasonal events such as a Christmas service or “trunk or treat” Halloween event hosted in partnership with local non-profit or religious groups, and an increase in the frequency of the existing approved car show from seasonal to weekly recurrence at the Outlets at San Clemente located at 101 West Avenida Vista Hermosa.

REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution (Attachment No. 1) and analysis section of this report provide an assessment of the project’s compliance with these findings.

Conditional Use Permit, Section 17.16.060

- a. The proposed use is permitted within the subject zone pursuant to the approval of a 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.
- b. The site is suitable for the type and intensity of use that is proposed.
- 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.
- d. The proposed use will not negatively impact surrounding land uses.

BACKGROUND

The Outlets at San Clemente (“Outlets”) is located on a 60.4 acre lot within the Regional Commercial zoning district of the Marblehead Coastal Specific Plan. The site is prominently situated west of Interstate 5 Freeway between Avenida Vista Hermosa and Avenida Pico. It is zoned as Regional Commercial (RC) within the Marblehead Coastal Specific Plan. The Outlets opened in November of 2015.

Entitlement History

The Outlets gradually introduced special events to its programming. On April 5, 2017 the Zoning Administrator granted Special Activities Permit (SAP) No. 17-066 to allow 14 special activities to take place in 2017. In 2017, the Outlets also applied for a Conditional Use Permit (CUP) to allow for a variety of recurring outdoor events. The Planning Commission approved the CUP on January 17, 2018. The approved program of events, provided as Attachment 6, includes a broad range of public, promotional and community events. The approved program includes three levels of outdoor events, categorized as Lowers, Middles and Uppers Events. Lowers are smaller events and would include weekend entertainers, solo musicians and crafting projects for children. These events would take place the most often. Middles is a category of events that includes the Easter Celebration, Fiesta De Mayo, job fairs, the Menorah Lighting, and a car show. The largest events that would take place are the Uppers. Examples of this type of event would be the Annual Tree Lighting, Shopping Extravaganza Fundraiser and Barks and Brews. Most events would take place in the interior courtyards of the outlets. The staff report for CUP 15-349 is available online¹.

Staff provided a one-year status update to the Commission in January of 2019, which indicated that staff, the Orange County Sheriff Department (OCSD) and Orange County Fire Authority (OCFA) had no significant calls for service related to these events. However, since that time, the City has received complaints from some community members regarding the car show event.

PROJECT DESCRIPTION

The applicant is requesting an amendment to its CUP 16-349 to modify the program of outdoor events at the Outlets. The amendment request concerns three categories of events, which primarily occur in the parking garage area of the Outlets property. These activities, if approved, would be incorporated as an addendum into the approved program of events.

Bi-Weekly Food Distribution

These events, managed by the military food bank and local religious groups, occur on a bi-weekly basis. Each event occurs on a weekday at the parking garage over a 1-2 hour period (excluding set up and tear down) with an expected attendance of seventy (70) vehicles. This would be set up as a “drive-thru” event with directional signage and queueing managed by the Outlets staff in partnership with participating non-profits.

Seasonal/Holiday Partnership Events

The Outlets would like to partner with third-party religious and non-profit groups to host seasonal events. A typical event would be a “Trunk or Treat” Halloween event or a seasonal religious service, such as a Christmas or Easter event in the parking lot.

¹ [Staff report from January 17, 2018 Planning Commission Meeting](#)

Weekly Car Show

CUP 16-349 allows for a “seasonal” car show, with up to 300 cars on display and an estimated attendance of 1,000 people. The Outlets would like to amend this item to specify the event as recurring on a weekly basis. Its current event operator, South OC Cars and Coffee, runs an event from 9-11 a.m. on Saturday mornings on the upper level of the parking garage. The requested time frame for the weekly car show remains unchanged. The Outlets will provide four management staff and four security officers during the event and will provide on-site directional signage to maintain an orderly and safe environment. OCSD has reviewed the request and is satisfied with the security plan for the events. OCSD does not staff the event. However, OCSD operates a substation at the Outlets property and is in regular communication with the Outlets security team.

Additionally, the operator is responsible for volunteer coordination, event communications, assistance with temporary sign placement, and first contact with cars and visitors. The event typically includes 15-30 on-site volunteers. On-site volunteers wear Hi-Viz vests and are equipped with two-way radios for communication. They are positioned strategically throughout the premises at intersections, pedestrian crossings, and exits. There is also one volunteer regularly positioned at the entrance into Sea Summit, ensuring that attendees do not enter the residential area unnecessarily. The event operator consistently includes event rules on its website, social media, and video communications. For instance, the Cars and Coffee Instagram posts regularly include basic rules in the captions: “No revving, speeding, or burnouts.” These rules are also posted conspicuously on the on-site event signage. The current sign plan is provided within the Security and Management Plan (Attachment 2).

The following is a consolidated event schedule:

- 6:00 a.m. Cars and Coffee staff arrive to begin set up
- 7:45 a.m. Volunteer coordination meeting
- 8:00 a.m. Volunteers take posts
- 8:30 a.m. Lot is opened for cars; volunteers assist with directing traffic
- 9-11 a.m. Car show
- 11:15 a.m. Pack up tables & signs
- 11:30 a.m. Volunteers leave, followed by Cars & Coffee staff

ANALYSIS

Regional Commercial Intent

The Marblehead Coastal Specific Plan describes the purpose and intent of Regional Commercial Zone and Standards, which sets the vision and expectation of the type of uses and activities that should be encouraged in this regionally-focused development:

- The Regional Serving Commercial component to Marblehead Coastal is intended to provide a comprehensive menu of high quality goods and services for San Clemente’s visitors. The Specific Plan creates this prime commercial site in order to build a meaningful tax base for the City, create a place for land uses that are appropriate for freeway accessibility, create needed commercial stability in the

community, and establish an outstanding image for San Clemente and surrounding residential areas.

- The Marblehead Coastal Regional Commercial Center will comprise entertainment activities, outlet stores, general retail, specialty retail, potential lodging, and support retail all within a design and scale that supports San Clemente's "Village by the Sea" architectural theme.

Conditional Use Permit

The Planning Commission previously determined that outdoor events at the Outlets are consistent with the goals and objectives of the General Plan and the Specific Plan by contributing to the vitality of the Outlets of San Clemente as a regional center that provides residents, visitors and employees with a variety of employment, shopping and entertainment opportunities. The outdoor activities create an activated community gathering place that contribute to the economic success of the commercial center.

Regarding the CUP Findings for the requested amendment, the proposed activities are:

- a) Consistent with the intent of the General and Specific Plan for Regional Commercial;
- b) Suitably located at the large Regional Commercial Outlets property which contains a significant amount of surplus parking and direct freeway access;
- c) Not materially injurious to health, safety, and welfare as there are sufficient management practices incorporated into the events and required by the recommended conditions of approval (COA) contained in the draft Resolution (Attachment 1); and
- d) Conditioned to prevent unduly impacting surrounding land uses.

Staff reviewed each activity for a history of complaints regarding potential impacts from these events to assess impacts to the surrounding land uses, which is summarized below:

- The Outlets operated an initial food drive via a Special Activities Permit (SAP22-195), and staff did not receive any complaints about this event. COA 51 allows for up to two food distribution events per week, not to exceed two hours during regular operating hours on weekdays at the Outlets.
- The City received eleven Code Compliance complaints throughout 2020, and four on the weekend of February 8, 2021, regarding noise and speeding related to Cars and Coffee. Since then, similar concerns have been raised via direct email correspondence to City officials and Outlets management. Code Compliance staff and OCSD Deputies have monitored on multiple occasions but have not identified violations on the Outlets property. Officers did note that some vehicles do rev or speed as they enter the freeway on-ramps. However, those violations would be managed under the California Vehicle Code by OCSD and/or CHP. City staff have met with the Outlets and Cars and Coffee operators on a couple of occasions over the past year. As a result of those meetings, the operators modified their procedures in an attempt to mitigate the concerns. For instance, the event start time was pushed back to 9 a.m., and the operator covered the cost for an additional security staff member during the event. The event management also created a sign plan and began

posting more than 25 signs on-site clarifying the event rules. Staff recommends additional measures within COA 53 to further insulate nearby neighborhoods. For instance, COA 53.d requires a new method for ingress and egress to the event space by participating drivers. Currently, management uses temporary signs and volunteers at the top of Via Canon Verde to direct traffic to and from the upper level of the parking garage. Staff recommends that the Outlets close the existing metal swinging traffic gates at this location and require participating vehicles to queue and enter the event space from the back side of the Outlets. This would limit noise and traffic between Via Canon Verde and Avenida Costa Azul and encourage participants to use the entrance by Chick Fil A, nearest to the freeway access. The recommended plan is illustrated in Attachment 3.

- The City has also received complaints regarding church services with amplified entertainment; however, those complaints were focused on activities that occurred during the pandemic. Two church groups met regularly on Sundays due to limitations on indoor gatherings during the pandemic, but those organizations have since resumed their weekly services at permanent indoor locations. The current amendment request does not seek to reinstate weekly church services. Instead, it seeks to allow seasonal partnership events, such as a “Trunk or Treat” Halloween event or a Christmas service. Staff recommends the incorporation of COA 52 to allow up to 12 events per year in partnership with non-profits. COA 54 will apply to any events which utilize amplified sound: “The Outlets shall monitor exterior noise levels using a decibel reader (such as a REED Instruments R8070SD or other device approved by the Director of Community Development) which records data during all events that use amplified sound to ensure compliance with the City’s Exterior noise standards (SCMC 8.48.050).”

Economic Impact

When the Outlets opened in 2015, San Clemente was the 16th largest city in Orange County by population, but ranked 25th in sales tax receipts². The Regional Commercial center was intended to improve that deficiency and improve the City’s sales tax returns.

The Outlets management believes that events are integral to the success of the businesses and the center as a whole and have provided sales information from a couple of vendors to compare Saturday mornings to Fridays and Sundays to demonstrate the financial impact of the car show event. The two food vendors nearest the car show, Ruby’s and Rockwells, reported seeing more than double the sales volume on Saturday mornings. Management attributed that increase to the additional foot traffic generated by the car show. Rockwells estimated that they see a monthly increase in sales of about \$22-25,000 due to the car show event. Over a one year period, the car show likely brings more than \$500,000 in additional revenue to these two tenants alone. The other requested activities are not expected to generate as significant of an increase in pedestrian traffic or sales.

² [2015 OC Register Article](#)

Data from Placer.AI, a marketplace analytics company, validates the information that the Outlets sees a noticeable boost in visitors aligned with the event times. Attachment 4 provides a report of the visitation data provided by Placer.AI. While visitation steadily grows from 9am until noon on Fridays and Sundays, visitation peaks immediately at 9am on Saturdays. Total visits on Saturday mornings are more than Friday and Sunday mornings combined.

Parking

For sites with a mix of uses, the total parking required is the sum of the requirements for each individual use. A total of 2,835 parking spaces are required and 3,295 spaces are provided for the entire site. Staff has inspected the property several times in the past few months and has observed that parking continues to be underutilized. The parking provided is adequate to accommodate the proposed outdoor events. However, the approved CUP was conditioned (COA No. 46 of PC Resolution 18-001) to require that a Parking Management Plan be submitted and approved by the Community Development Director if parking capacity becomes impacted in the future. Should implementation of the Parking Management Plan not mitigate the negative impact, the Conditional Use Permit may be modified and/or revoked by the Planning Commission, as stipulated in COA No. 7.

GENERAL & SPECIFIC PLAN CONSISTENCY

The proposed Conditional Use Permit is consistent with the General Plan and the Marblehead Coastal Specific Plan as shown in Table No. 1.

Table No. 1 - General Plan and Specific Plan Consistency

Policies and Objectives	Consistency Finding
<p><i>ED-2.03. Existing Businesses:</i> “We give high priority to initiatives, investments, and the allocation of municipal resources that help businesses remain and prosper in San Clemente.”</p>	<p><i>Consistent.</i> The proposed outdoor events would attract members of the community to the Outlets at San Clemente, which would attribute to the prosperity of the businesses.</p>
<p><i>LU-7.01. Commercial Areas:</i> “We support the continuation and enhancement of commercial centers that meet the needs of community residents, are compatible with adjacent residential neighborhoods, and are well-maintained.”</p>	<p><i>Consistent.</i> Outdoor events would be a continuation of the enhancement of the regional commercial center by providing a gathering space for the community. As conditioned, the events would be compatible to the adjacent neighborhoods and the center would be well maintained.</p>
<p><i>MHCSP- Purpose and Objectives:</i></p> <p><i>I.</i> Provide for a variety of land uses within the Specific Plan area capable of generating significant new tax revenues to the City.</p>	<p><i>Consistent.</i> Outdoor events help to promote the primary use and function of the site as a regional shopping destination that provides employment opportunities for event vendors and coastal adjacent</p>

Policies and Objectives	Consistency Finding
<p>II. Promote Regional Commercial Uses to Generate Sales Tax Revenues.</p>	<p>recreation opportunities for both residents and visitors.</p>
<p><i>Coastal LUP, LU-18:</i> Neighborhood Compatibility. Require that commercial projects abutting residential neighborhoods be designed and operated to protect residents from the effects of noise, light, odors, vibration, traffic, parking and other operational impacts.</p>	<p><i>Mostly consistent.</i> The General and Specific Plan envision Regional commercial uses adjacent to residential uses within the Marblehead Coastal planning area. The Regional center (Outlets) provide over three thousand parking spaces to accommodate the full build out. The combined traffic related to the brick and mortar commercial operations and the recurring events still does not meet the upper bounds of anticipated traffic to the regional center. However, the City has received complaints about noise relating to some participant vehicles at the car show events. Staff recommends incorporating Condition of Approval (53) to mitigate these concerns by limiting traffic on Avenida Vista Hermosa.</p>
<p><i>LU-92: Marblehead Coastal Development Permit.</i> Development within the Marblehead Coastal Plan Area shall be consistent with the conditions of approval for Coastal Development Permit no. 5-03-013 as currently amended and as it may be amended in the future.</p>	<p><i>Consistent.</i> The events and activities do not constitute new development at the Outlets.</p>

ENVIRONMENTAL REVIEW (CEQA):

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities). This is recommended because the project consists of outdoor activities that are accessory to an existing regional commercial development and no new construction is proposed.

Development Management Team Meeting

The City’s Development Management Team (DMT) reviewed the project in September and October of 2022. The DMT supports the request with the proposed conditions of approval.

Noticing

Public notices were distributed and posted per City and State requirements. To date, staff has received several comments via email, which are provided within Attachment 5.

Coastal Commission

A portion of the property is within the Coastal Zone. However, because the proposal includes no new development and only the operation of recurring temporary events, a Coastal Development Permit (CDP) is not required. The activities are consistent with the goal of the Marblehead Specific Plan, previously approved by the Coastal Commission, to provide visitor-serving activities at the regional commercial center.

STAFF'S RECOMMENDATION

Special events and activities are common traits of successful regional commercial centers. The outdoor events proposed successfully draw residents and visitors to the Outlets property, and financial records show that they have a positive impact on business revenue and the City's tax base, consistent with the goals of the Marblehead Coastal Specific Plan. However, staff acknowledges that some residents in nearby neighborhoods have voiced concerns about the noise, traffic, or frequency of the events. While Code Compliance and OCSD have validated that on-site operations are compliant with City noise standards and operational expectations of the events, the Planning Commission may determine to limit events further than what is requested by the Outlets. As drafted in COAs 51 and 52, which discuss the parameters set for the new food-distribution and partnership events, staff recommends approving the event frequency requested by the Outlets. COA 53 addresses the frequency and operational standards for the car show. While the Outlets requested an increase in frequency to weekly events year round, COA 53.a limits the weekly events to the months of April through September while allowing biweekly (twice per month) events between October and May. Staff also incorporated COA 53.d to modify the ingress and egress of participant vehicles along the rear of the Outlets property to limit the participant traffic between Via Canon Verde and Avenida Costa Azul and encourage participants to use the Outlets entrance by Chick Fil A, nearest to the freeway access.

The Commission could further limit the frequency or provide other operational requirements by modifying these conditions or adding additional COAs. For instance, the Commission could replace COA 53.a with language that specifies a different frequency for the event that the Commission deems appropriate. Examples of alternate frequencies for COA 53.a are provided in the Alternatives section below. As an alternative to COA 53.d which regulates the traffic plan, the Commission could require flashing red lights along Avenida Vista Hermosa on Saturday mornings or additional directional traffic equipment, such as portable electronic traffic signage. The City did implement this procedure for a couple of months in 2022, and it is referenced in the Coordination section of the Security and Management Plan (Attachment 2). However, there are recurring overtime costs associated with operating the lights. If the Commission prefers this traffic management solution, a condition would be written to require advance payment for staff time incurred in manually managing street lights for four hours per event. Staff will draft a Program of Events Addendum to reflect the final direction from the Commission including any changes to the Management Plan or COAs.

Staff recommends that the Planning Commission, after incorporating any recommended changes to the Conditions of Approval:

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class No. 1(e) (Existing Facilities); and direct staff to file a Notice of Exemption.
2. Adopt Resolution PC 22-031, approving Conditional Use Permit No. 22-328, to amend CUP 16-349, Outlets at San Clemente Outdoor Events. This action allows additional or expanded outdoor events, predominately located within the parking structure portion of the Outlets property, which is located in the Regional Commercial zoning district of the Marblehead Coastal Specific Plan at 101 West Avenida Vista Hermosa, subject to the conditions of approval incorporated into Resolution 22-031.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and approve CUP No. 22-328 to amend CUP 16-349.

This action would allow the owner to operate the proposed use subject to the conditions of approval. The Commission can take this action if they determine that the request meets all required findings, as described in Attachment No. 1.

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions. As one example, the Commission could replace COA 53.a with language that specifies a different frequency for the car show event. The drafted condition allows for weekly events during the months of April through September and biweekly (twice per month) between October and March. The following are examples of alternative frequencies:
 - A. Events are permitted to occur weekly on every Saturday.
 - B. Events are permitted to occur monthly on the first Saturday of every month.
 - C. Events are permitted to occur twice per month, year round.

3. The Planning Commission can deny CUP No. 22-328 to amend CUP 16-349.

This action would result in the proposed use not being allowed. The Commission should cite findings that cannot be met if a decision is made to deny the proposed use.

Attachments:

1. Resolution No. PC 22-031
Exhibit A – Conditions of Approval
2. Security & Management Plan for Car Show
3. Recommended Traffic/Site Plan for Car Show
4. Outlets Visitation Data (via Placer.AI)
5. Public Comments (received prior to 10a.m., December 1, 2022)
6. 2018 Approved Program of Outdoor Events

RESOLUTION NO. PC 22-031

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, APPROVING CONDITIONAL USE PERMIT 22-328, AMENDING CUP 16-349, A REQUEST TO EXPAND THE PREVIOUSLY APPROVED PROGRAM OF OUTDOOR EVENTS AT THE OUTLETS TO INCLUDE A WEEKLY CAR SHOW, BIWEEKLY FOOD DISTRIBUTION, AND SEASONAL EVENTS, SUCH AS A CHRISTMAS SERVICE OR “TRUNK OR TREAT” HALLOWEEN EVENT, HOSTED IN PARTNERSHIP WITH LOCAL NON-PROFIT OR RELIGIOUS GROUPS AT THE OUTLETS AT SAN CLEMENTE LOCATED AT 101 WEST AVENIDA VISTA HERMOSA.

WHEREAS, on January 17, 2018, the Planning Commission held a duly noticed public hearing and approved Conditional Use Permit (CUP) 16-349 to allow for outdoor events at the San Clemente Outlets, including some events that include the service of alcohol; and

WHEREAS, on September 7, 2022, an application was submitted, and deemed complete on November 2, 2022, by Craig Realty Group, 101 West Avenida Vista Hermosa, San Clemente, CA 92672. The application requests to amend CUP 16-349 to add or expand outdoor events predominately located at the Outlets parking garage. The Outlets at San Clemente are within the Regional Commercial (RC1) zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, the Assessor’s Parcel Number being 691-422-13; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project categorically exempt from CEQA pursuant to Guidelines Section 15301 as an expansion of an approved use; and

WHEREAS, on October 15 and October 29 of 2022, the City’s Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on December 7, 2022, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1: Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the City Council hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 as a negligible expansion of an approved use.

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 negligible expansions beyond the existing facilities and use. Here, the proposed project is a negligible temporary expansion of an approved use:

- The activity will not result in the occupancy limits of the mall to be exceeded.
- The applicant is not proposing any physical additions or permanent alterations to the existing site.
- The primary use of the site will remain as an outlet mall.
- The proposed use will occur in a developed commercial area where there is no risk of impacting sensitive environmental resources. There are also no cultural resources, such as historic buildings or view sheds, within the vicinity of the Outlets at San Clemente that would be affected by the proposed use.
- The proposal will not result in cumulative impacts because there is no alteration to the physical structure or environment and there is no change in the primary use of the business. Events are not proposed to occur simultaneously.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project is limited to allowing outdoor events. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. There are no sensitive resources near the site, including historic resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 2: With regard to Conditional Use Permit 22-328, the Planning Commission finds as follows:

- A. The proposed use, including but not limited to outdoor events with amplified sound and alcohol is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all of the applicable provisions of the San Clemente Zoning Ordinance, Specific Plan, and San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed in that:
 1. The special activities will not create environmental impacts that are inconsistent with the goals and policies of the San Clemente General Plan, since the special events will be planned and conditioned appropriately to ensure noise levels are managed within exterior noise levels established in the City's Noise Ordinance; and
 2. The proposed project is consistent with the goals and objectives of the General Plan and the Specific Plan by contributing to the vitality of the Outlets of San Clemente as a regional center that provides residents, visitors and employees with a variety of employment, shopping and

entertainment opportunities; and

3. The addition of the outdoor activities would bring the property into greater conformance with the Marblehead Coastal Specific Plan by creating an activated community gathering place that will contribute to economic success of the businesses, employment opportunities for event vendors and recreational space for the neighboring residents.

B. The site is suitable for the type and intensity of use that is proposed and the proposed special activities do not have the potential to adversely impact surrounding properties, residents and businesses, in that:

1. The activities are conditioned appropriately to ensure noise levels are managed within exterior noise levels established in the City's Noise Ordinance; and
2. COA 53.h allows the City to review the CUP if conditions of approval aren't adequately implemented or enforced; and
3. COA 54 requires the monitoring and recording of decibel levels at any events that utilize amplification to ensure that sound levels remain consistent with the City noise standards; and
4. This amendment does not alter the previously approved locations or conditions regarding the sale and service of alcoholic beverages.

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 activities are conditioned appropriately to ensure noise levels are managed within exterior noise levels established in the City's Noise Ordinance; and
2. Allows the City to revoke the CUP if conditions of approval aren't adequately enforced; and
3. Security, traffic plans and safety measures will be implemented with each event; and
4. All temporary lighting will be directed downward; and
5. The Building Department will review plans for event related structures and staging as appropriate; and
6. This amendment does not alter the previously approved locations or conditions regarding the sale and service of alcoholic beverages.

D. The proposed use will not negatively impact the surrounding commercial land uses in that:

1. The Regional Commercial (RC) zoning district of the Marblehead Coastal Specific Plan encourages regional businesses, activities, and promotional events that encourage visitation by regional customers to grow the City's tax base; and
2. The events are conditioned to require on-site management, signage, and security to manage the additional visitors expected during the events.

Section 3: The Planning Commission of the City of San Clemente hereby approves Conditional Use Permit 22-328, amending CUP 16-349, according to the above Findings and subject to the Conditions of Approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on December 7, 2022.

Chair

TO WIT:

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on December 7, 2022, and carried by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

**Conditions of Approval
Conditional Use Permit 22-328
(Amending CUP 16-349)
Outdoor Events- Outlets at San Clemente**

**Note: Conditions 1-50 were approved with CUP 16-349. Added language is shown in red, and deleted language is shown with a ~~strikethrough~~.
Conditions 51-60 were appended with CUP 22-328.**

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* ■ (PInG.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* ■ (PInG.)_____
3. The owner or designee shall develop the approved project in conformance with the site plans, project narrative and any other applicable submittals approved by the

Planning Commission on January 17, 2018 (or as modified on December 7, 2022), subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Planning Commission.

(PIng.)_____

- 4. Conditional Use Permit 16-349 shall become null and void if the use is not commenced within one (1) year from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development.

[Citation - Section 17.12.150.A.1 of the SCMC]

(PIng.)_____

A use shall be deemed to have lapsed, and CUP 16-349 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended.

[Citation - Section 17.12.150.C.1 of the SCMC]

(PIng.)_____

- 5. The owner or designee shall have the right to request an extension of Conditional Use Permit 16-349 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval by the final decision making authority that ultimately approved or conditionally approved the original application.

[Citation - Section 17.12.160 of the SCMC]

(PIng.)_____

- 6. Pursuant to Section 17.12.150(C) of the Zoning Ordinance, the on-site sale and/or indoor and outdoor consumption of alcoholic beverage use shall be deemed to have lapsed, and the permitted use of alcohol sale and/or consumption related to the special event activities approved through Conditional Use Permit 16-349 shall be deemed to have expired, ninety (90) days after the date the on-site sale and/or indoor and outdoor consumption of alcoholic beverages ceases operation.

[Citation - Section 17.12.150(C) of the SCMC]

(PIng.) _____

- 7. If for any reason City Staff determines any outdoor event is not in compliance with the conditions of approval or intent of the Zoning Code, the permit may be revoked and/or sent to the Planning Commission for modification.

■■ (PIng.)_____

- 8. The owner shall have a manager on the premises at all times, and available to immediately respond to issues raised by the Orange County Sheriff’s Department, Orange County Fire Authority, or City of San Clemente Building and Code

Compliance Divisions, during the hours of operation when alcohol service, live entertainment, and/or dancing are occurring. ■■(Code Compliance) _____

9. The property owner, applicant, or designee shall be responsible for immediately resolving any problems associated with the activity and/or issues of concern raised by neighbors. The business owner shall use his best judgment and best management practices to ensure activities on the premises will be conducted in a manner that will not be disruptive to other commercial or residential neighbors and result in police, fire, and code compliance services, which utilize the City of San Clemente’s resources. In addition to other remedies the City may use to address nuisance issues that arise from the provision of special events approved by this permit ■■ (Code Compliance) (Sheriff) _____
10. The live entertainment and dancing may be closed down at the discretion of the Police Department if it becomes unreasonably loud or boisterous, if it exceeds the standards contained in the City’s noise ordinance, or results in a public safety hazard. The live entertainment and dancing may be closed down at the discretion of the Fire Department due to overcrowding or other hazardous conditions. ■■(Code Compliance) (Fire)(Sheriff) _____
11. The applicant shall inspect the property and surrounding areas following each event to ensure all debris is removed. ■ (Code Enforce.)(Sheriff)_____
12. Banners and any temporary signage must meet the City’s standards and any subsequent master sign programs as to placement and time frame displayed according to the City’s Municipal Code 17.84.010. No human, moving, or off-site signs are permitted. ■■ (Code Compliance) _____
13. All applicable permits must be obtained prior to the event, including any permits required by the City’s Building, Engineering and Planning Divisions, Orange County Fire Authority and Department of Alcohol Beverage Control. ■■ (Code Compliance) _____
14. The Applicant (including any property managers, and their designees, associated with the special events approved by this permit) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned aircraft (“UA” or “drone”) over City-permitted events open to the public, unless granted written or electronic permission by the City. UA operators must have on their possession a copy of the written or electronic consent from the City while they takeoff, land, or operate a UA over City-permitted events open to the public. [Citation - Section 17.16.240.D of the SCMC] ■■ (Code Compliance)_____

15. If the Applicant (including any property managers, and their designees, associated with the special events approved by this permit) obtains approval from the City to operate an unmanned aircraft (“UA” or “drone”), the Applicant (including any property managers, and their designees, associated with the special events approved by this permit) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned aircraft (“UA” or “drone”) within five hundred (500) feet of any emergency vehicle that is operating with lights and/or sirens. The use of drones shall remain within the boundaries of the Outlets at San Clemente.
[Citation - Section 17.16.240.D of the SCMC]
■■ (Code Compliance) _____
16. If the Applicant (including any property managers, and their designees, associated with the special events approved by this permit) obtains approval from the City to operate an unmanned aircraft (“UA” or “drone”), the Applicant (including any property managers, and their designees, associated with the special events approved by this permit) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned aircraft (“UA” or “drone”) within five hundred (500) feet of any active law enforcement or emergency response incident.
[Citation - Section 17.16.240.D of the SCMC]
■■ (Code Compliance) _____
17. The City of San Clemente passed Resolution No. 04-27 on April 20, 2004, prohibiting the use of food service items comprised of expandable polystyrene, commonly referred to by the trade name "Styrofoam". This applies to all rentals, special events, leases, or other functions associated with the City of San Clemente. The events are subject to the resolution.
 - A. The applicant is responsible for preventing the utilization and/or distribution of expandable polystyrene food service products, commonly referred to by the trade name "Styrofoam" by any attendee or vendor (caterer) at the event.
 - B. Failure to abide by this resolution will result in the immediate revocation of the current special event permit and the disapproval of future special event applications.
■■(Eng)(Code Enforce.)_____
18. Only bartenders and waitresses may sell/provide alcoholic beverages. Roving promotional persons, engaged in the sale of liquor, will not be permitted during the events.
19. The applicant shall have security be on site at all times when alcohol is associated with any special event and stationed at entry areas of the event space, and within the building and outdoor areas as appropriate. A minimum of 1 security guard per 75 guests is required.
■■(Sheriff)_____

20. Abide by all applicable laws, including but not limited to Orange County Health Department, California Department of Alcoholic Beverage Control (ABC), Orange County Fire Authority laws. ■■ (PIng.)_____
21. No setup (**other than placement of directional signs**) for any special events shall occur before 7:00 a.m. any day of the week, and all outdoor amplified sound must be concluded by 10:00 p.m. ■■ (PIng.)_____
22. No event shall exceed the posted occupancy at any time. ■■ (PIng.)_____
23. The applicant or designee shall observe all occupancy requirements. If occupancy is reached, Outlet personnel shall direct people to other areas of the mall. All exiting paths shall be kept open and available at all times to the satisfaction of the Building Official, Orange County Fire Authority and Orange County Sherriff's Department. ■■ (PIng.)_____
24. The applicant, property owner, and any designees and property managers shall ensure that all occupancy requirements, and required signage related to the maximum occupancy limitations, for the buildings and site are maintained at all times. ■■ (Code Compliance) _____
25. Outdoor events which go beyond 10:00 p.m. in one of the courtyards shall complete clean up activities at or after 7:00 a.m. the next morning in order to avoid excessive noise to be generated outdoors after 11:00 p.m. when an outdoor event ends. ■■ (PIng.)_____
26. Applicant (including any property managers, and their designees, associated with the special events approved by this permit) understands and agrees that in the event noise generated by the use approved by this permit impacts neighboring properties, the tenant must soundproof the facility, or use other best management practices as determined by the City Planner and/or City Building Official, to comply with the City's noise standards, as described in SCMC Chapter 8.48. ■■ (Code Compliance) _____
27. Discharge of any wastewater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any wastewater used during cleanup from entering the storm drain system. ■■ (Eng.)_____
28. The property owner, business owner, or any other person in control of the subject private property shall at all times maintain the premises free of litter, except that the owner or person in control of private property may maintain authorized private receptacles for collection in such a manner that litter will be prevented from being carried or deposited by the elements upon any street, sidewalk or other public place or upon any private property. In addition, the property owner, business

owner, or any other person in control of the subject private property shall remove any litter property owners or tenants produce or distribute, located in the public right-of-way within one hundred (100) feet of their property, and all accumulated litter that abuts their commercial property. *[Citation - Section 8.40.190 & 200 of the SCMC]* (Code Compliance) _____

29. All vendors and or entities associated with the event shall have a City of San Clemente Business License. ■■ (Code Compliance)_____

30. The event shall occur entirely on private property. ■■ (PIng.)_____

31. Temporary structures that cover an area in excess of 120 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a Building Permit. (CBC 3103.2) *[S.C.M.C – Title 15 Building Construction]* ■(Bldg.)_____

32. Temporary structures shall be located in accordance with the requirements of CBC Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction. (CBC 3103.3) *[S.C.M.C – Title 15 Building Construction]* ■(Bldg.)_____

33. Temporary structures shall conform to the means of egress requirements of CBC Chapter 10 and shall have a maximum exit access travel distance of 100 feet. (CBC 3103.4) *[S.C.M.C – Title 15 Building Construction]* ■ (Bldg.)_____

34. A separate Building permit is required for individual temporary tents which are used or intended to be used for the gathering together of 10 or more persons associated with special event or special activity permits that exceed 120 square feet unless the individual tents are separated by at least 12 feet or groupings of individual tents without the required separation do not exceed an aggregate area of 700 square feet. *[S.C.M.C – Title 15 Building Construction]* ■(Bldg.)_____

35. A separate Building permit is required for temporary stages and platforms which are used or intended to be used for the gathering together of 10 or more persons associated with special events or special activity permits that have overhead structures and/or are more than 30 inches above adjacent grade and/or have an aggregate area exceeding 120 square feet. *[S.C.M.C – Title 15 Building Construction]* ■ (Bldg.)_____

36. A permit application and construction documents shall be submitted for each installation of a temporary structure that requires a building permit. The

construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. (CBC 3103.2) [S.C.M.C – Title 15 Building Construction]

■ (Bldg.) _____

37. The Applicant (including any property managers, and their designees, associated with the special events approved by this permit) shall use her/his best judgment and best management practices to ensure special event activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property managers, and their designees, associated with the special events approved by this permit) hereby understands that noncompliance with regulations related to special events and these conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, *“It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval,”* and any subsequent revision of this section of the code. ■■ (Code Compliance) _____

38. Applicant understands and agrees that no window, banner, or temporary signage is part of this review, nor is any such signage approved or permitted by this permit. Window, banner, and temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Applicant understands and agrees that as a condition of approval of this permit that Applicant is aware of the City’s window, banner, and temporary sign regulations and that compliance with those regulations is a term of the subject permit’s approval by the City. As such, any violation of the City’s regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y), as discussed in accompanying conditions of approval. [Citation - Section 17.16.240.D of the SCMC] (Code Compliance) _____

39. The Applicant is responsible to ensure that all event-related signage (excluding signage other than any required directional signage or display signage otherwise expressly permitted in this permit), whether posted prior to any event(s) or during, shall require the Applicant to submit for review and obtain approval of any necessary sign permits, in accordance with the City’s Sign Ordinance. Signs placed illegally or without the proper permits shall constitute a violation of the terms of this permit. Applicant hereby understands that noncompliance with terms and

conditions of approval shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, “*It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval.*” *[Citation - Section 17.84.030 of the SCMC]* (Code Compliance) _____

40. Any signage related to events approved by this permit, if approved in this permit or through the application and approval of others, shall be installed so as to be not directly visible from the I-5 freeway. In no case shall any event-related signage that is freeway-oriented be allowed. *[Citation - Section 17.16.240.D& 17.16.250.D of the SCMC]* (Code Compliance) _____

41. The property owner shall be responsible for ensuring that no person will occupy or use any mobilehome, trailer, camp car, vehicle or other conveyance, tent or temporary structure of any kind as a dwelling or for living or sleeping purposes upon the subject property or within adjacent public property required to be maintained by the property owner. *[Citation - Section 9.04.100 of the SCMC]* (Code Compliance) _____

42. The property owner shall be responsible for ensuring that overnight parking of vehicles, whether occupied or otherwise, does not occur, with the exception of those vehicles authorized to be on the premises for the purposes of commercial activity (such as cleaning and maintenance crews). Property owner shall be responsible for posting signs on the property that provide warnings to this effect, and shall take all necessary steps to enforce this prohibition, including providing private security to patrol the site on a regular and nightly basis.
 ■■ (Code Compliance) _____

43. The property owner shall be responsible for addressing all issues arising from any person or persons that wander, idle or loiter upon or around the subject property, whether in an automobile or not, without lawful business at the property, or when not authorized by the owner or manager of the premises. To address these issues, the property owner shall do either, or both, of the following: 1) Provide private security to patrol the site on a regular and daily basis and address violations as they arise; or 2) provide authorization to the Orange County Sheriff’s Department for the purposes of entering the subject property to request that any person who is at the subject property, including, without limitation, all buildings, structures, parking lots, common areas, and private sidewalks, to leave the subject property when identified as a trespasser by the property owner’s authorized representatives. *[Citation - Section 9.04.010(B)(8&9) of the SCMC]* (Code Compliance) _____

- 44. Property owner, or designee, shall be responsible for ensuring that no noise-generating maintenance activities on the subject property are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. Such prohibited activities include, but are not limited to, dumping trash into outside trash bins, the use of parking lot sweepers, and the use of high-pressure washers. *[Citation - Section 8.48.070(P) of the SCMC]* (Code Compliance)_____
- 45. Property owner, or designee, shall be responsible for ensuring that no loud and excessive noise-generating activities on the subject property in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. *[Citation - Section 8.48.070(O) of the SCMC]* (Code Compliance)_____
- 46. If parking becomes a negative impact on surrounding properties, the property owner, or designee, shall submit a Parking Management Plan to be reviewed and approved by the Community Development Director. Should implementation of the Parking Management Plan not mitigate the negative impact, CUP 16-349 may be modified or revoke by the Planning Commission. ■■ (PIng.)_____
- 47. The wedding venue shall be removed from the project exhibits. A Special Activities Permit shall be obtained for any private event located on the lawn located at the southeast corner of the property. ■■ (PIng.)_____
- 48. Any vacant, interior spaces being temporarily repurposed a special event shall be approved by the Building Official and Orange County Fire Authority. ■ (Bldg./OCFA)_____
- 49. Any outdoor stages or structures must conform to the safety requirements of the Building Official and Orange County Fire Authority. ■ (Bldg./OCFA)_____
- 50. This approval for Conditional Use Permit shall require review and approval by the Planning Commission within 12 months from the date of commencement for the use. The Planning Commission's decision may include modifications/revisions to the conditions of approval, approval of Use Permit on a permanent basis, or revocation of the permit, based on the required findings. ■■ (PIng.)_____

Conditions added in 2022 for CUP 22-328

51. The Outlets may host up to two weekly food drive events. Events shall be limited to two hours each and shall occur on weekdays during normal operating hours at the Outlets. ■■ (PIng./Code)_____

52. The Outlets may host up to 12 partnership events per year with local non-profits or religious groups. Example events include a “Trunk or Treat” or a Christmas worship service. The Outlets shall post an annual calendar of events on their website.

■■ (PIng./Code)_____

53. The following conditions pertain to the Car Show event (currently operated by South OC Cars & Coffee):

- a. Events are permitted to occur weekly during the months of April through September and biweekly (twice per month) between October and March.
- b. Events shall occur between 9:00-11:00 a.m. on Saturday mornings. Outlets security and event staff/volunteers shall post the temporary signage by 8:00 a.m. and removed by noon on the same day. Signage shall be posted in accordance with the exhibits provided to the City, which indicate at least 25 signs providing direction and clarifying the rules of participation.
- c. Security and management for the car show shall be in conformance with the policies set forth in the Security and Management Plan, reviewed and approved by the City. Any modifications to the Security and Management Plan shall be reviewed and approved by the Community Development Director prior to enactment.
- d. The event management shall hold a volunteer meeting prior to every event to coordinate and assign duties and review the event rules (no revving, etc). A volunteer shall be stationed at Via Canon Verde, ensuring that attendees do not enter the residential area unnecessarily.
- e. Car show participants shall queue and enter along the rear of the Outlets property, nearest the freeway. Participants shall exit via the same route. The existing metal swinging gates on the south side of Via Canon Verde (main Outlets entry) which provide access to the surface of the parking garage shall be closed from 7 a.m. until 11:30 a.m.
- f. The property owner shall provide a minimum of four security personnel per event. Security personnel shall wear shirts, vests, or jackets clearly labeled with “SECURITY”.
- g. The operator shall provide a minimum of 15 volunteers per event. The volunteers must wear an event provided shirt, vest, or jacket that clearly identifies them as an official volunteer.
- h. This approval for an amendment of Conditional Use Permit 16-349 shall require review and approval by the Planning Commission within 12 months from the date of commencement for the use. The Planning Commission's decision may include modifications/revisions to the conditions of approval, approval of Use Permit on a permanent basis, or revocation of the permit,

based on the required findings.

■ (PIng./Code)_____

- 54. The Outlets shall monitor exterior noise levels using a decibel reader (such as a REED Instruments R8070SD or other device approved by the Director of Community Development) which records data during all events that use amplified sound to ensure compliance with the City’s Exterior noise standards (SCMC 8.48.050).

■ (PIng./Code)_____

- 55. The Applicant (including any property owners and managers, and their designees) understands, acknowledges, and shall be responsible for ensuring that the only activities that occur on the subject site are those permitted by this permit and routinely performed, provided, or undertaken by the subject land use, recognized on an industry-wide basis on the date of this permit’s approval, or those activities approved through another City, state, or federal permit or license. Services or other activities not typically associated with the specific use authorized by this permit shall require separate review and approval by, but not limited to, the City, and are not allowed until permitted. Typical activities, functions, or events that would require special permitting (such as a Special Activity Permit) would be those that involve events in the parking lot or otherwise outside of an enclosed structure, open houses (other than for real estate sale purposes), the subleasing of the building or property, exhibitions or contests, fairs, sporting events, concerts or entertainment shows, etc. The owner or designee shall be responsible for notifying the Planning Division at least 30 days prior to any special activity or event to verify whether additional permitting is required for the service, event, or activity. [Citation - Section 17.28.295 of the SCMC]

■ (PIng./Code)_____

All Conditions of Approval are standard, unless indicated as follows:

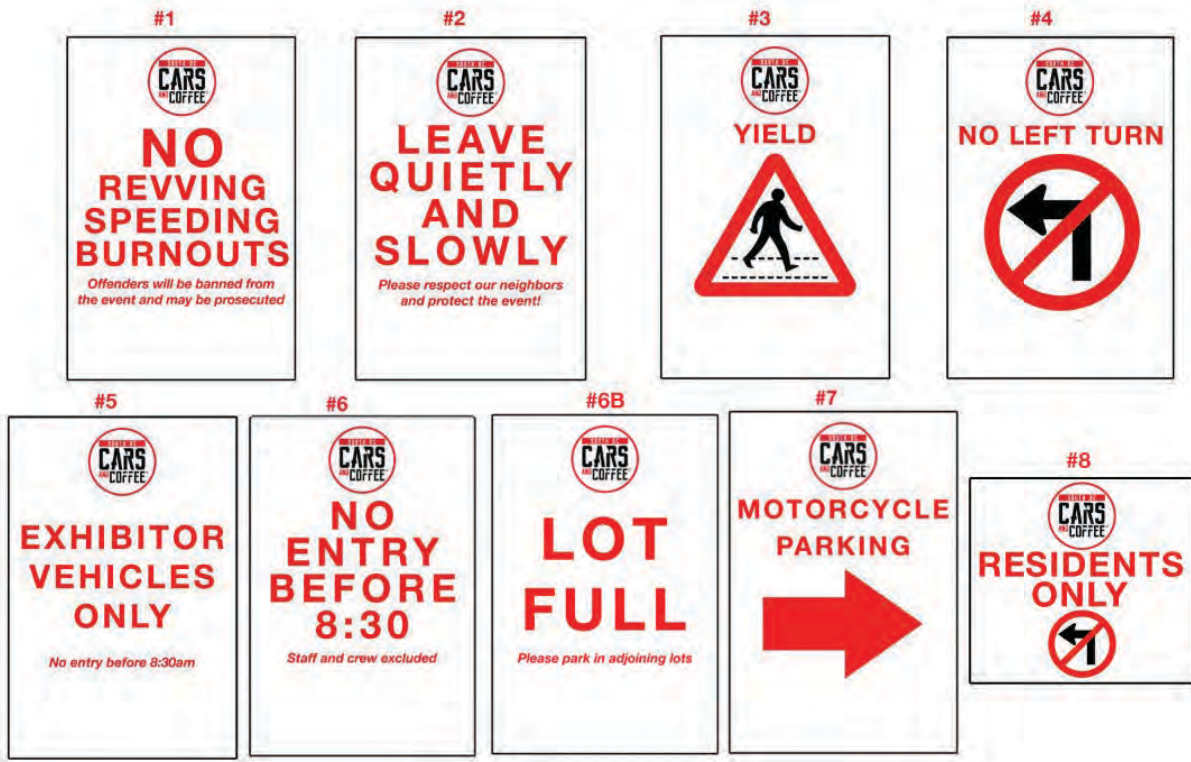
- Denotes modified standard Condition of Approval
- Denotes special standard Condition of Approval



Safety and crowd control

We take safety and the behavior of our attendees and the broader community extremely seriously. We have 31 signs spread throughout The Outlets to advise attendees of the rules, as well as providing safety for pedestrians and clear directions to drivers to ensure traffic flows smoothly and crowds don't gather early. Additionally, we place a sign in the entrance to Sea Summit indicating "residents only" to avoid unnecessary noise and traffic.

Sign artwork





**SUPERCARS
BY THE SEA**



Sign placement





Volunteers

We have up to 30 volunteers rostered on each week welcoming attendees and directing the crowds. They all wear Hi-Viz vests and are equipped with two-way radios for communication. We start each week with a volunteer meeting at 7:45 where they are assigned locations for each of the two shifts, given a brief of any expected groups attending, and told of any previous offenders to look out for. They are positioned strategically throughout the premises, at intersections, pedestrian crossings, exits and anywhere attendees may be tempted to speed or make excessive noise. There is also a volunteer positioned at the entrance into Sea Summit, ensuring attendees do not enter the residential area unnecessarily.



Messaging

We do regular live feeds on social media and include a message at the beginning and end of our weekly video reminding our followers of the rules and the consequences if they fail to adhere to them. This is not only their behavior on site, but also how they enter and exit the premises and even merge onto the i5 as they are leaving. Additionally, we call out offenders on social media and ban them from attending future events.

Coordination

We also work closely with The Outlets security, (including paying for an additional security guard during the event), as well as the city and the local sheriff to ensure everything possible is done. As part of this ongoing cooperation, the city turns the traffic lights entering The Outlets to flashing red each week after the show has commenced, forcing drivers to stop at exits, and preventing groups from speeding off together thereby reducing excessive noise.



Supporting our Marines

Aside from our annual “Toys for Marines” charity event, South OC Cars and Coffee works closely with Camp Pendleton to get Marines on our volunteer roster, with up to a dozen joining us each week. We provide them with an official LOA (Letter of Appreciation) for their volunteer hours, which is good for their careers. It also allows them to interact with locals at a community event, which is great for both the city and Camp Pendleton.

Well-oiled machine

South OC Cars and Coffee has earned the reputation amongst car show organizers and regulars as being a “well-oiled machine”. We are constantly contacted by other events around the world, asking how we are able to run such a tight ship. The answer is simple ... Planning, communication, attention to detail, and a lot of hard work. For our family and our volunteers, this is a labor of love, and goes well beyond the 9am to 11am time frame of the event.

Event schedule

6:00am Simon, James, Sarah on site and begin set up
6:15am Simon or James put out signs with Outlets security
7:30am volunteers arrive
7:45am volunteer meeting
8:00am volunteers take posts
8:15am bring in any pre-organized clubs, groups, or special vehicles
8:30am open entrances and direct traffic
9:00am everyone parked, show commences
9:15am Simon and James shoot introduction and end to weekly video
9:20am James videos special exotics and supercars
9:30am Simon walks and videos entire show
10:30am Simon selects and shoots car of the week video
11:00am show ends, attendees leave
11:15am pack up show, pick up signs
11:30am volunteers leave
11:45am Simon, James, Sarah leave

This does not include the countless hours in between shows editing video and photographs, updating the website and YouTube, creating social media posts, organizing volunteer rosters, and dealing with everyone that help make the event happen.



**SUPERCARS
BY THE SEA**

Conclusion

Every week, countless people come up to my family and I, and tell us how much the show means to them. For some it's father/son or father/daughter time. For others, it is a family ritual that spans across two or even three generations. And for many it is simply a place for friends to gather and enjoy the atmosphere of happy people enjoying what they love.

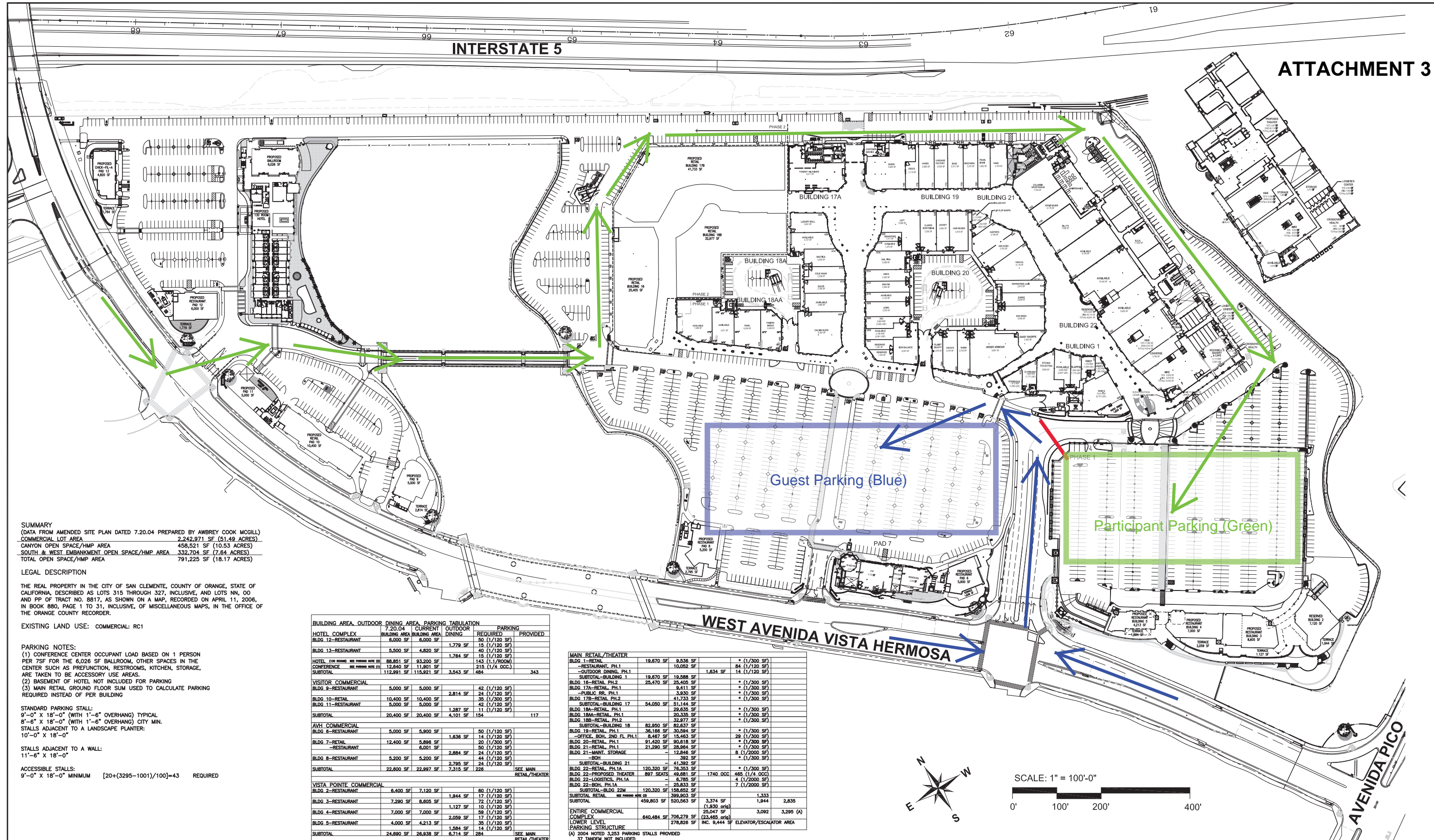
I am extremely proud of what we created ... Not because of how big the event has become, or how many cars we get, but because of what it means to so many people – people who have become our extended family.

My family and I moved to San Clemente from Australia 12 years ago ... South OC Cars and Coffee is our way of giving back to the city that has become our home and thanking the community that has accepted us as their own.



Simon Wehr
Co-Founder
South OC Cars and Coffee

INTERSTATE 5



SUMMARY
 (DATA FROM AMENDED SITE PLAN DATED 7.20.04 PREPARED BY AWBREY COOK MCGILL)
 COMMERCIAL LOT AREA 2,242,371 SF (51.49 ACRES)
 CANYON OPEN SPACE/HMP AREA 458,521 SF (10.53 ACRES)
 SOUTH & WEST EMBANKMENT OPEN SPACE/HMP AREA 332,704 SF (7.64 ACRES)
 TOTAL OPEN SPACE/HMP AREA 791,225 SF (18.17 ACRES)

LEGAL DESCRIPTION
 THE REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS LOTS 315 THROUGH 327, INCLUSIVE, AND LOTS NN, OO AND PP OF TRACT NO. 8817, AS SHOWN ON A MAP, RECORDED ON APRIL 11, 2006, IN BOOK 880, PAGE 1 TO 31, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

EXISTING LAND USE: COMMERCIAL: RC1

PARKING NOTES:
 (1) CONFERENCE CENTER OCCUPANT LOAD BASED ON 1 PERSON PER 75F FOR THE 6,026 SF BALLROOM, OTHER SPACES IN THE CENTER SUCH AS PREFUNCTION, RESTROOMS, KITCHEN, STORAGE, ARE TAKEN TO BE ACCESSORY USE AREAS.
 (2) BASEMENT OF HOTEL NOT INCLUDED FOR PARKING
 (3) MAIN RETAIL FLOOR SUM USED TO CALCULATE PARKING REQUIRED INSTEAD OF PER BUILDING

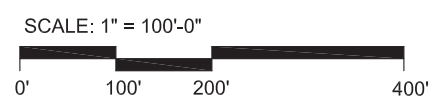
STANDARD PARKING STALL:
 9'-0" X 18'-0" (WITH 1'-6" OVERHANG) TYPICAL
 8'-6" X 18'-0" (WITH 1'-6" OVERHANG) CITY MIN.
 STALLS ADJACENT TO A LANDSCAPE PLANTER:
 10'-0" X 18'-0"

STALLS ADJACENT TO A WALL:
 11'-6" X 18'-0"

ACCESSIBLE STALLS:
 9'-0" X 18'-0" MINIMUM [20+(3295-1001)/100]=43 REQUIRED

BUILDING AREA	OUTDOOR DINING AREA	CURRENT	OUTDOOR	TABULATION	PARKING	PARKING
7.20.04		BUILDING AREA	DINING	REQUIRED	PROVIDED	
HOTEL COMPLEX		6,000 SF				
BLDG 12-RESTAURANT		5,500 SF	1,779 SF	50 (1/120 SF)	15 (1/120 SF)	
BLDG 13-RESTAURANT		5,500 SF	4,820 SF	1,784 SF	40 (1/120 SF)	
HOTEL (OCC ROOMS) SEE PARKING NOTE (1)		86,851 SF	93,200 SF	143 (1/120 SF)	215 (1/4 OCC.)	
CONFERENCE SEE PARKING NOTE (1)		12,640 SF	11,901 SF	3,543 SF	484	343
SUBTOTAL		112,991 SF	115,821 SF			
VISITOR COMMERCIAL						
BLDG 9-RESTAURANT		5,000 SF	5,000 SF	2,814 SF	42 (1/120 SF)	
BLDG 10-RETAIL		10,400 SF	10,400 SF	1,287 SF	35 (1/300 SF)	
BLDG 11-RESTAURANT		5,000 SF	5,000 SF	1,287 SF	11 (1/120 SF)	
SUBTOTAL		20,400 SF	20,400 SF	4,101 SF	154	117
AVH COMMERCIAL						
BLDG 6-RESTAURANT		5,000 SF	5,000 SF	1,638 SF	50 (1/120 SF)	
BLDG 7-RETAIL		12,400 SF	5,898 SF	6,001 SF	20 (1/300 SF)	
-RESTAURANT				2,884 SF	24 (1/120 SF)	
BLDG 8-RESTAURANT		5,200 SF	5,200 SF	2,795 SF	44 (1/120 SF)	
SUBTOTAL		22,600 SF	22,997 SF	7,315 SF	228	
VISTA POINTE COMMERCIAL						
BLDG 2-RESTAURANT		6,400 SF	7,120 SF	1,844 SF	60 (1/120 SF)	
BLDG 3-RESTAURANT		7,290 SF	8,695 SF	1,127 SF	17 (1/120 SF)	
BLDG 4-RESTAURANT		7,000 SF	7,000 SF	2,059 SF	59 (1/120 SF)	
BLDG 5-RESTAURANT		4,000 SF	4,213 SF	1,584 SF	35 (1/120 SF)	
SUBTOTAL		24,690 SF	26,938 SF	6,714 SF	284	

MAIN RETAIL/THEATER	19,870 SF	9,536 SF		
BLDG 1-RETAIL		10,052 SF		84 (1/120 SF)
-RESTAURANT, PH.1			1,834 SF	14 (1/120 SF)
-OUTDOOR DINING, PH.1	19,870 SF	19,588 SF		
SUBTOTAL-BUILDING 1	25,470 SF	25,406 SF		
BLDG 16-RETAIL, PH.2		9,411 SF		8 (1/300 SF)
BLDG 17A-RETAIL, PH.1		3,830 SF		3 (1/300 SF)
-PUBLIC RR, PH.1		41,733 SF		3 (1/300 SF)
BLDG 17B-RETAIL, PH.2		51,144 SF		
SUBTOTAL-BUILDING 17	54,050 SF	51,144 SF		
BLDG 18A-RETAIL, PH.1		29,638 SF		2 (1/300 SF)
BLDG 18A-RETAIL, PH.1		20,335 SF		2 (1/300 SF)
BLDG 18B-RETAIL, PH.2		32,877 SF		2 (1/300 SF)
SUBTOTAL-BUILDING 18	82,850 SF	82,837 SF		
BLDG 19-RETAIL, PH.1		30,594 SF		28 (1/300 SF)
-OFFICE BOH, 2ND FL, PH.1		8,487 SF		2 (1/300 SF)
BLDG 20-RETAIL, PH.1		90,818 SF		7 (1/300 SF)
BLDG 21-RETAIL, PH.1		21,290 SF		1 (1/300 SF)
BLDG 21-MANIT. STORAGE		12,848 SF		8 (1/2000 SF)
-BOH		392 SF		3 (1/300 SF)
SUBTOTAL-BUILDING 21	141,399 SF	141,392 SF		
BLDG 22-RETAIL, PH.1A		76,353 SF		6 (1/300 SF)
BLDG 22-PROPOSED THEATER		49,681 SF	1740 OCC	468 (1/4 OCC)
BLDG 22-LOGISTICS, PH.1A		6,785 SF		4 (1/2000 SF)
BLDG 22-BOH, PH.1A		25,433 SF		7 (1/2000 SF)
SUBTOTAL-BLDG 22M	120,320 SF	158,652 SF		
SUBTOTAL RETAIL SEE PARKING NOTE (3)	459,803 SF	520,563 SF	3,374 SF (1,830 orig)	1,333 (1,944)
ENTIRE COMMERCIAL COMPLEX	640,484 SF	708,279 SF	25,047 SF (23,468 orig)	3,092 (3,295 A)
LOWER LEVEL PARKING STRUCTURE		278,826 SF	INC. 9,444 SF ELEVATOR/ESCALATOR AREA	
(A) 2004 NOTED 3,253 PARKING STALLS PROVIDED 37 TANDEN NOT INCLUDED				



Project: 15-0110
 Date: 22 Dec. 2017
 Sheet no.



A PROJECT OF
CRAIG REALTY GROUP
 craigrealtygroup.com
PARKING ANALYSIS

OUTLETS AT
 SAN CLEMENTE
 SAN CLEMENTE, CA
 30

Outlets at San Clemente Visitation

Hourly Visits

Outlets at San Cleme...
101 W Avenida Vista Hermos...

● Outlets at San Cleme...
101 W Avenida Vista Hermos...

● Outlets at San Cleme...
101 W Avenida Vista Hermos...

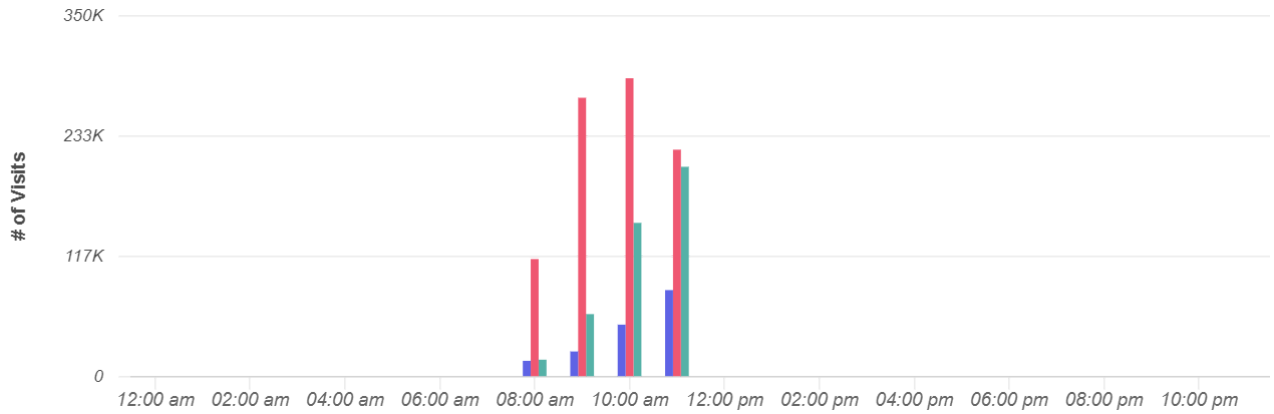
Friday mornings

Saturday mornings

Sunday mornings

Metric:

Visits



Daily Visits

Outlets at San Cleme...
101 W Avenida Vista Hermos...

● Outlets at San Cleme...
101 W Avenida Vista Hermos...

● Outlets at San Cleme...
101 W Avenida Vista Hermos...

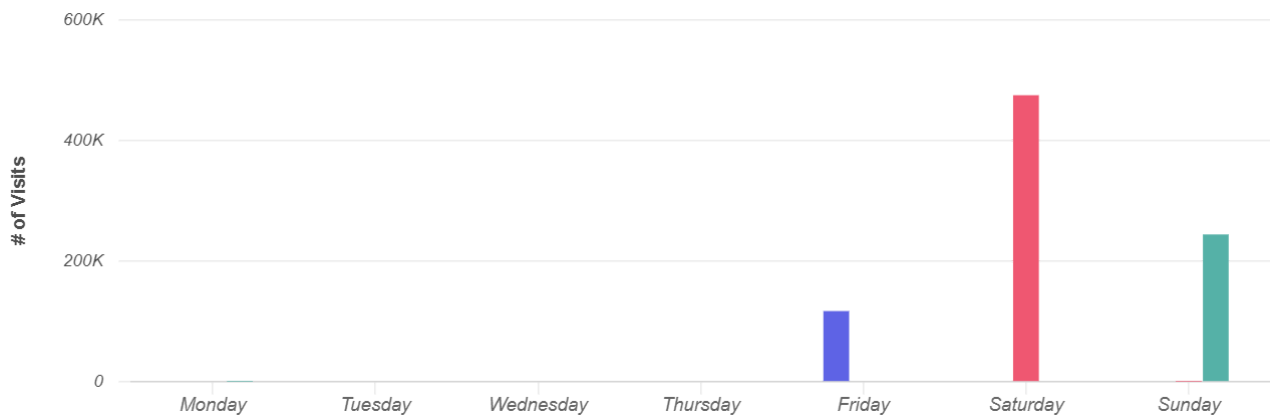
Friday mornings

Saturday mornings

Sunday mornings

Metric:

Visits



Length of Stay

Outlets at San Cleme...
101 W Avenida Vista Hermos...

● Outlets at San Cleme...
101 W Avenida Vista Hermos...

● Outlets at San Cleme...
101 W Avenida Vista Hermos...

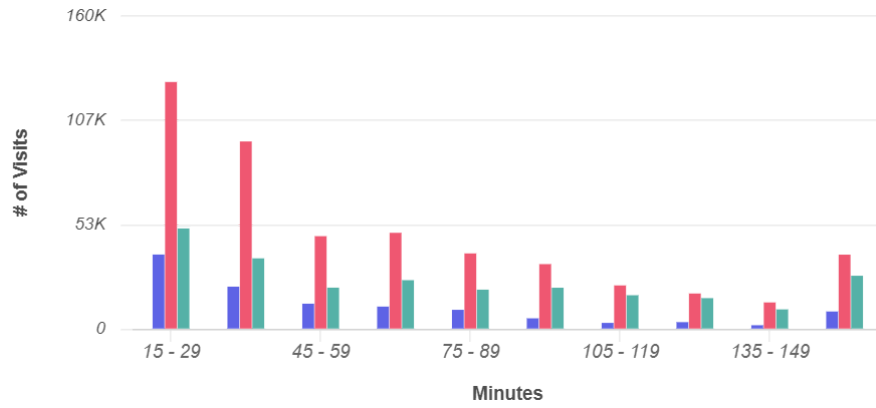
Friday mornings

Saturday mornings

Sunday mornings

Metric:

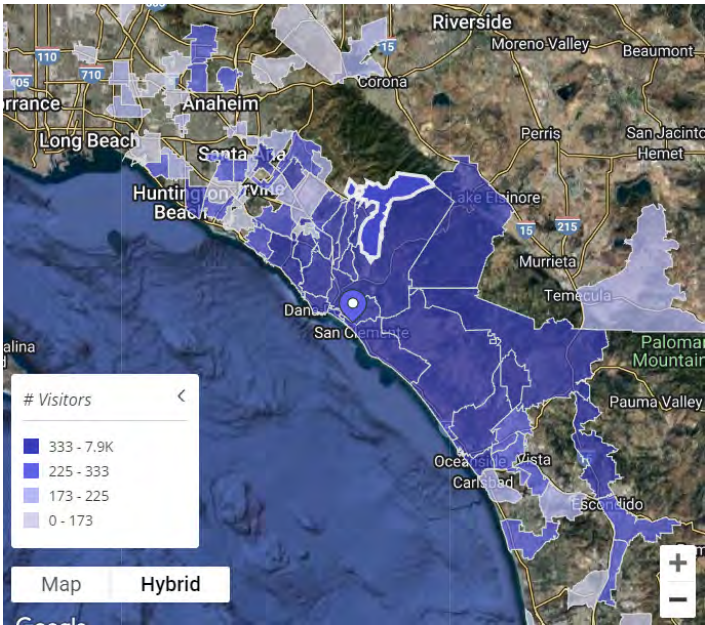
Visits



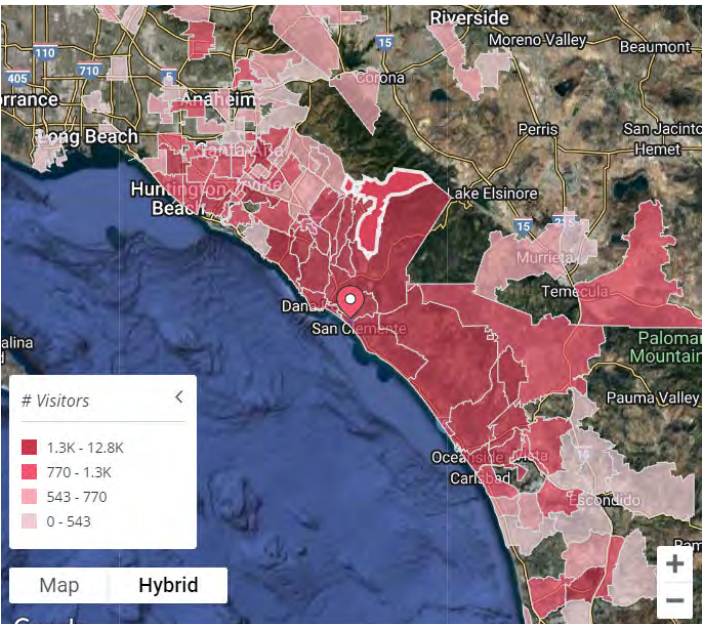
	Average	Median
●	64 min	44 min
●	68 min	51 min
●	81 min	68 min

Outlets at San Clemente: Origin of Visitors

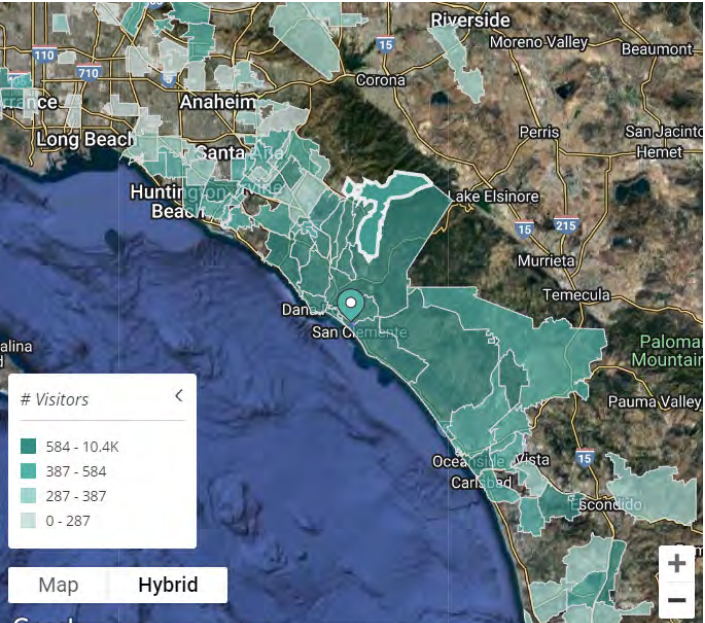
Friday mornings

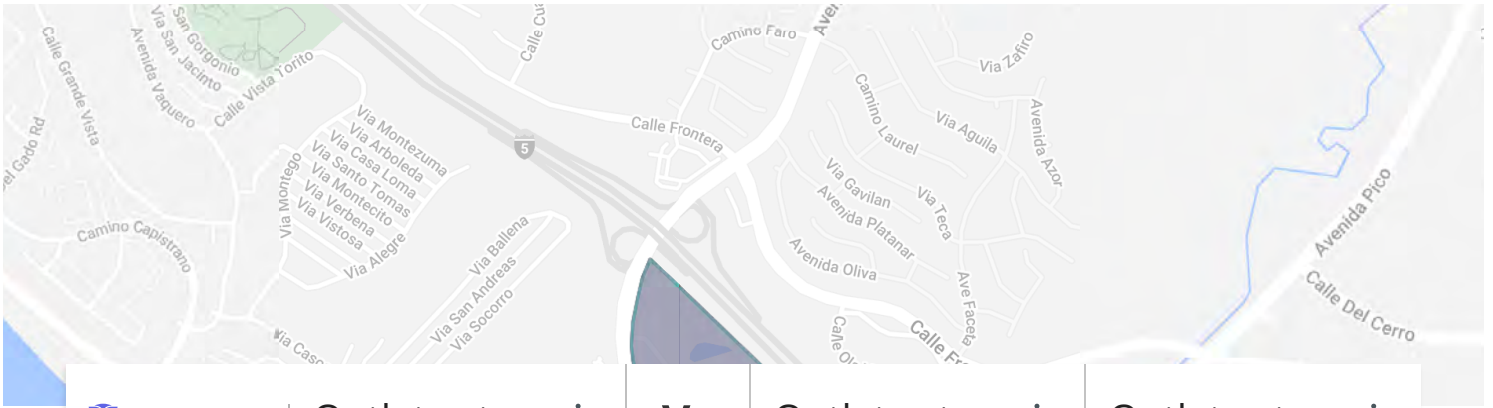


Saturday mornings



Sunday mornings





Placer.ai |
 Outlets at ... 101 W Avenida Vista Her...
 Vs
Outlets at ... 101 W Avenida Vista Her...
 Outlets at ... 101 W Avenida Vista Her...

Last 12 Months |
 Visitors, Residents |
 Days of Week / Friday |
 Time of Day / 08:00 am - 12:00 pm |
 Export

Visitors, Residents |
 Days of Week / Saturday

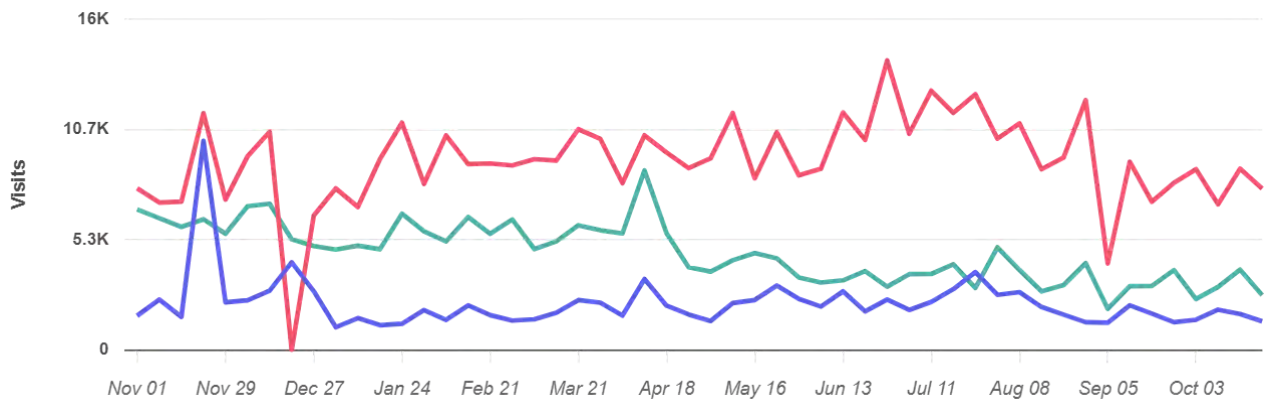
Time of Day / 08:00 am - 12:00 pm |
 Visitors, Residents |
 Days of Week / Sunday

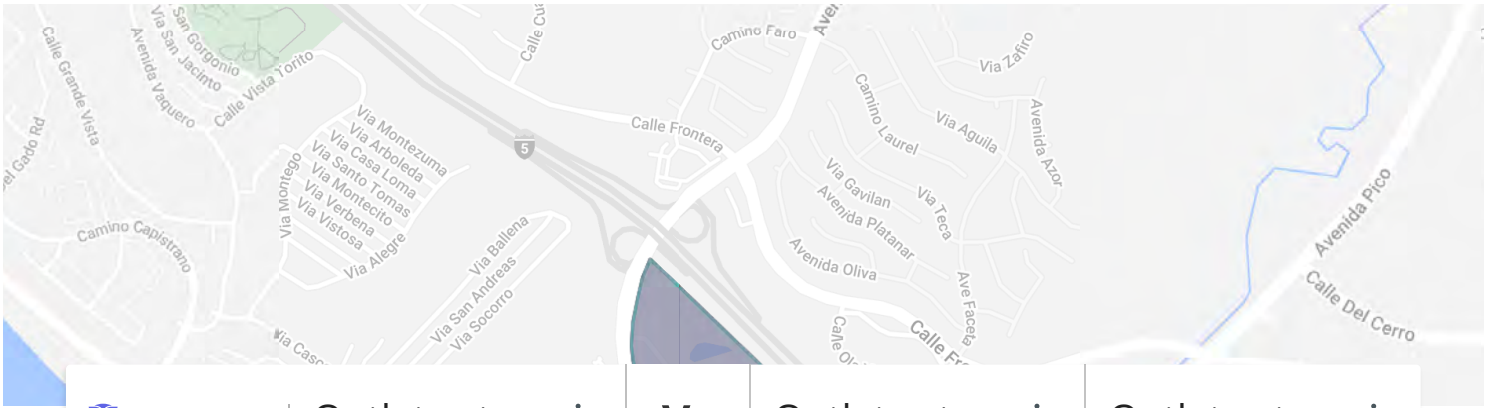
Time of Day / 08:00 am - 12:00 pm

Visits Trend

Outlets at San Cleme... **Outlets at San Cleme...** **Outlets at San Cleme...**
 101 W Avenida Vista Hermos... 101 W Avenida Vista Hermos... 101 W Avenida Vista Hermos...

Metric: **Visits** |
 Aggregation: **Weekly**





Placer.ai |
 Outlets at ... 101 W Avenida Vista Her...
 Vs
 Outlets at ... 101 W Avenida Vista Her...
 Outlets at ... 101 W Avenida Vista Her...

Last 12 Months |
 Visitors, Residents |
 Days of Week / Friday |
 Time of Day / 08:00 am - 12:00 pm |
 Export

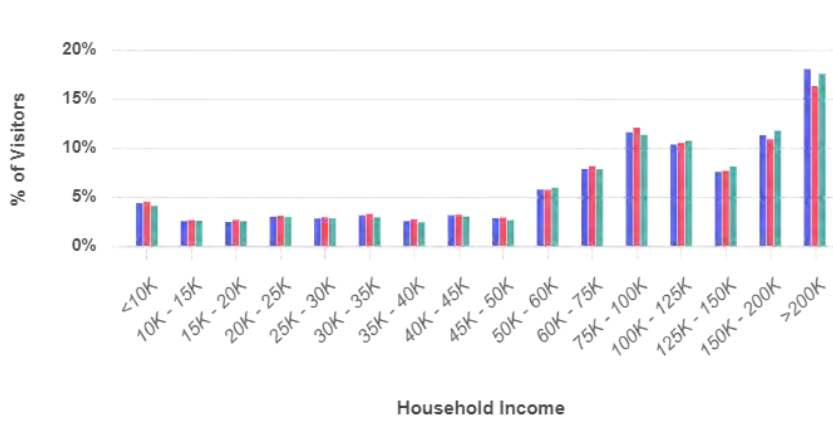
Visitors, Residents |
 Days of Week / Saturday

Time of Day / 08:00 am - 12:00 pm |
 Visitors, Residents |
 Days of Week / Sunday

Time of Day / 08:00 am - 12:00 pm

Household Income

● Outlets at San Cleme... 101 W Avenida Vista Hermos...
 ● Outlets at San Cleme... 101 W Avenida Vista Hermos...
 ● Outlets at San Cleme... 101 W Avenida Vista Hermos...

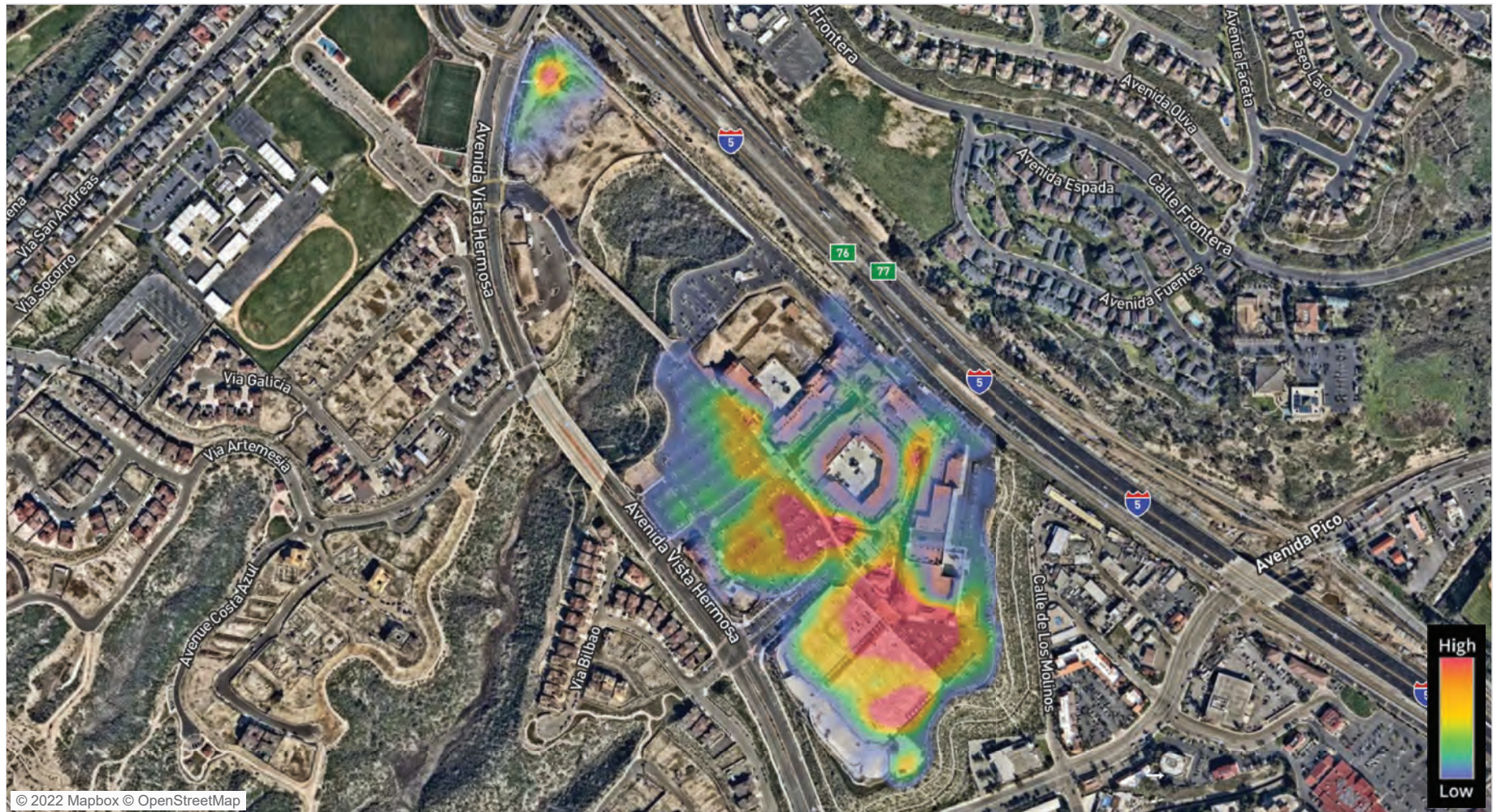


	Average	Median
●	130K	94K
●	123K	91K
●	128K	96K

Nov 19th, 2021 Nov 18th, 2022	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
12:00:00 AM	0.01%	0.01%	0.01%	0.02%	0.03%	0.05%	0.07%
1:00:00 AM	0.02%	0.00%	0.00%	0.00%	0.01%	0.01%	0.02%
2:00:00 AM	0.01%	0.00%	0.00%	0.00%	0.00%	0.01%	0.01%
3:00:00 AM	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
4:00:00 AM	0.01%	0.01%	0.02%	0.01%	0.01%	0.02%	0.01%
5:00:00 AM	0.05%	0.03%	0.05%	0.04%	0.05%	0.03%	0.02%
6:00:00 AM	0.10%	0.07%	0.08%	0.08%	0.11%	0.11%	0.08%
7:00:00 AM	0.15%	0.16%	0.16%	0.16%	0.23%	0.42%	0.15%
8:00:00 AM	0.29%	0.24%	0.28%	0.26%	0.33%	2.44%	0.32%
9:00:00 AM	0.54%	0.38%	0.43%	0.48%	0.50%	5.52%	1.19%
10:00:00 AM	1.01%	0.75%	0.83%	0.87%	1.08%	4.73%	2.94%
11:00:00 AM	1.50%	1.21%	1.22%	1.29%	1.72%	3.38%	3.66%
12:00:00 PM	1.89%	1.58%	1.57%	1.58%	2.23%	3.58%	3.87%
1:00:00 PM	1.99%	1.69%	1.60%	1.67%	2.33%	3.90%	4.04%
2:00:00 PM	1.82%	1.53%	1.48%	1.56%	2.07%	3.89%	3.86%
3:00:00 PM	1.77%	1.55%	1.54%	1.51%	2.13%	3.58%	3.55%
4:00:00 PM	1.77%	1.55%	1.61%	1.65%	2.27%	3.31%	3.18%
5:00:00 PM	1.75%	1.65%	1.78%	1.86%	2.39%	3.26%	2.74%
6:00:00 PM	1.68%	1.67%	1.80%	1.78%	2.61%	2.93%	2.13%
7:00:00 PM	1.36%	1.49%	1.48%	1.51%	2.33%	2.41%	1.50%
8:00:00 PM	0.85%	0.92%	0.91%	0.98%	1.60%	1.56%	0.88%
9:00:00 PM	0.45%	0.46%	0.45%	0.60%	0.98%	0.99%	0.49%
10:00:00 PM	0.15%	0.17%	0.10%	0.27%	0.44%	0.44%	0.20%
11:00:00 PM	0.04%	0.05%	0.02%	0.07%	0.12%	0.13%	0.04%

Outlets at San Clemente

San Clemente, CA



Delivery Date: 22 Nov 2022

Day of Week Filter: Saturday / Time of Day Filter: 7:00AM-11:00AM

December 1 2022

Dear City council members, City of San Clemente

Re: CUP Application 22-328, Wednesday December 7 2022 at 6:00 PM,
Amendment to Outlet CUP (16-349) for Outdoor Special Events

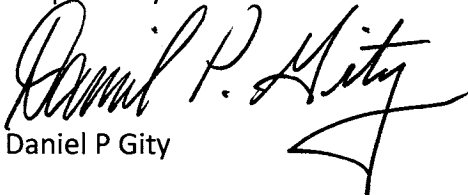
I am writing this letter in support for the Outlets of San Clemente's CUP amendment for outdoor special events and my support for the weekly car show that Craig Realty Group are requesting in the above-mentioned city council meeting.

The Outlets has had a lot of head winds, pre development and post development. Having their freeway signage minimized, the movie theater space needing building expansion to new tenants specification, COVID, then shopping and movie habits changing and now a recession looming. They still have another phase to complete and many restaurant pads to fill. Not to mention development of a new hotel. The current and future tax base is very important to the city.

Being pro-business, I am recommending that if the Craig Realty Group is conveying to the city that these outdoor special events are helping to develop their customer base and increasing sales with the cross marketing and exposure from these events than they should be allowed to continue with an approval of this application for the requested amendment.

I am also personally and professionally vouching for the vendor of South OC Cars and Coffee car show, the Wehr family. I don't think you could find a better operator/vendor for this event. I frequent this event every week and I witness their operation first hand. Simon and his son James are hands on and are adamant and relentless on putting on this event safely and as quietly as possible with minimal impact on the surrounding area. During the event they are in constant contact and communication with the volunteers to quickly manage any situation that may arise. They are also adamant about enforcing the rules and people that don't comply get permatly banned from attending the show. They are aware that it is a privilege to be operating in this space. I am also sure that if any recommendations or conditions are presented or imposed on them that they will do whatever it takes to comply and will be eager to implement them as directed. Also, post covid, this just a great social event for the region where people can gather for a few hours on a Saturday morning and enjoy themselves in this beautiful environment and patronize the center and also in future visits.

Respectfully Submitted


Daniel P Gity

From: [Chris Dolkas](#)
To: [Robert Beaulieu](#); [Chris Dolkas](#); [Lightfoot, Jonathan](#); [James, Gene](#); [Ward, Kathy](#); [Duncan, Chris](#); [Ferguson, Laura](#); [Knoblock, Steve](#); ross-pollard@Cox.net; [Beverly Wiesen](#)
Subject: Re: Outlet CUP
Date: Wednesday, November 30, 2022 8:18:16 PM

On Wed, Nov 30, 2022 at 10:20 AM Chris Dolkas <> wrote:

Good Morning, As you are aware, the Outlets have been operating the Weekly Car Show without a permit for a number of months. The CUP request blankets the seasonal Pumpkin Patch, Christmas festivities (a few weeks each) with the Weekly Car Show that has thousands of participants in High Performance Vehicles and Motorcycles. Many of which are exempt from California State AQMD smog and exhaust regulations. The CUP request is referencing State CEQA 15301 as the events have a 'negligible' impact to the site. That could be argued in that the above reference volume of high performance, noise and exhaust producing vehicles, in a concentrated 4 hour window, is hardly negligible. If it's deemed insignificant on site the same cannot be said for the City of San Clemente, specifically the surrounding neighborhoods of Shorecliffs, Sea Summit, Marblehead, The Coast, The Reserve, North Beach, also the Pico, Vista Hermosa, La Pata, El Camino corridors, as well as the I-5 on and off ramps.

Conversations with local PD have made it clear that the volume of cars and the above referenced spread out geography makes effective law enforcement impossible. As you also may be aware other municipalities (Dana Point, Laguna Beach, Corona Del Mar and Newport) have set up enforcement traps on Pacific Coast Highway to divert the traffic out of their communities on Saturdays after our Car Show.

The Cities of Newport Beach, Laguna Beach, Laguna Niguel, Irvine, San Juan Capistrano have all declined to bring this weekly street racing environment to their towns. I personally have witnessed several 'fender bender' accidents as well as 2 rollovers. I was nearly hit (as a pedestrian) in one of those. Many times while walking through crosswalks on Vista Hermosa, we have had to sprint to avoid being hit by racing vehicles unwilling to stop for us.

The City has designated Vista Hermosa interchange 'flawed' requiring immediate supervision (6 crossing guards) during school hours. If it's flawed during regular weekday traffic patterns, what is it with the thousands of supercharged cars on Saturday mornings. One sidewalk, one bike lane for 2 way pedestrian/E-bike traffic!

I am told that the operator of Ruby's (also the owner of the Outlets) claims that business on Saturdays is up 20% because of the Car Show. That % is 'negligible' coming off very dismal volume there during the week. The ill conceived Outlets have never come close to fulfilling their optimistic forecasts of the tax revenue for our town. At what cost qualitatively to those that live here? Can you put a price on the safety and peaceful enjoyment?

Let's put the RESIDENTS FIRST on this decision and terminate these Car Shows. The Car Clubs and Rally's will still show up every week if we allow these even on an abbreviated schedule (monthly, bi-weekly etc).

Anyone voting on this that has/had a relationship with the principals involved in the Outlets or Car shows, should recuse themselves in this issue.

Thank You , Chris Dolkas

From: [Lou Leto](#)
To: [Lightfoot, Jonathan](#)
Subject: In support of Cars and Coffee
Date: Tuesday, November 29, 2022 1:13:06 PM

Mr. Lightfoot,

To look forward, we need to look back.

Nearly one hundred years ago, when Ole Hanson wanted to promote his vision of San Clemente as a place to “Live, work, and play,” he tried to attract people from faraway San Diego and Los Angeles. In the years since, as he, and later, city and business leaders continued that process, recognizing that our Spanish Village by the Sea would need events, activities, and other forms of interesting family-oriented entertainment for residents and to attract visitors to support our local businesses.

Today, as in the past few years, San Clemente is fortunate to have an organized weekly event that continues that tradition, organized by the members and volunteers of the South OC Cars and Coffee group. Not only is it consistent in quality, while arguably earning a reputation as the premier event of its kind in the U.S., it is more than a static vehicle gathering. It’s a weekly city event that encourages the no-cost participation of local residents, our students, our Marine and sailor neighbors, out-of-town visitors, and even international guests, oftentimes accompanied by their families, to stroll with friends and/or meet new folks, to share their experience and knowledge, discuss local or current events, enjoy our climate and magnificent ocean and hillside views, while surrounded by historical, owner-modified, and modern vehicles. One might hear elders talking with young enthusiasts, or locals chatting with out-of-towners (or international visitors with accents), describing experiences, exchanging traditional and new technological methods and ideas, or encouraging another “convert” towards an appreciation for personal transportation.

Additionally, all “discover” the merits and offerings of San Clemente; participants support our restaurants, retailers, shopping areas, fuel and electrical filling stations, and hotels. It would be a challenge to identify any other family-oriented San Clemente activity of this scale that does this safely, consistently, or on such a regular basis. Those that cannot attend can remotely review the weekly summary via website or access social media posts. All of the above is the envy of other cities or municipalities that would love this kind of regular and positive community activity and benefit from such positive economic impact.

Influenced by Ole Hanson’s vision and tradition, I encourage any and all support that you and our city decision makers can lend to embrace, encourage, and support the long-term continuation of our Cars and Coffee gatherings at The Outlets of San Clemente.

My apology that I cannot attend the December 7 meeting.
Thank you for your review and consideration.

Respectfully submitted,
Lou Leto
City of San Clemente Honoree, Wall of Recognition

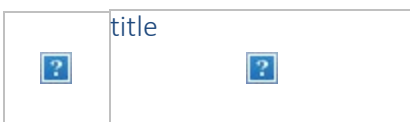
From: [Selff, Sean B.](#)
To: [Lightfoot, Jonathan](#)
Subject: Cars and Coffee South Orange County, Simon Wehr and their Continued Use Permit
Date: Tuesday, October 25, 2022 7:33:33 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Johnathan Lightfoot,

I am writing this letter to express the positive impact the Simon Wehr's Cars and Coffee has had on the student population here at San Clemente High School, Primarily the Auto Academy. The Saturday morning event promotes responsible car culture, a far cry from the normal street car take overs many teen agers are involved in the days. The event provides students the opportunity to fuel their individual passions and dreams with the vast numbers and varieties of vehicles on hand every Saturday morning while also allowing them to educate themselves on the immense growth in technology in our country that reveals itself in our automobiles over the last 100 years. The students look forward to this event and many are speaking about it on Fridays discussing who is going and the cars they are looking forward to seeing and often time the discussion leads to talking about not staying out late on Friday night so they can get up early Saturday morning, yet another positive of the event: teaching students to be able to make positive choices that allow them better opportunities. The event has also brought multiple manufactures to the community allowing students to see greater career opportunities in the industry, and increase knowledge about; eco-friendly electric performance vehicles, eco-friendly no electric vehicles and the always impressive hyper cars. Simon and the whole staff do an amazing job of keeping the event organized and controlled while bringing hundreds if not thousands of visitors to our town every Saturday willing to spend money and enjoy the amazing place we live while supporting out local businesses. Simon and the event also help promote some of our High School events and has been a great partner to our Auto Academy inspiring students to push themselves harder and investing in the future. Now that the event has been going on for so long it is hard to imagine how great the impacts of it not being here would affect our students, let alone the local businesses.

Thank you,

Sean Selff
Director / Instructor
Automotive Technology Partnership Academy
San Clemente High School
949-366-9843 ext. 13811
Sbselff@capousd.org
<https://www.scritons.com/auto>
https://www.instagram.com/schs_auto_academy/



CONDITIONAL USE PERMIT
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MENORAH LIGHTING

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ADDENDUM

OSC BUILDINGS AND TENANTS 69 - 71

Villa San Clemente, LLC, doing business as Outlets at San Clemente (OSC) is requesting a Conditional Use Permit ("CUP") to permit a broader range of center sponsored public, promotional and entertainment events and activities within the center's property, as detailed below. OSC recognizes that our shopping center offers a unique and excellent venue to host events that will increase the number of visitors to the shopping center and the City, thereby increasing sales tax dollars to the City of San Clemente, as well as an opportunity to increase awareness of other local businesses as well as local charitable and community organizations.

All event plans submitted with this application are requested pursuant to, and/or comply with, the Specific Plan for Marblehead Coastal, applicable provisions of the municipal code for the City of San Clemente, and the Coastal Development Permit issued with respect thereto. The proposed events will not result in any changes to existing building exteriors or interiors, nor will the events result in any environmental impacts. OSC staff will ensure that applicable decibel limitations will be adhered to at all times. Security is regularly staffed at the Outlets and additional security, traffic plans and safety measures will be arranged as necessary based on the anticipated attendance at any particular event.

OSC staff will work with the Orange County Sherriff's Department, Orange County Fire Authority, Orange County Health Department and Alcoholic Beverage Control as may be required for any particular event, and obtain any permits from such agencies required in connection therewith.

To the extent that any particular event is anticipated to draw numbers of attendees in addition to existing customers, substantially in excess of the numbers permitted by the CUP, an application for a Special Activity Permit or other appropriate approval will be submitted for such event.

We believe the approval of events at our center will offer for the City of San Clemente a community gathering spot, serving not only OSC customers, but also City residents and other businesses, and provide a draw to the Outlets and the City from outside of San Clemente.

We look forward to working with the City of San Clemente as we continue to grow and thrive into a community resource for all involved, as well as increasing customer traffic to result in greater sales tax revenue. Additionally, we welcome the chance to work with the City in organizing events, together, here at the Center and within the community.

“LOWERS”

OSC SMALL SIZED EVENTS

Estimated Attendance: 1 – 250 Attendees

Annual Event Allowance: 140

Description: Events in this category would include our weekend entertainers, events that directly impact shoppers already on property, and events that we wouldn't necessarily advertise in the community. Examples of these events include solo musicians with amplified music (not to exceed 55dB), crafting projects for children, tenant events held in courtyards, outside dance or school groups performing at the center or fitness events with outside, licensed instructors.

We are requesting 140 allowances for Lovers events, as we plan to have at least one musician (or “event” as described by the City) per weekend day, as well as up to three additional events per month outside of the weekend happenings. Please note that we have been instructed that multiple solo performers scheduled on the same day, would only count as one “event.”

Parking & Traffic Implications: None foreseen. We have more than sufficient parking available for a crowd of this size.

Additional Security Measures: Unless the event includes the sale of alcohol, no additional security will be brought on for these events. A complete security plan is included later in this packet, and security plans for individual events are also provided.

“MIDDLES”

OSC MEDIUM SIZED EVENTS

Estimated Attendance: 251 – 1,000 Attendees

Annual Event Allowance: 48

Description: Events in this category would include most of the programs currently submitted to the City in our Special Activities Permit packet. These events will take place throughout the center, but most would take place in Oak Tree Court and Center Court. If the event includes alcohol, additional security will be hired, to ensure the safety of all those in attendance. When appropriate, we will set-up proper stanchions and barricades, to ensure that there are clear and defined exit paths in case of an emergency.

Events in this category include our Easter Celebration, Fiesta de Mayo, possible brewery events, events hosted on-site for local non-profits, Job Fairs, business or fitness expos, Moonlight Madness, Menorah Lighting and more. Attendees of these events are a mix of shoppers already on the premises, and those who may have heard about the happenings from local advertisements. We do not anticipate that attendees of these events will have major impact on our parking, egress and ingress throughout the center, nor impact the traffic coming into the center and on the local roads.

Parking & Traffic Implications: None foreseen. We believe that we have more than sufficient parking available for a crowd of this size.

Additional Security Measures: Unless the event includes the sale of alcohol, no additional security will be brought on for these events. Our OSC security team will be fully staffed (four guards per shift) and at least three members of the OSC management team will be present to assist. A complete security plan is included later in this packet, and security plans for individual events are also provided.

“UPPERS”

OSC LARGE SIZED EVENTS

Estimated Attendance: 1,001 – 2,500 Attendees

Annual Event Allowance: 20

Description: Events in this category would include the programs submitted through our Special Activities Permits with the City, which are currently capped at fifteen occurrences. These events will always take place in either Oak Tree Court or Center Court and additional security will be hired, to ensure the safety of all those in attendance. In all instances, we will set-up proper stanchions and barricades, to ensure that there are clear and defined exit paths in case of emergency.

Events in this category include our larger signature events, such as our Annual Tree Lighting, Shopping Extravaganza charity fundraiser, Barks & Brews, and more. These events will be highly promoted within the community, and we anticipate that these attendees will come to the center for the sheer purpose of attending the event, and possibly adding in some shopping while here, but are not dedicated shoppers. When alcohol will be served, the enclosed maps indicate where alcohol will be permitted, security set-up areas and our ID checking stations.

As we continue to grow and become known for our community events, we humbly request that we be allowed to host up to twenty of these large-scale events, in order to provide family-friendly happenings for all of South Orange County. Additionally, we would expect that most of our Middles events will evolve into Uppers, as we would anticipate attendance growing over the years. We welcome the process to review our events with City staff or the Planning Commission and discuss opportunities to improve upon our event practices, to ensure that we are in good standing with our City partnership.

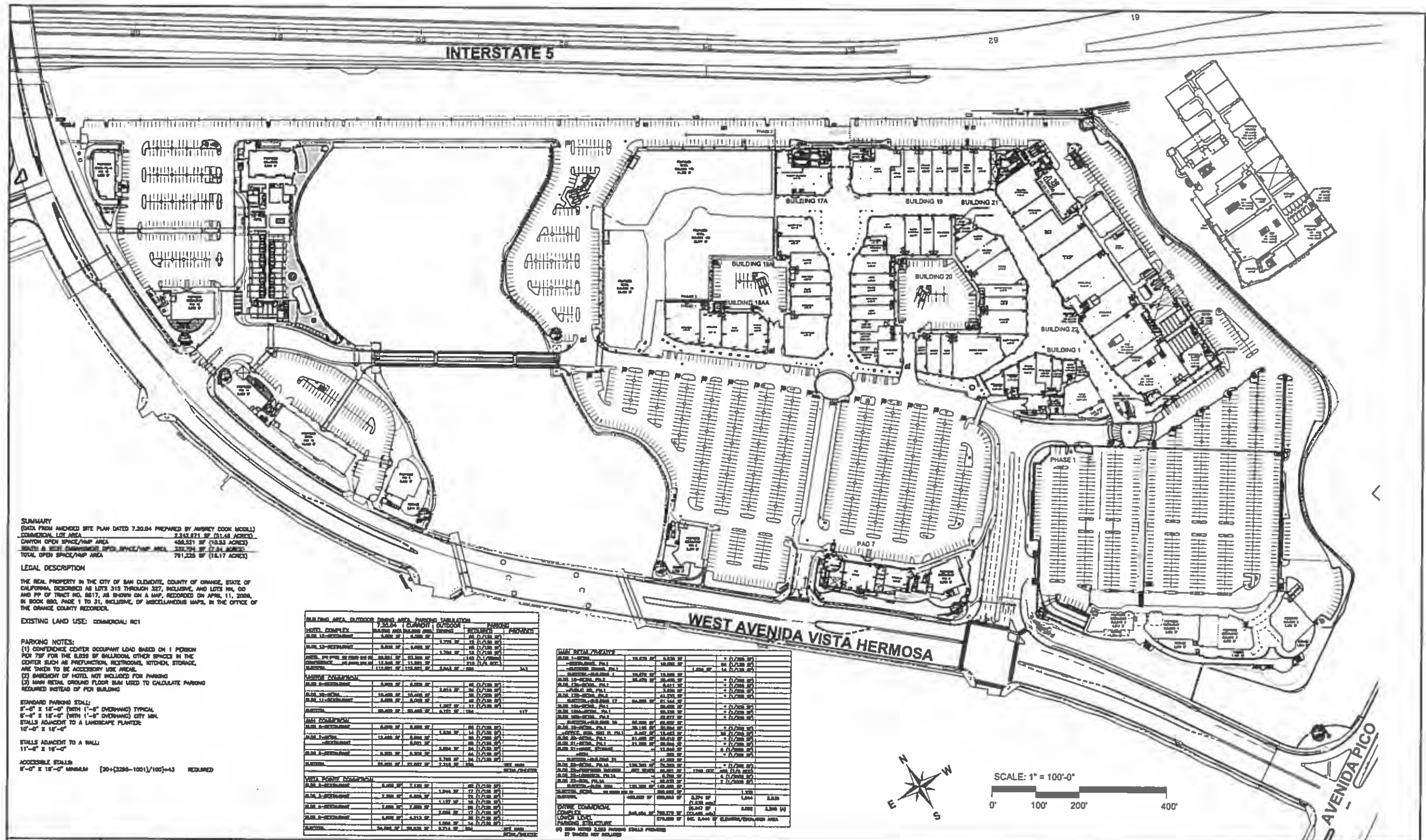
Parking & Traffic Implications: None foreseen, but our Events Manager and Director of Operations will work with OCSD prior to all events to ensure that no additional plans are needed. OSC currently has 3,339 parking spaces, 530 of which are excess, as we have enough parking for our projected completion, but are currently only built out to our first phase plans.

Additional Security Measures: Our OSC security team will be fully staffed (four guards per shift) and at least five members of the OSC management team will be present to assist. In addition to OSC staff, an outside security company will be hired to assist with traffic control and crowd control. When alcohol is present at an event, additional guards will be hired to secure the exit areas and assist with checking IDs. A complete security plan is included later in this packet, and security plans for individual events are also provided.

UNMANNED AIRCRAFT SYSTEMS (UAS) OR DRONES

We would like to request permission to have drones capture footage at our special events. When drones are utilized, if the City feels it is necessary, OSC can post consent and release signage informing attendees that filming is occurring. While we do expect drones to capture footage of people in attendance, our intention is to capture video of the overall event, in order to acquire sponsors for future activations. The footage captured would not be used in an offensive or defamatory manner, and our intention is not to invade anyone's privacy or to feature individuals. All video would be captured within our property and should not exceed beyond 5' above our current building heights.

- If we foresee an event exceeding an attendance of 2,500, we will work with the City to obtain a Special Activities permit at least 45 days prior to our proposed event date, and create an agreed upon traffic plan, working with the OCSO.
- OSC staff will submit paperwork to OCFA for all events, and obtain any permits that are deemed necessary. In working with OCFA in 2016, none of our events during that year required an OCFA permit.
- Whenever a food truck is present, the truck will be parked at least 6' from any wall, and in an area that allows for at least 15' of exiting by crowds.
- Whenever amplified music is utilized, the sound will not exceed 55dB, and will only be played during the hours of 9:00 AM – 10:00 PM
- All tables and staging will be set-up 6' from any building walls. No more than 9 people will be on the stage at any given time.
- Any vendor or musician hired by Outlets at San Clemente, or conducting business on property will obtain a business license from the City of San Clemente.
- In the event that additional lighting is brought in for our events, the lights will be faced in a lateral or downward position, and will not result in any environmental impacts. If, in the future, we determine that we would like lights to be pointed upwards, we would contact the City well in advance to fill out any necessary permitting paperwork for approval.
- In the event that alcohol will be served at an event, additional outside security will be hired and alcohol will be restricted to the courtyard areas defined in the following event maps. IDs will be checked for anyone that appears under the age of 30, and wristbands will be distributed to those of age. No alcohol will be permitted outside of the event area, or in the individual stores. All necessary permits will be obtained by ABC and OCHCA.
- Whenever structures are to be built for an event, all necessary building permits will be obtained.



SUMMARY
 DATA FROM AMENDED SITE PLAN DATED 7.26.04 PREPARED BY AMBRY COOK MCGILL
 COMMISSION LOT AREA 2,142,871 SF (51.68 ACRES)
 COVERED OPEN SPACE/PAVING AREA 488,331 SF (11.23 ACRES)
 UNCOVERED OPEN SPACE/PAVING AREA 228,724 SF (5.24 ACRES)
 TOTAL OPEN SPACE/PAVING AREA 717,055 SF (16.47 ACRES)

LEGAL DESCRIPTION
 THE REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS LOTS 312 THROUGH 327, INCLUSIVE, AND LOTS 194, 200 AND 201 OF TRACT NO. 2617, AS SHOWN ON A MAP, RECORDED ON APRIL 11, 2008, IN BOOK 680, PAGE 1 TO 31, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

EXISTING LAND USE: COMMERCIAL: RC1

PARKING NOTES:
 (1) CONFIDENCE CENTER OCCUPANCY LOAD BASED ON 1 PERSON FOR 750 FOR THE BLESS BY BALLROOM, OTHER SPACES IN THE CENTER SUCH AS PROJECTION, RESTROOMS, KITCHEN, STORAGE, ARE DESIGN TO BE ACCESSORY USE AREAS.
 (2) BLESSMENT OF HOTEL NOT INCLUDED FOR PARKING
 (3) MAIN RETAIL GROUND FLOOR ISLAND USED TO CALCULATE PARKING REQUIRED INSTEAD OF FOR BUILDING

STANDARD PARKING STALLS:
 8'-0" x 18'-0" (WITH 1'-0" OVERHANG) TYPICAL
 6'-0" x 18'-0" (WITH 1'-0" OVERHANG) CITY MRL
 STALLS ADJACENT TO A LANDSCAPE PLANTER:
 10'-0" x 18'-0"

STALLS ADJACENT TO A WALL:
 11'-0" x 18'-0"

ACCESSIBLE STALLS:
 8'-0" x 18'-0" MINIMUM [30+(2286-1001)/100]+43 REQUIRED

BUILDING AREA	OUTDOOR SEATING AREA	PARKING TABULATION	REMARKS
HOTEL COMPLEX	7,200 SF	1,000 ST	
BLDG 1-RETAIL	8,000 SF	1,000 ST	
BLDG 2-RETAIL	8,000 SF	1,000 ST	
BLDG 3-RETAIL	8,000 SF	1,000 ST	
BLDG 4-RETAIL	8,000 SF	1,000 ST	
BLDG 5-RETAIL	8,000 SF	1,000 ST	
BLDG 6-RETAIL	8,000 SF	1,000 ST	
BLDG 7-RETAIL	8,000 SF	1,000 ST	
BLDG 8-RETAIL	8,000 SF	1,000 ST	
BLDG 9-RETAIL	8,000 SF	1,000 ST	
BLDG 10-RETAIL	8,000 SF	1,000 ST	
BLDG 11-RETAIL	8,000 SF	1,000 ST	
BLDG 12-RETAIL	8,000 SF	1,000 ST	
BLDG 13-RETAIL	8,000 SF	1,000 ST	
BLDG 14-RETAIL	8,000 SF	1,000 ST	
BLDG 15-RETAIL	8,000 SF	1,000 ST	
BLDG 16-RETAIL	8,000 SF	1,000 ST	
BLDG 17-RETAIL	8,000 SF	1,000 ST	
BLDG 18-RETAIL	8,000 SF	1,000 ST	
BLDG 19-RETAIL	8,000 SF	1,000 ST	
BLDG 20-RETAIL	8,000 SF	1,000 ST	
BLDG 21-RETAIL	8,000 SF	1,000 ST	
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BLDG	AREA	TYPE	STALLS	REMARKS
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BLDG 100	8,000 SF	RETAIL	1,000	

Project: 15-0118
 Date: 22 Dec 2017
 Drawn by:

 1000 Van Dyke Ave, Suite 100, San Diego, CA 92108
 Phone: 619 591-0000 Fax: 619 591-0000

WEST AVENIDA VISTA HERMOSA

AVENIDA PICO

SCALE: 1" = 100'-0"

0' 100' 200' 400'

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 CRAIG REALTY GROUP
 craigrealtygroup.com
PARKING ANALYSIS

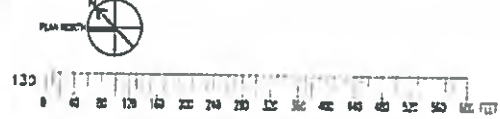
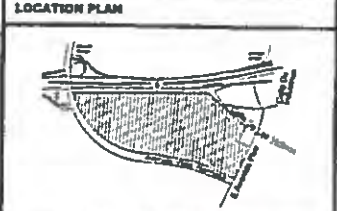
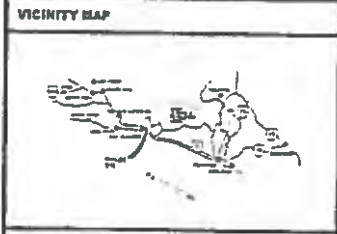
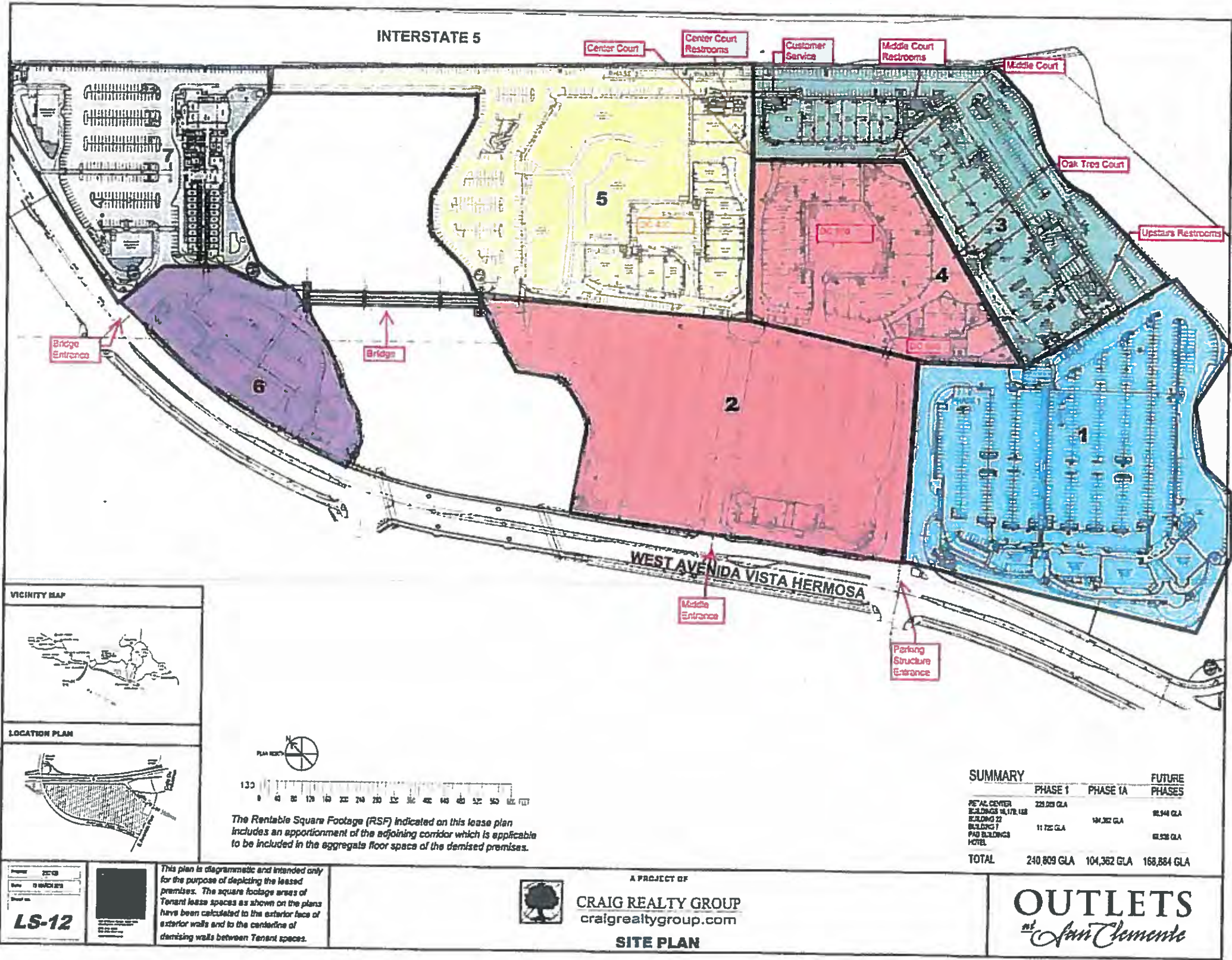
OUTLETS AT
 SAN CLEMENTE
 SAN CLEMENTE, CA
 pg. 10

Outlets at San Clemente holds several special events throughout the year that partner with many organizations to provide enjoyable, safe, family entertainment. At all Outlet events, security staff is present to ensure a safe, enjoyable experience. Outlets at San Clemente employs an internal security department overseen by a Director of Operations. Employee security is regularly scheduled, and additional staffing is obtained through a combination of internal employees and contract security firms with which we have prior experience. The Outlets security department watches, witnesses and reports any problems or areas of concern. When assistance outside the scope of the security duties is requested, the Orange County Sheriff's Department ("OCSD") or the Orange County Fire Authority ("OCFA") are called to provide advanced professional assistances. That includes any medical assistance needed, any large disturbances or crimes that are committed, and any time other assistance from police or fire is warranted.

Presently, Outlets at San Clemente security team consists of two to six officers each shift. There is a dispatch control center which monitors the properties through CCTV camera and telephone. The dispatch center is manned by at least one security officer at all times. Other officers on duty are either on mobile patrol via golf carts or on foot patrol, unless stationed as a specific location due to an event in progress. The security officers patrol through the shopping center on a continuous basis.

In the case of any major incident, Outlets protocol will be followed, which includes immediate notification of the OCSD and/or OCFA. While OCSD and/or OCFA are en route, Outlets staff will, as determined necessary, direct employees and patrons to a designated evacuation zone. Once the OCSD and/or OCFA arrive, they will assess the situation and take charge of the incident. Outlets staff will at that point take a secondary role and follow the directions of the Incident Command Officers from OCSD. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to security officers, the Outlets has managerial and/or support staff on the property every day and available by telephone. The goal of the Outlets management and staff is to provide a safe and pleasant environmental for all patrons and tenants and to be prepared for any situation that arises.



The Rentable Square Footage (RSF) indicated on this lease plan includes an apportionment of the adjoining corridor which is applicable to be included in the aggregate floor space of the demised premises.

SUMMARY	PHASE 1	PHASE 1A	FUTURE PHASES
RETAIL CENTER BUILDINGS 16, 17, 18	229,009 GFA		88,948 GFA
BUILDING 22	11,722 GFA	104,362 GFA	
PHO BUILDINGS HOTEL			62,538 GFA
TOTAL	240,731 GFA	104,362 GFA	151,486 GFA

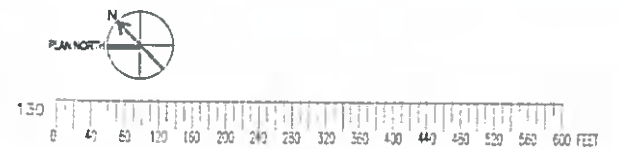
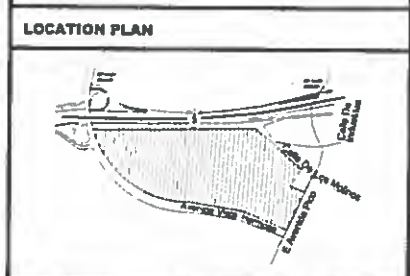
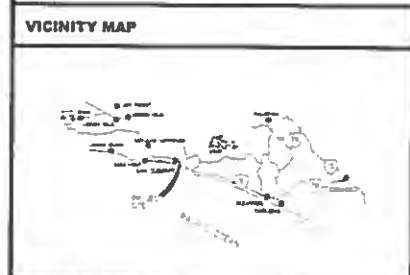
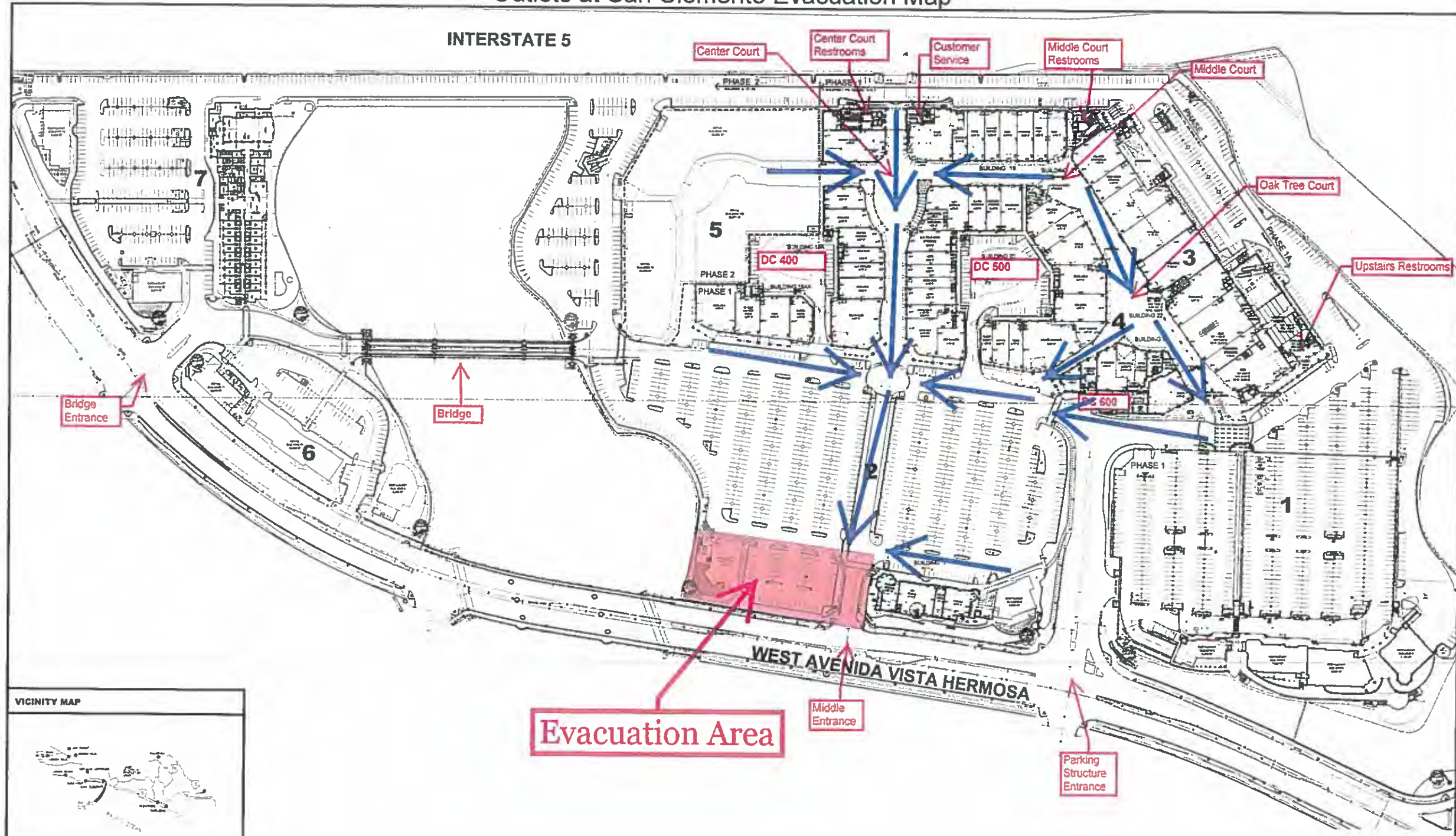
Project: 221-10
 Date: 10 MARCH 2015
 Sheet No: **LS-12**

This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The square footage areas of Tenant lease spaces as shown on the plans have been calculated to the exterior face of exterior walls and to the centerline of demising walls between Tenant spaces.

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 craigrealtygroup.com
SITE PLAN

OUTLETS
at San Clemente

Outlets at San Clemente Evacuation Map



The Rentable Square Footage (RSF) indicated on this lease plan includes an apportionment of the adjoining corridor which is applicable to be included in the aggregate floor space of the demised premises.

Evacuation Area

SUMMARY	PHASE 1	PHASE 1A	FUTURE PHASES
RETAIL CENTER BUILDINGS 18, 17, 182	229,089 G/LA		98,546 G/LA
BUILDING 22		104,362 G/LA	
BUILDING 7	11,720 G/LA		
PAD BUILDINGS			69,838 G/LA
HOTEL			
TOTAL	240,809 G/LA	104,362 G/LA	168,884 G/LA

Project: 227-02
 Date: 19 MARCH 2015
 Sheet No.: **LS-12**

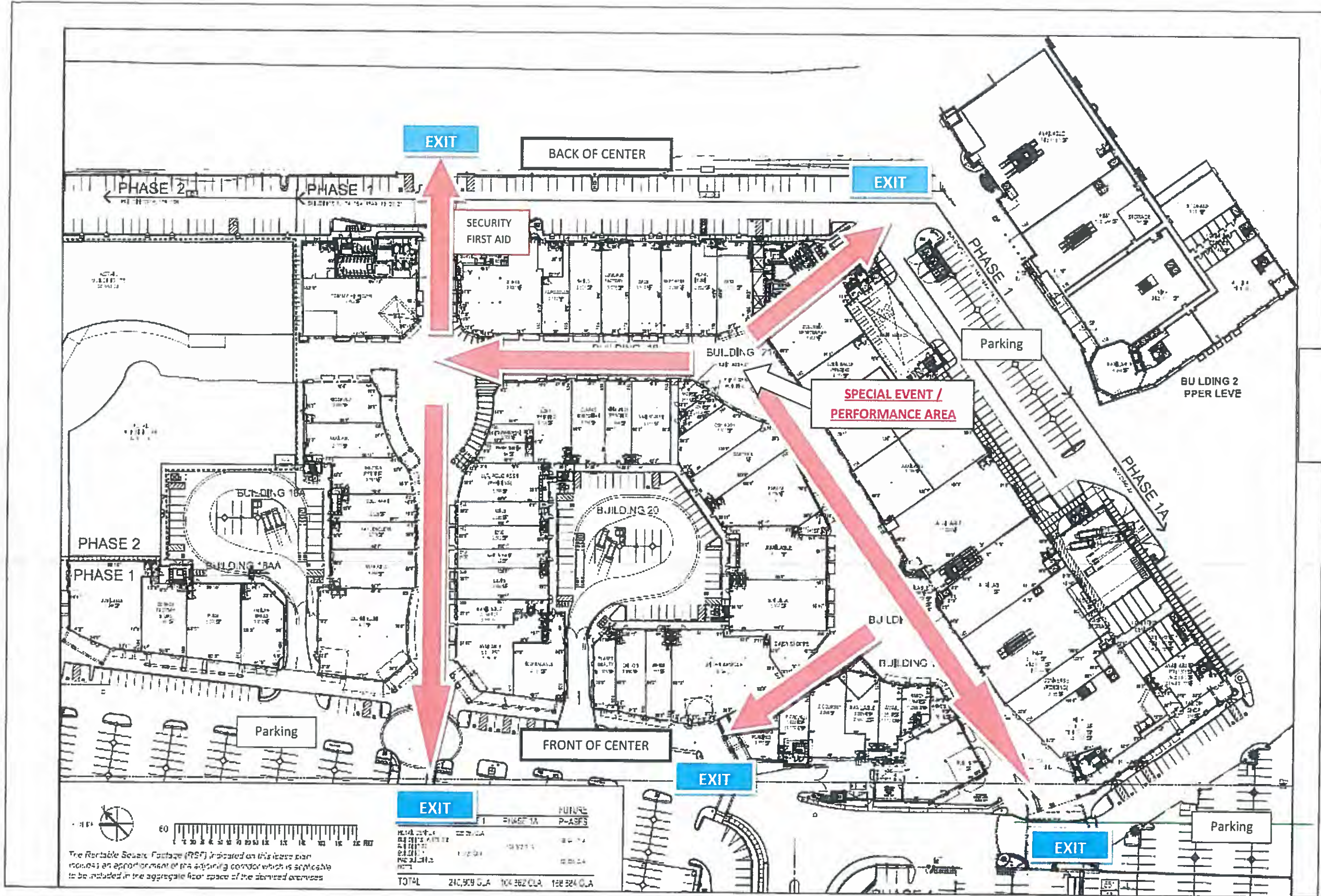


This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The square footage areas of Tenant lease spaces as shown on the plans have been calculated to the exterior face of exterior walls and to the centerline of demising walls between Tenant spaces.



A PROJECT OF
CRAIG REALTY GROUP
 craigrealtygroup.com
SITE PLAN

OUTLETS
at San Clemente

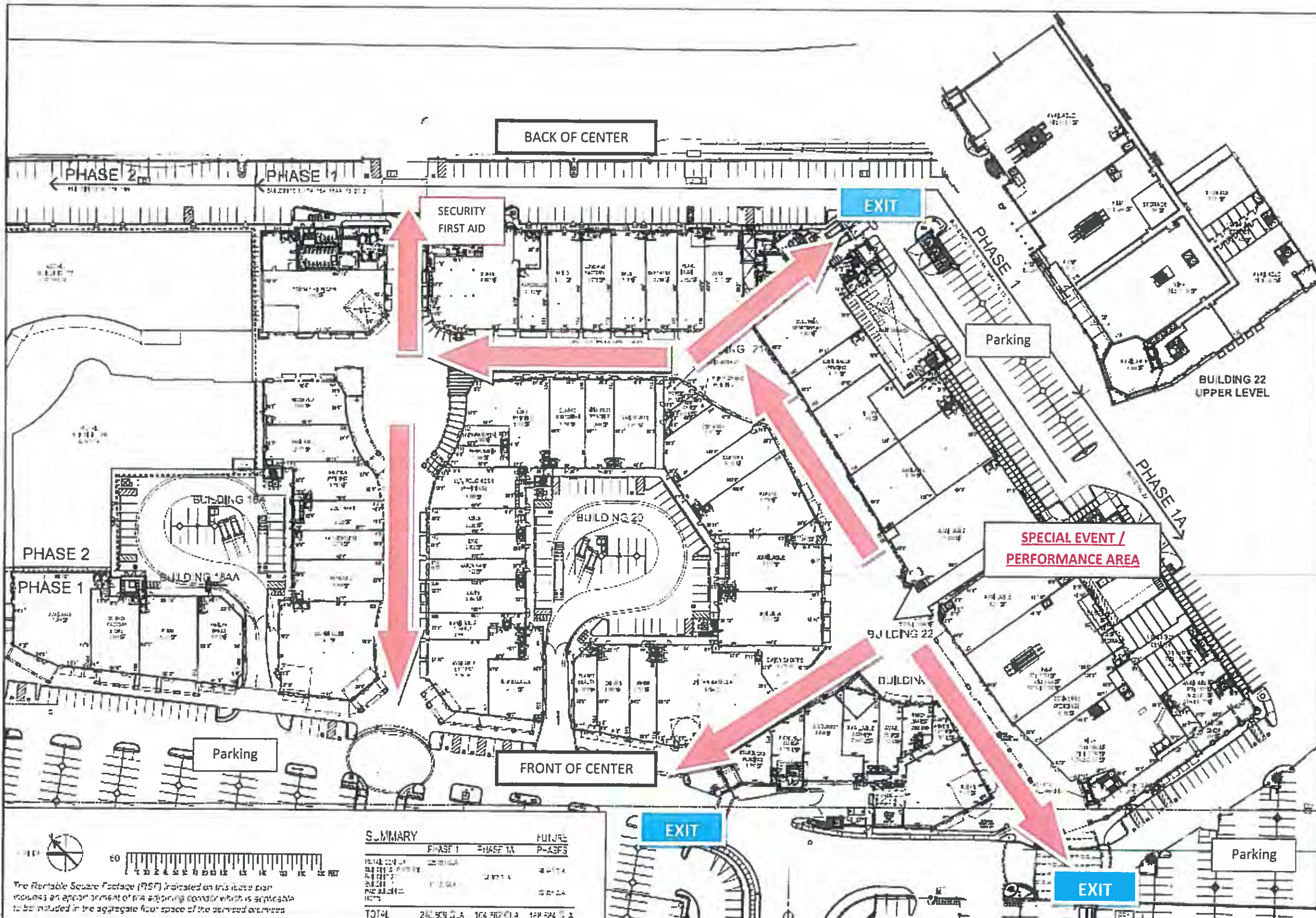


Site Plan:
Events Held in
Columbia Court

The Rentable Square Footage (RSF) indicated on this floor plan includes an allotment of the adjoining corridor which is applicable to be included in the aggregate floor space of the derived premises

	PHASE 1A	PHASE 2	TOTAL
RENTABLE SQUARE FOOTAGE	210,909 G.S.A.	104,362 G.S.A.	315,271 G.S.A.
COMMON AREAS			158,324 G.S.A.
TOTAL	210,909 G.S.A.	104,362 G.S.A.	315,271 G.S.A.

Outlets
at San Clemente



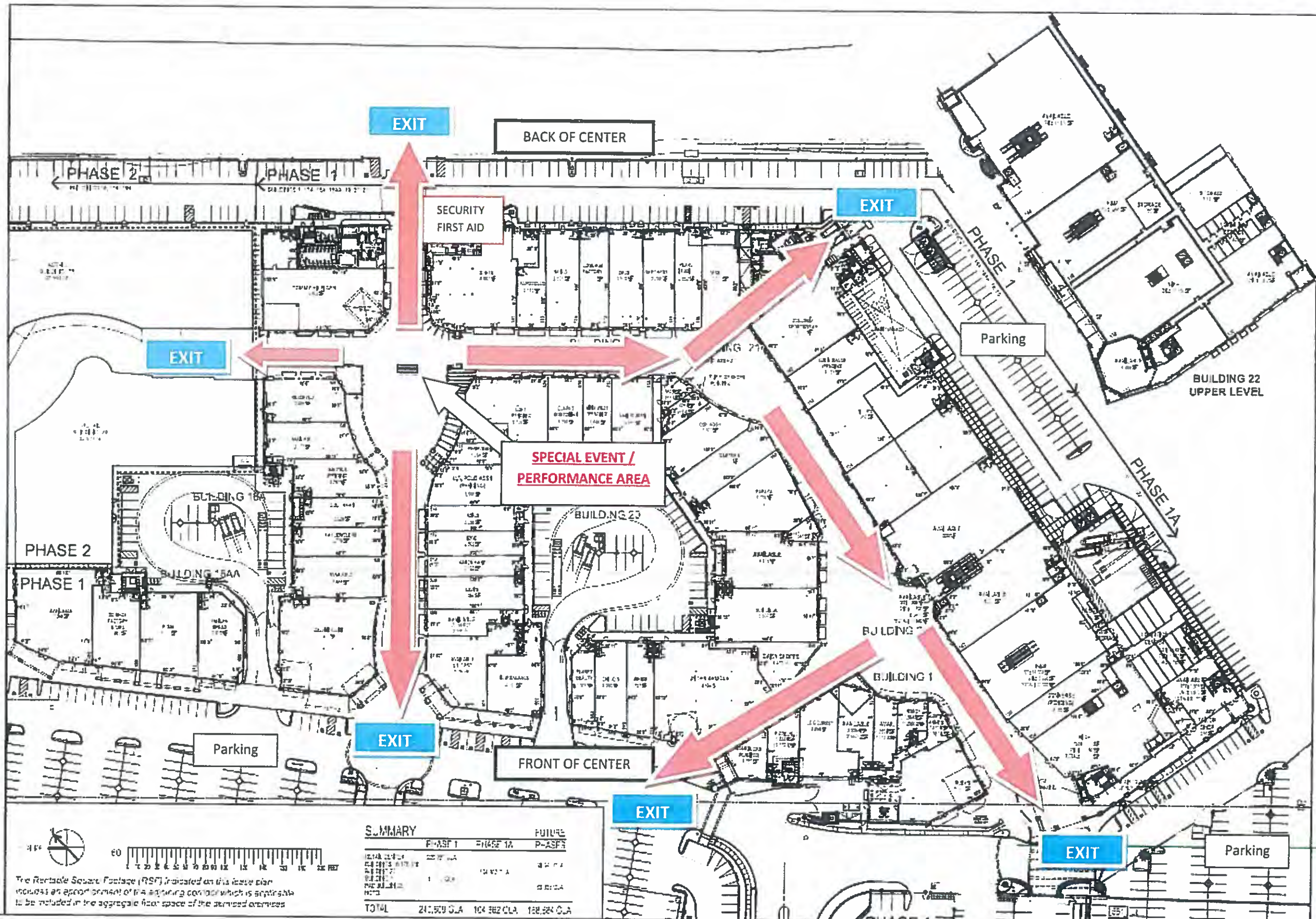
Site Plan:
Events Held in
Oak Tree Court



The Rentable Square Footage (RSF) indicated on this site plan includes an allowance of 1% for adjoining corridors which is separable to be included in the aggregate floor space of the derived premises.

SUMMARY	PHASE 1		PHASE 1A		FUTURE PHASES	
	RSF	NO. OF UNITS	RSF	NO. OF UNITS	RSF	NO. OF UNITS
TOTAL	210,929 G.S.A.		104,362 G.S.A.		168,524 G.S.A.	

Outlets
at San Clemente















SUMMARY

	PHASE 1	PHASE 1A	PHASE 2
TOTAL G.S.A.	240,909 G.S.A.	104,362 G.S.A.	128,524 G.S.A.

**Site Plan:
Events Held in
Center Court**

Outlets
at San Clemente

EVENT DIAGRAM KEY

-  Cocktail Round
-  6' Banquet Table
-  Chair
-  Large Round Tables
-  Food Truck
-  Electrical Needed
-  8' x 12' Stage
-  10' x 10' Canopy
-  4' x 8' stage piece
-  Speaker placement and orientation
-  Performer (no additional set-up, just a musician)
-  Exit Path

LOWERS



WEEKEND PERFORMER SECURITY PLAN



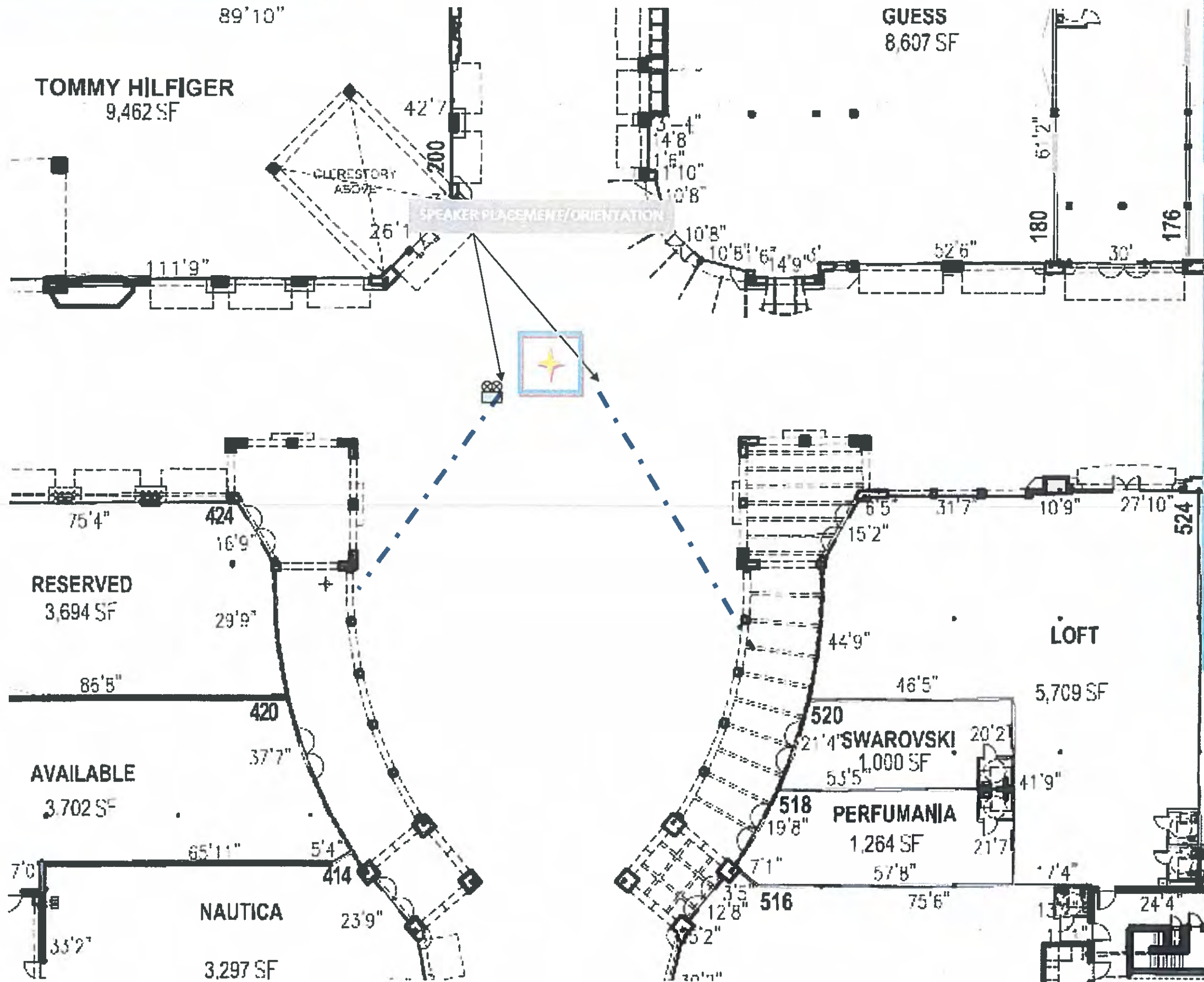
Outlets at San Clemente will host weekend performers throughout the year to provide an enjoyable experience for our guests and shoppers. Performers typically appear at the center on Saturdays & Sundays, but can also be scheduled on weekdays when holiday observances occur. Security on the weekends typically consist of 3 Outlets at San Clemente Security Officers and 2 Outlets at San Clemente managerial personnel. There will be 2 security officers on either mobile patrol via goal carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

CONCERT/PERFORMANCE GROUP

CENTER COURT
NO STAGE



SET-UP REQUIREMENTS

- *One (1) 6-foot Table w/ Black Linen outside Customer Service
- *Two (2) Chairs
- *12' x 8' Stage w/ Skirting & Stairs
- *Music Cabinet - two mics, two speakers, mixer, etc.
- *Extra extension cords & black tape

EVENT/SET-UP DESCRIPTION & DETAILS

This set-up would be used for our weekly entertainers. Please note that this set-up calls for no stage and no seating - typically the only thing we provide would be electrical access and sometimes a speaker.

This set-up would be used if we were hosting an event in Oak Tree Court and needed space for a weekend performer.

No estimated attendance, as this would be background music, and not something we estimate would draw a crowd.

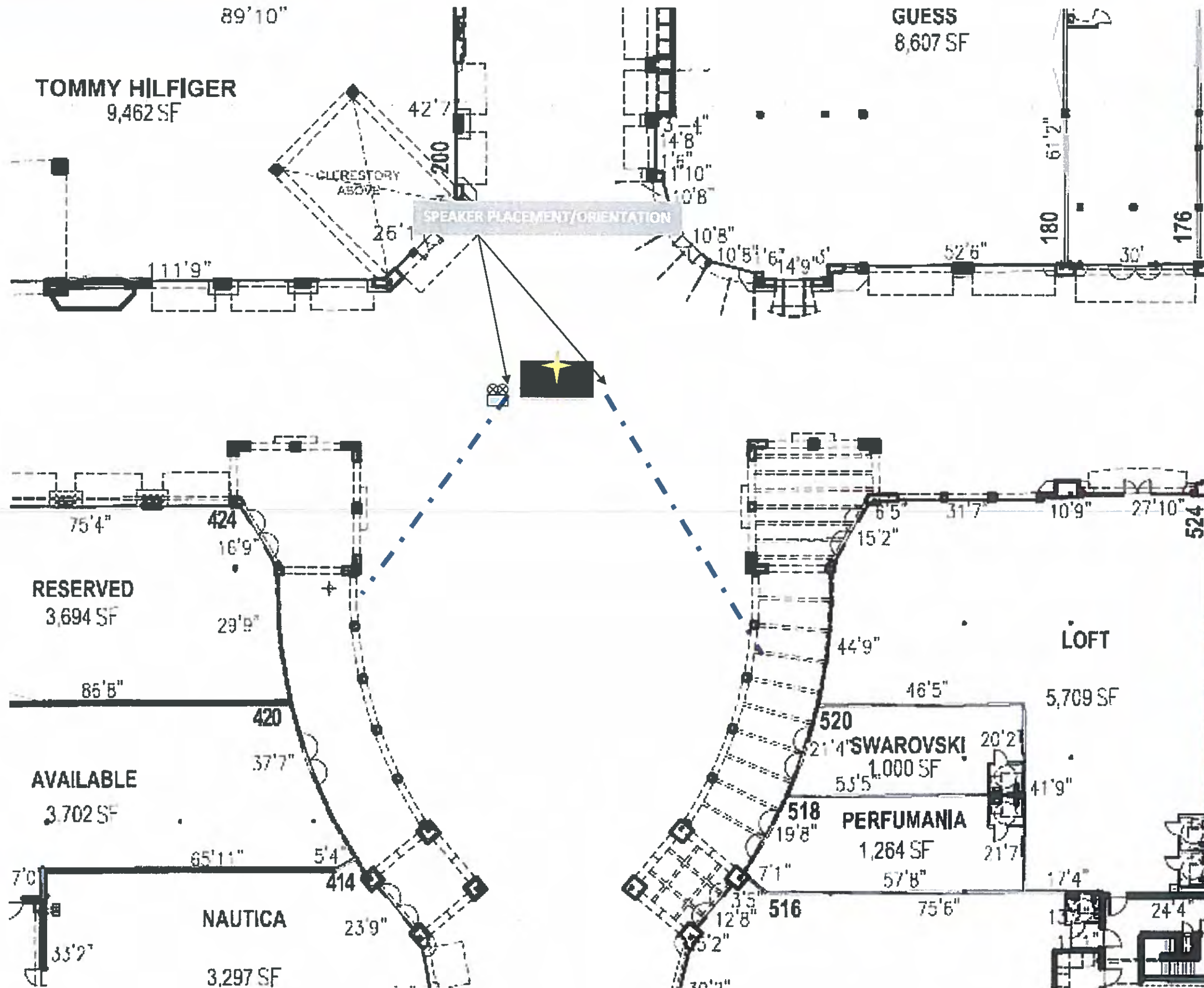
Music shall not exceed 55 dB and entertainer will obtain a business license from City of San Clemente.

NOTES

- *No exits blocked
- *10' x 10' Canopy is optional, depending on weather or request from performer.

Outlets
at San Clemente

**CONCERT/PERFORMANCE GROUP
CENTER COURT**



SET-UP REQUIREMENTS

- *One (1) 6-foot Table w/ Black Linen outside Customer Service
- *Two (2) Chairs
- *12' x 8' Stage w/ Skirting & Stairs
- *Music Cabinet - two mics, two speakers, mixer, etc.
- *Extra extension cords & black tape

EVENT/SET-UP DESCRIPTION & DETAILS

Estimated Attendance: 100 people

This set-up would be used for various performance or entertainment groups. Examples of groups that have used or have requested to use a set-up like this are:

- *Local High Schools (band performances, dance teams, theater performances, etc.)
- *Local Dance Schools
- *Local instructional schools (martial arts, karate, etc.)
- *Local instructional schools (martial arts, karate, etc.)
- *Weekend or Holiday Performers

Amplified music not to exceed 55 dB.
Permitted to do business in San Clemente.

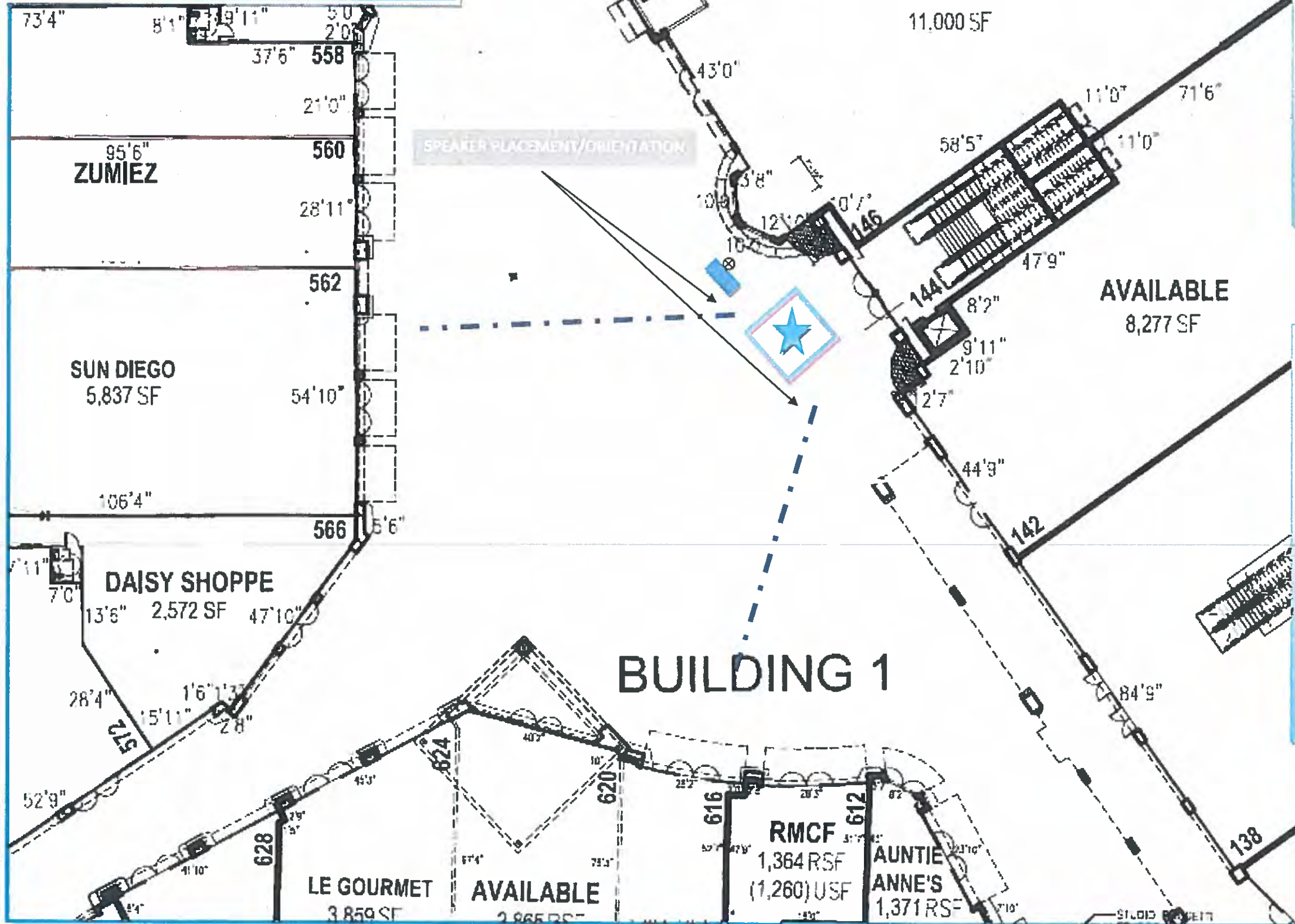
We use this specific set-up when we know that parents or community members are coming for the specific entertainment group. Seating is not provided for the regular weekend entertainment. Staging is provided when specifically requested by performer or organizing company/organization.

Music shall not exceed 55 dB.

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time
- *10' x 10' Canopy is optional, depending on weather and organizing organization.

**WEEKEND ENTERTAINMENT – w/o STAGE
PROPOSED LAYOUT**



SET-UP REQUIREMENTS

- *One (1) 6' Table
- *AV Cabinet
Speakers and Mics set-up
- *Underground Power Box & Extension Cord

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time
- *10' x 10' Canopy is optional, depending on weather.

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: No more than 100 people

This set-up would be used for our weekly entertainers. Please note that this set-up calls for no stage and no seating – typically the only thing we provide would be electrical access and sometimes a speaker. **This set-up is used about 90% of the time for our weekend performers.**

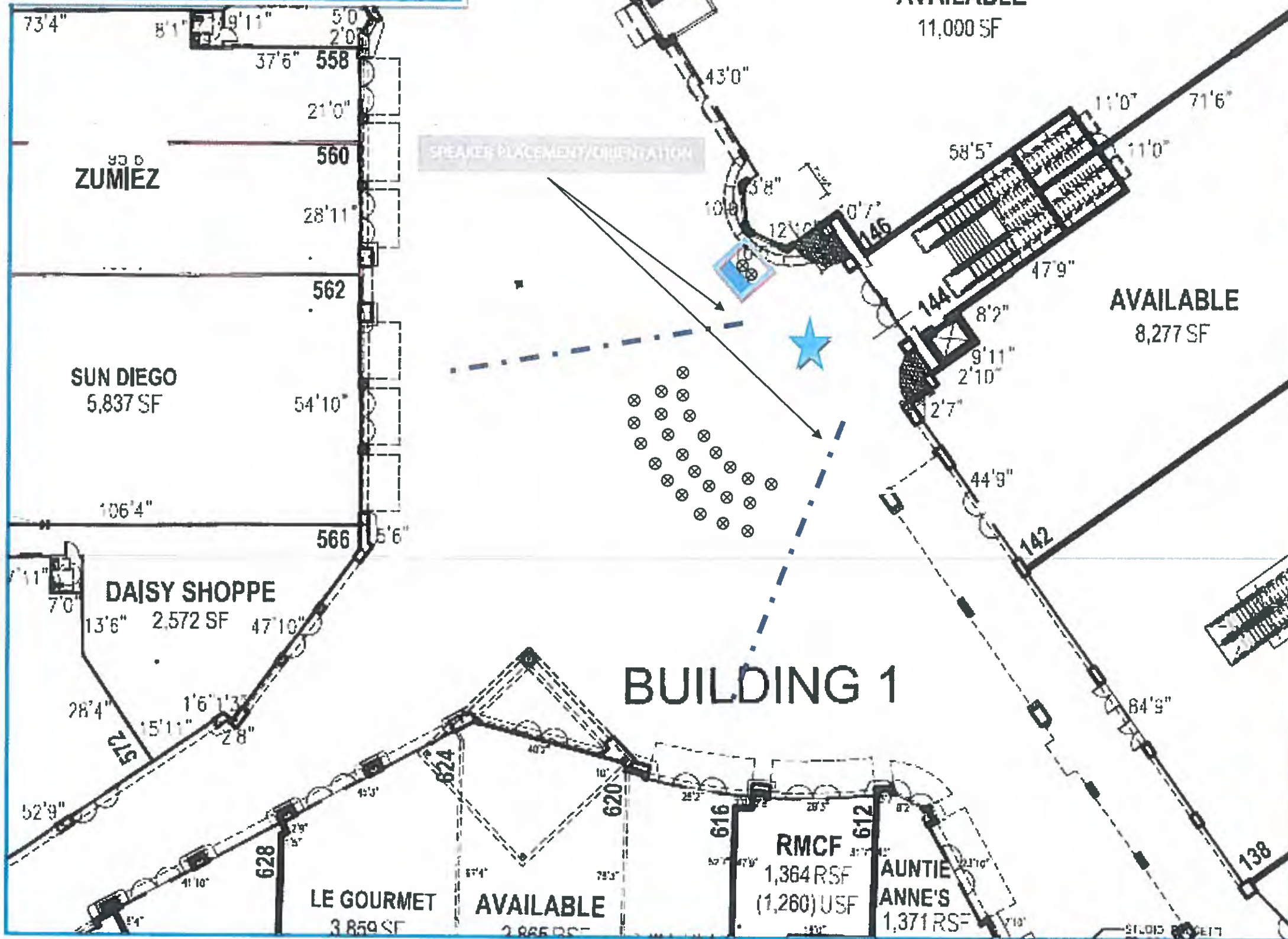
No seating is provided, other than our shaded canopy eating space outside of suites 612 & 616.

Music shall not exceed 55 dB and entertainer will obtain a business license from City of San Clemente.

This set-up could also be used for various other entertainment, like a comedian, magician, puppeteer, or other family-friendly entertainer.

Outlets
at San Clemente

**WEEKEND ENTERTAINMENT – NO STAGE
PROPOSED LAYOUT
OAK TREE COURT
GROUP ENTERTAINMENT WITH SEATING**



SET-UP REQUIREMENTS

- *One (1) 6' Table
- *Twenty-seven (27) Chairs
- *AV Cabinet
Speakers and Mics set-up
- *Underground Power Box & Extension Cord

NOTES

- *No exits blocked
- *10' x 10' Canopy is optional, depending on weather and organizing organization.

EVENT/SET-UP DESCRIPTION & DETAILS

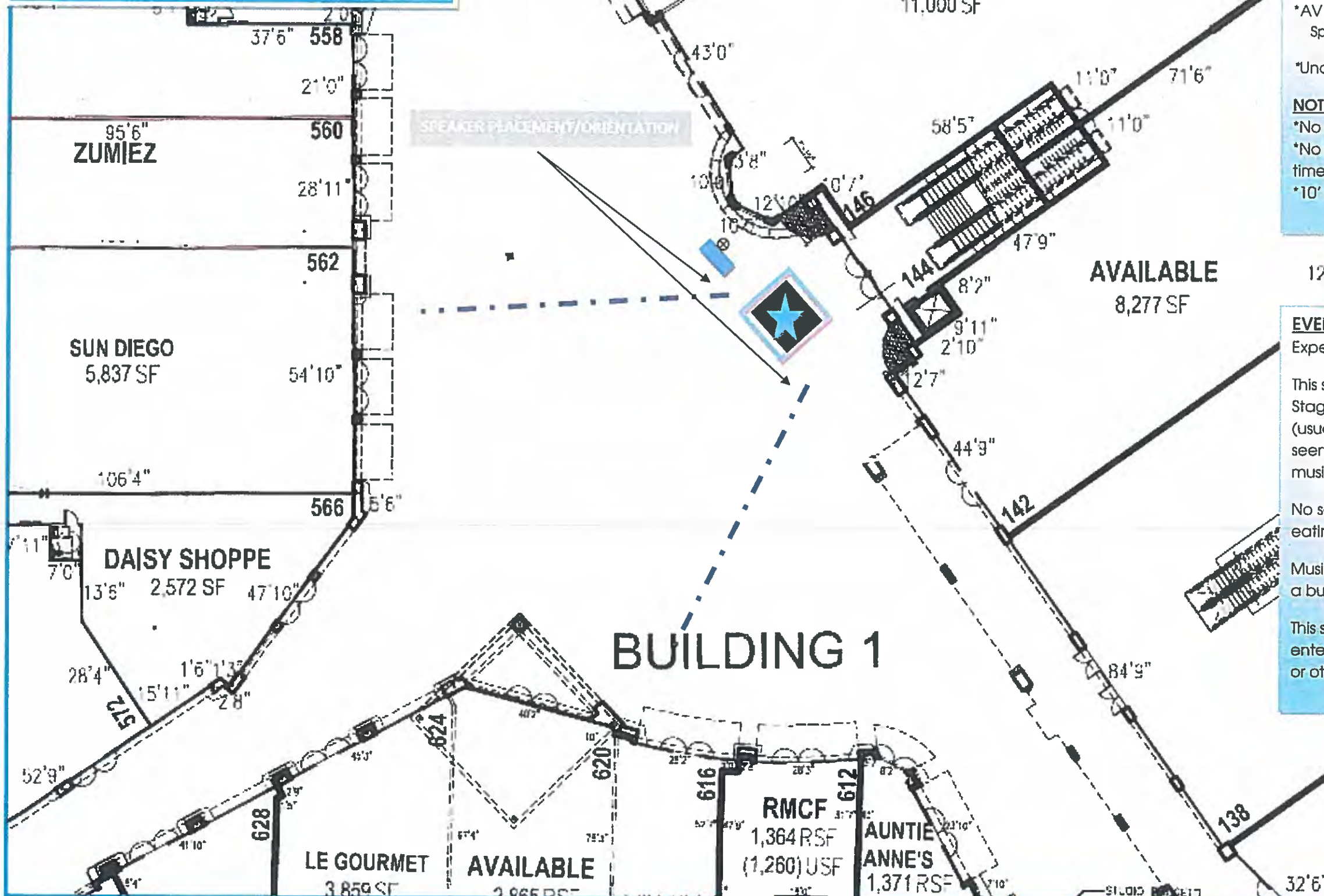
Expected Attendance: No more than 100 people

This set-up would be used for various performance or entertainment groups. Examples of groups that have used or have requested to use a set-up like this are:

- *Local High Schools (band performances, dance teams, theater performances, etc.)
- *Local Dance Schools
- *Local instructional schools (martial arts, karate, etc.)
- *Animal shows (with hired professionals leading the instruction).
- *Weekend Performers
Amplified music not to exceed 55 dB.
Permitted to do business in San Clemente.

We use this specific set-up when we know that parents or community members are coming for the specific entertainment group. Seating is not provided for the regular weekend entertainment. Staging is provided when specifically requested by performer or organizing company/organization.

**WEEKEND ENTERTAINMENT – w/ STAGE
PROPOSED LAYOUT
OAK TREE COURT**



SET-UP REQUIREMENTS

- *One (1) 6' Table
- *8' x 8' x 2' Stage with stairs
- *AV Cabinet
Speakers and Mics set-up
- *Underground Power Box & Extension Cord

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time
- *10' x 10' Canopy is optional, depending on weather.

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: No more than 100 people

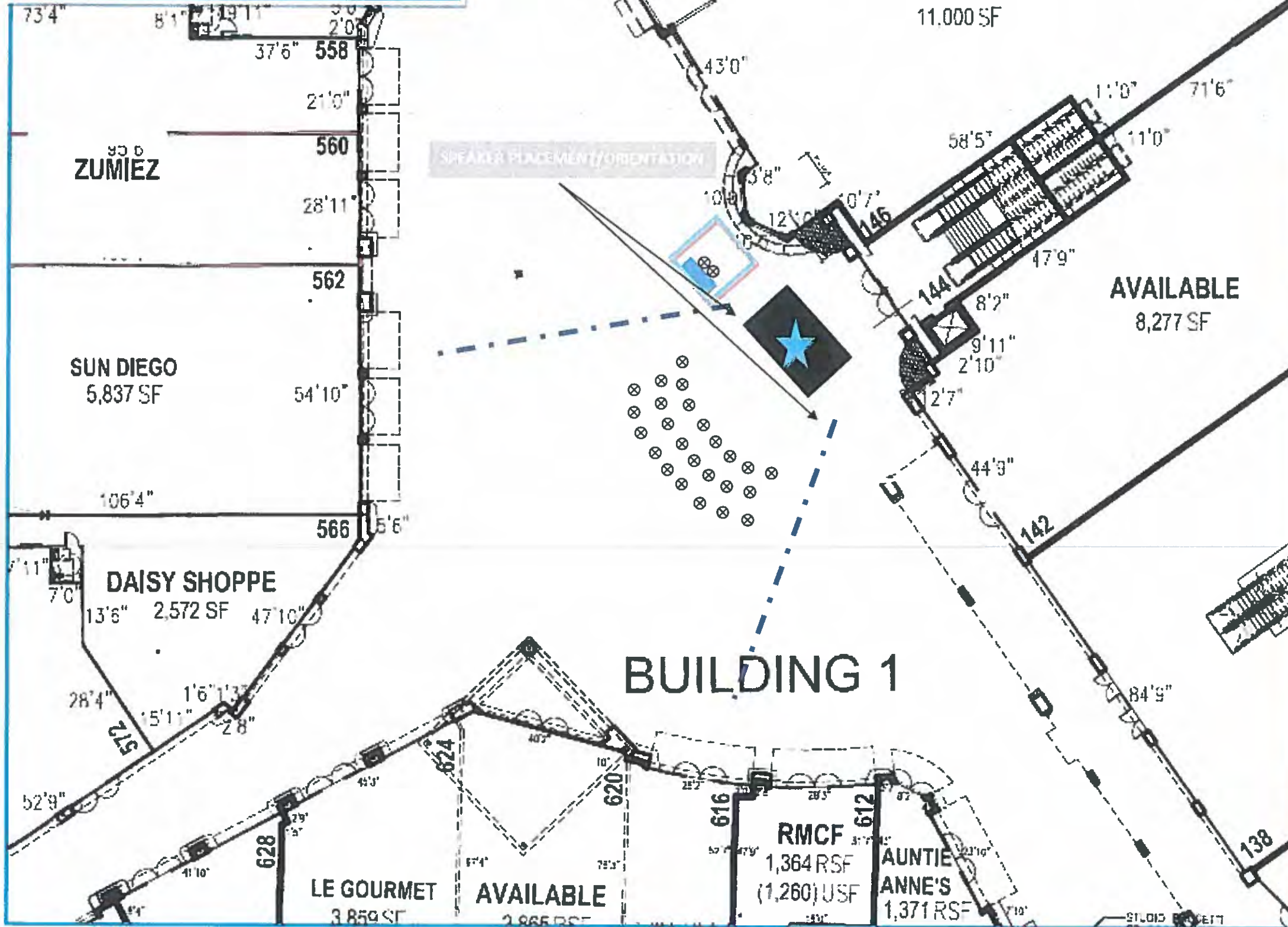
This set-up would be used for our weekly entertainers. Staging provided when requested, which is not often (usually only on larger holiday weekends, to make it seem like more of a "featured" event, vs. background music while they shop).

No seating is provided, other than our shaded canopy eating space outside of suites 612 & 616.

Music shall not exceed 55 dB and entertainer will obtain a business license from City of San Clemente.

This set-up could also be used for various other entertainment, like a comedian, magician, puppeteer, or other family-friendly entertainer.

**WEEKEND ENTERTAINMENT – w/ STAGE
PROPOSED LAYOUT
OAK TREE COURT
GROUP ENTERTAINMENT WITH SEATING**



SET-UP REQUIREMENTS

- *One (1) 6' Table
- *8' x 12' x 2' Stage with stairs
- *Twenty-seven (27) Chairs
- *AV Cabinet
Speakers and Mics set-up
- *Underground Power Box & Extension Cord

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time
- *10' x 10' Canopy is optional, depending on weather and organizing organization.

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: No more than 100 people

This set-up would be used for various performance or entertainment groups. Examples of groups that have used or have requested to use a set-up like this are:

- *Local High Schools (band performances, dance teams, theater performances, etc.)
- *Local Dance Schools
- *Local instructional schools (martial arts, karate, etc.)
- *Animal shows (with hired professionals leading the instruction).
- *Weekend Performers
Amplified music not to exceed 55 dB.
Permitted to do business in San Clemente.

We use this specific set-up when we know that parents or community members are coming for the specific entertainment group. Seating is not provided for the regular weekend entertainment. Staging is provided when specifically requested by performer or organizing company/organization.

FITNESS EVENT SECURITY PLAN



Outlets at San Clemente may host fitness events, taking place in an outdoor courtyard, during regular business hours. No exercise equipment will be on-site, and all fitness activities will be led by a licensed/insured instructor, possessing a business license from the City of San Clemente.

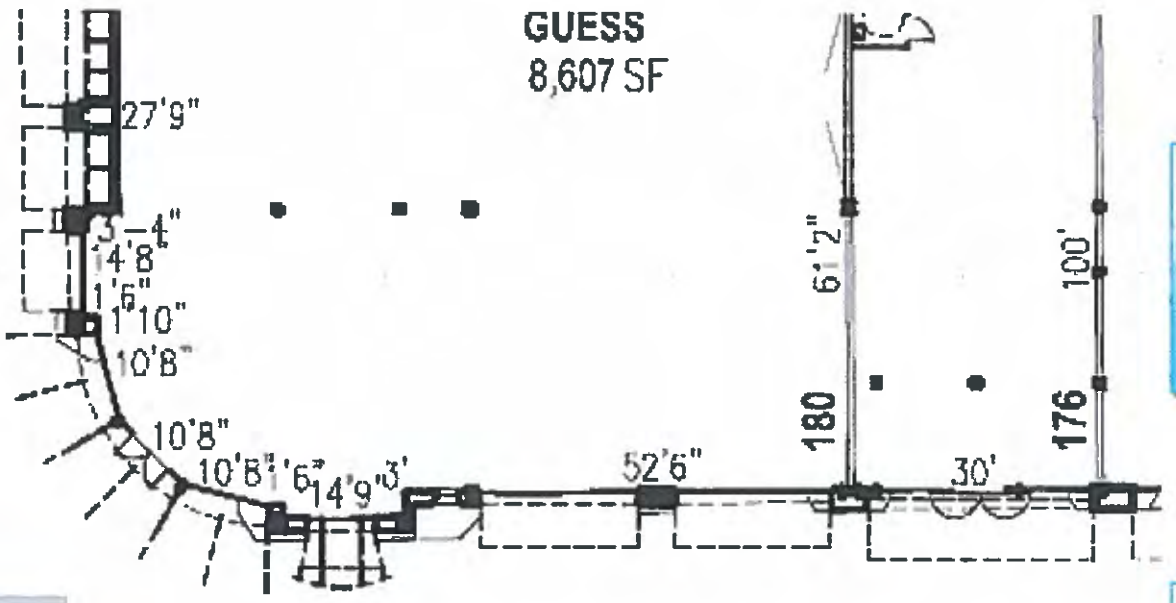
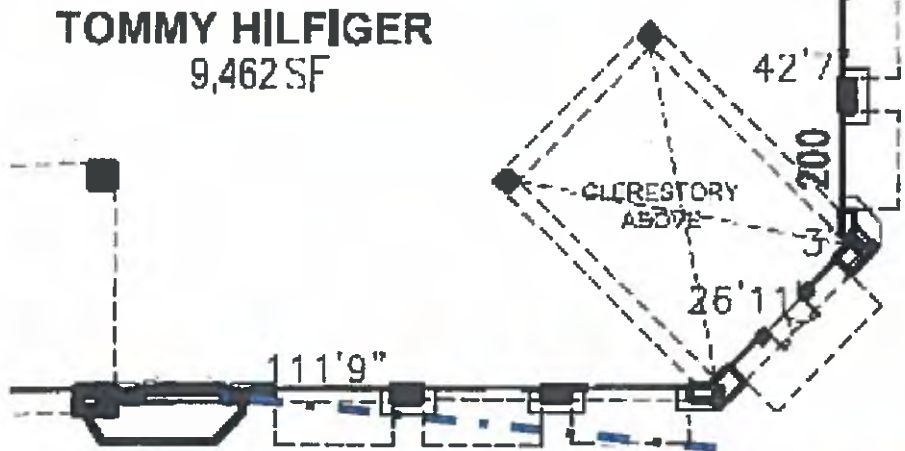
Security for the event will consist of two (2) Outlets at San Clemente Security Officers and three (3) Outlets at San Clemente managerial personnel throughout the entirety of the day.

There will be one security officer on either mobile patrol via goal carts or on foot patrol. S/he will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

FITNESS EVENT CENTER COURT



SET-UP REQUIREMENTS

- *One (1) 6-foot Tables w/ Black Linen
- *Two (2) chairs
- *AV Cabinet

FITNESS CLASS AREA

EVENT/SET-UP DESCRIPTION & DETAILS

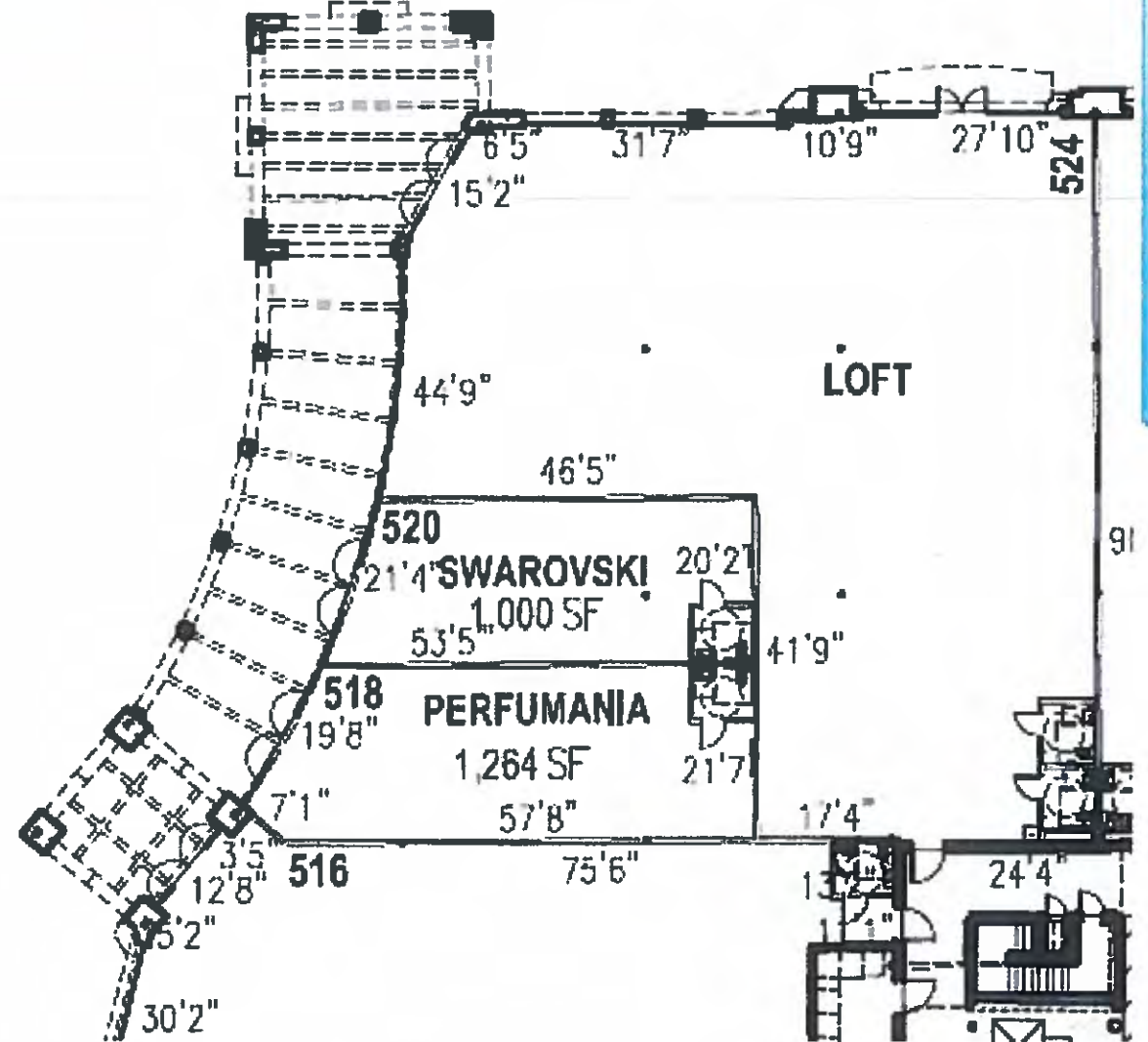
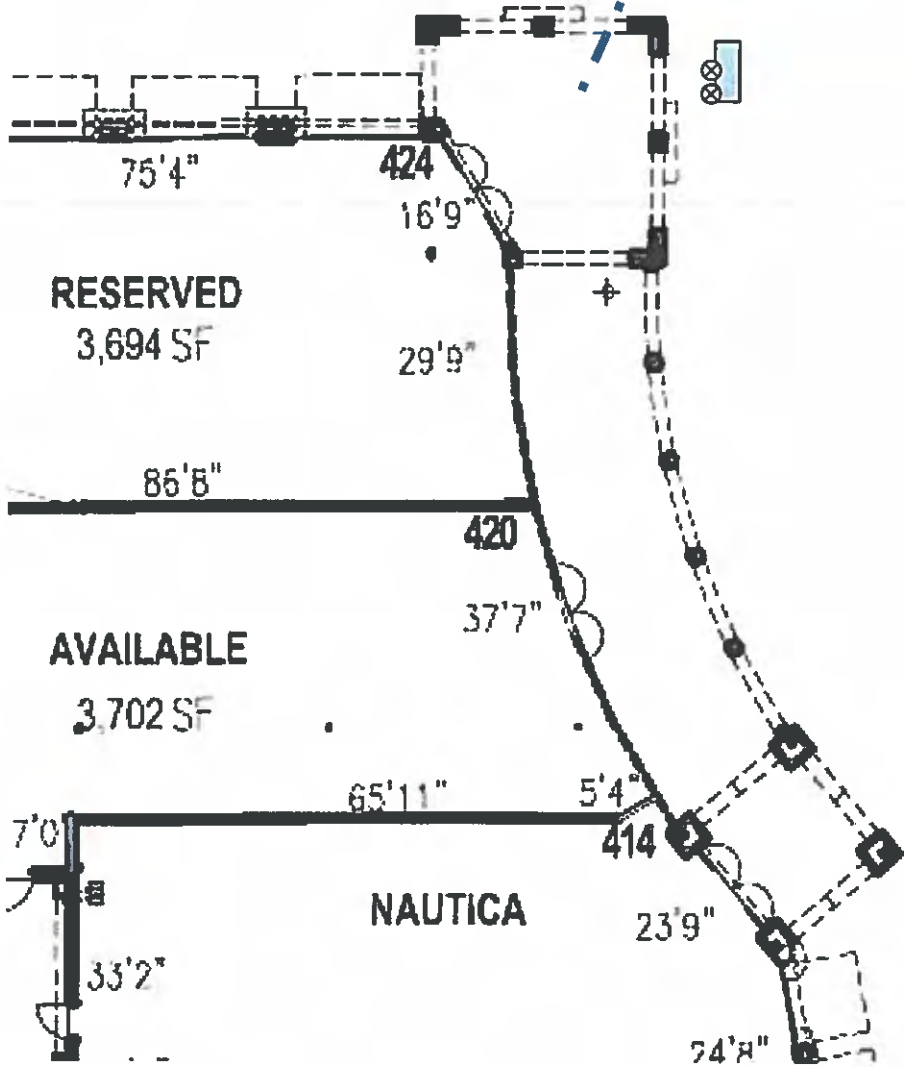
Expected Attendance: 50 - 100 people

This set-up could be used for a number of fitness events, including but not limited to yoga, zumba, circuit workouts, pure barre and various dance classes.

All classes would be taught by a licensed and insured instructor, preferably with an existing business in San Clemente or South Orange County. No workout equipment will be hosted onsite.

NOTES

- *No exits blocked
- *Music not to exceed 55dB.



Outlets
at San Clemente

FASHION SHOW SECURITY PLAN



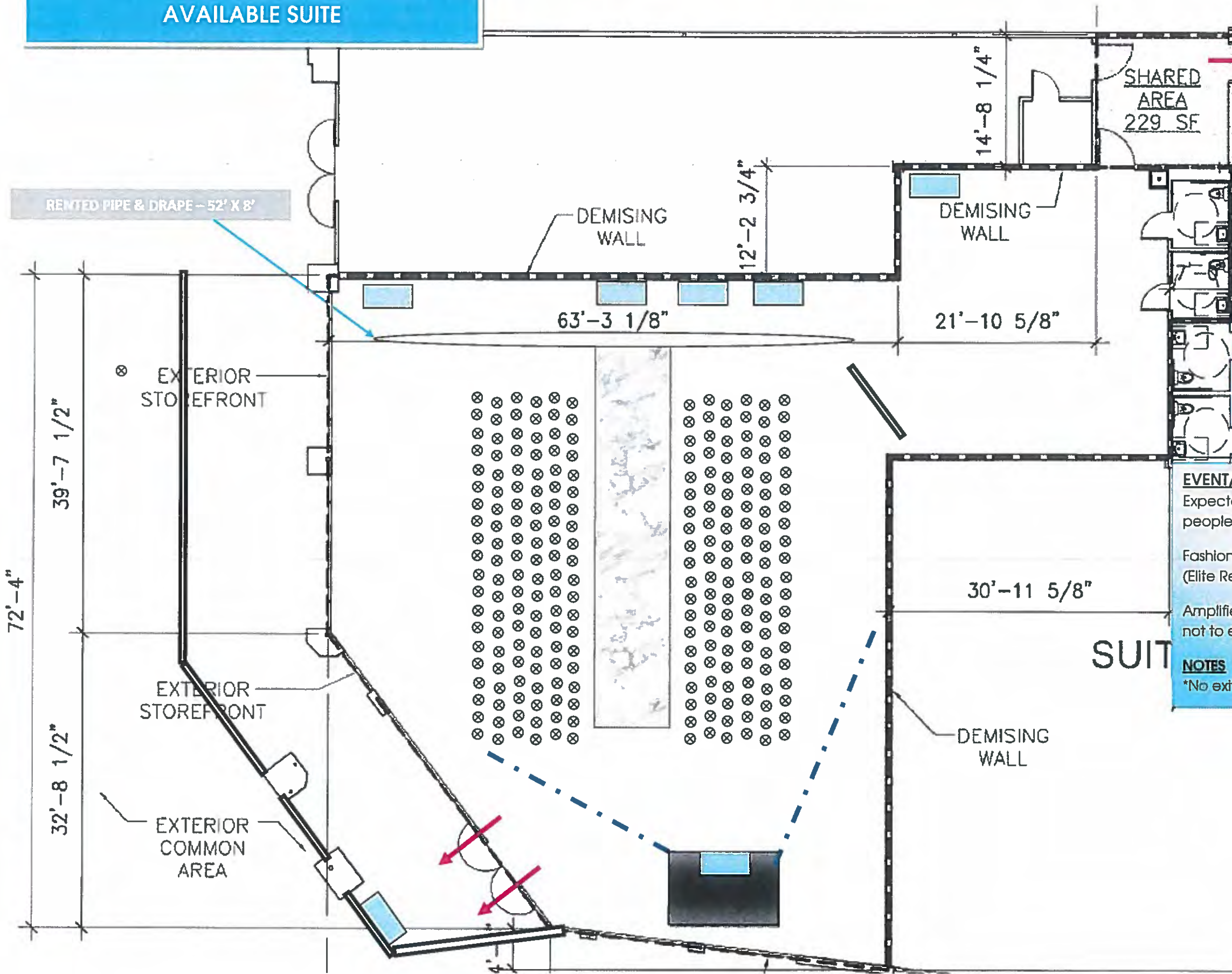
Outlets at San Clemente may host fashion shows throughout the year, most likely taking place within a vacant, white-boxed suite, during regular business hours. Security for the event will consist of two (2) Outlets at San Clemente Security Officers and three (3) Outlets at San Clemente managerial personnel throughout the entirety of the day.

There will be one security officer on either mobile patrol via golf carts or on foot patrol. S/he will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**FASHION SHOW EVENT
AVAILABLE SUITE**



- SET-UP REQUIREMENTS**
- *Two hundred (200) Chairs
 - *52' (wide) x 8' (tall) pipe & drape
 - *Seven (7) 6' Tables with Black Linen
 - *Laminate Flooring for Runway
 - *8' x 8' stage for DJ
 - *AV Set-up with speakers
 - * All stanchions (outside line + block backstage)

EVENT/SET-UP DESCRIPTION & DETAILS
 Expected Attendance: Approximately 200 people.
 Fashion Show event for an invite only crowd (Elite Rewards Members, etc.)
 Amplified music played through our speakers, not to exceed 55dB.

NOTES
 *No exits blocked. Three exit areas indicated.

Outlets
at San Clemente

CHILDREN'S EVENT SECURITY PLAN



Outlets at San Clemente will host several events aimed at entertaining children throughout the year, in addition to our existing holiday celebrations. These events may include any of the following:

- Character Breakfasts
- Crafting events
- Magic Shows
- Face Painting & Balloon Artists
- Wild Animal Shows (by licensed and insured companies who control the animals)
- Game Nights

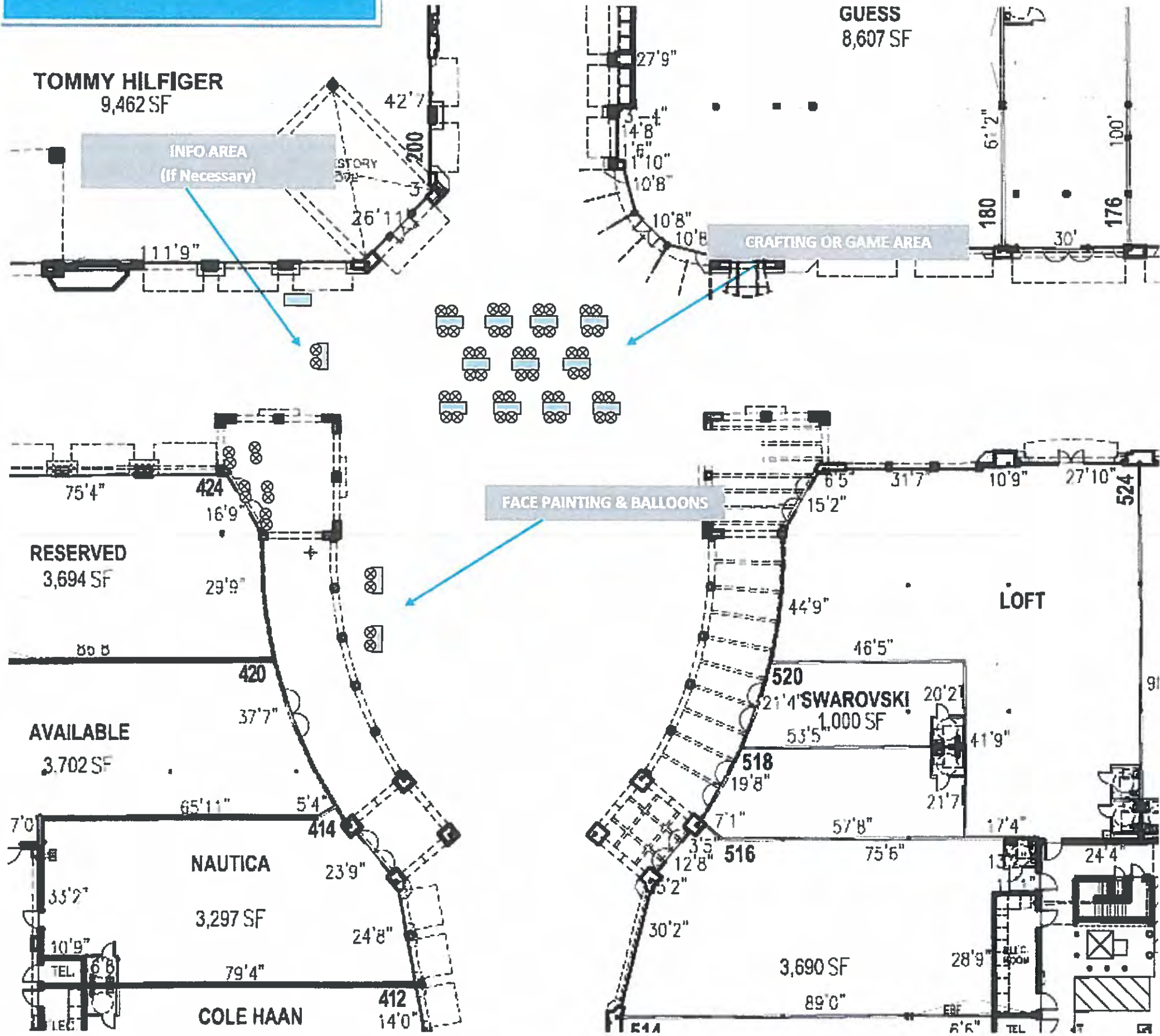
These events will run from approximately 12:00 PM to 4:00 PM, and we anticipate no more than 200 people in attendance. Security for the event will consist of three (3) Outlets at San Clemente Security Officers and four (4) Outlets at San Clemente managerial personnel throughout the entirety of the day.

There will be two security officers on either mobile patrol via golf carts or on foot patrol, moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

CHILDREN'S EVENT CENTER COURT



SET-UP REQUIREMENTS
Thirteen (13) 6-foot Tables w/ Black Linen
*Forty-six (44) Chairs

EVENT/SET-UP DESCRIPTION & DETAILS
Expected Attendance: Approximately 200 people.

These events could feature the following:

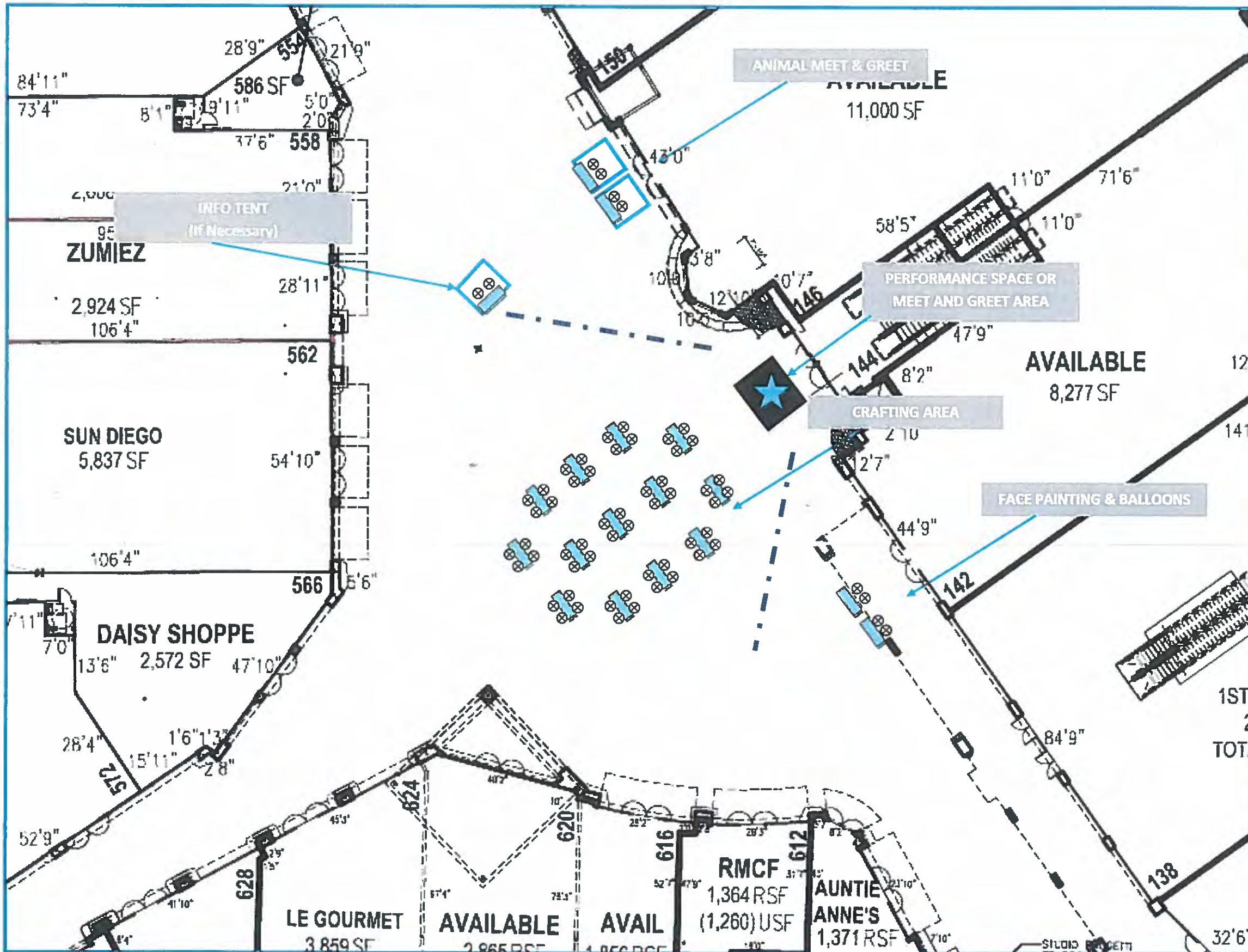
- Character Breakfasts
- Crafting events
- Magic Shows
- Face Painting & Balloon Artists
- Game Nights

We will adjust the seated/crafting area table and chair set-up depending on the type of activities that will be held (ie for a large meet and greet event, we would instead use stanchions to establish a line queue).

NOTES
*No exits blocked
*Music not to exceed 55dB

Outlets
at San Clemente

**CHILDREN'S EVENT
OAK TREE COURT**



- SET-UP REQUIREMENTS**
- *8' x 8' Stage
 - *Underground Power Box & Extension Cord
 - *SOUND SYSTEM CABINET
 - *Two (2) White Canopies
 - *One (1) OSC Branded Canopy
 - *Eighteen (18) 6' Tables
 - *One hundred (100) Chairs

- EVENT/SET-UP DESCRIPTION & DETAILS**
- Expected Attendance: Approximately 200 people.
- These events could feature the following:
- Character Breakfasts
 - Crafting events
 - Magic Shows
 - Face Painting & Balloon Artists
 - Wild Animal Shows (by licensed and insured companies who control the animals)
 - Game Nights
- We will adjust the seated/crafting area table and chair set-up depending on the type of activities that will be held (ie for a large meet and greet event, we would instead use stanchions to establish a line queue).
- NOTES**
- *No exits blocked
 - *No more than 9 people on the stage
 - *Music not to exceed 55dB

WEDDING VENUE SECURITY PLAN



Outlets at San Clemente may host private events or weddings/wedding receptions on our lawn area on the Southwest corner of our lower level parking garage throughout the year. Events in this area will take place no earlier than 8:00 AM and run no later than 10:00 PM. We anticipate having no more than approximately 200 people in attendance at any event that will take place in this lawn area.

There will be one security officer on either mobile patrol via golf carts or on foot patrol. S/he will be moving throughout the entire property on a continuous basis throughout the event. As part of our event contract with the venue renters, we will insist that additional outside security be hired for the event and be present whenever rentals and guests are on property. Their security team will ensure that no guest is over served and that all exit paths remain clear, in the event of an emergency. Event personnel will all have our security dispatch phone number, in case of emergency.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCS and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCS of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**WEDDING VENUE LAWN AREA
SOUTHWEST CORNER OF LOWER LEVEL
PARKING GARAGE**

NO MORE THAN 15 EVENTS PER YEAR
OPERATING HOURS: 8:00 AM – 10:00 PM

ORANGE LINE INDICATES
INTERLOCKING PLASTIC BARRICADES

EACH PIECE: 6.6 ft. (75 in.) length and
3.3 ft. (39 in.) height

SET-UP REQUIREMENTS

All set-up equipment will be rented and brought in by an insured third party vendor

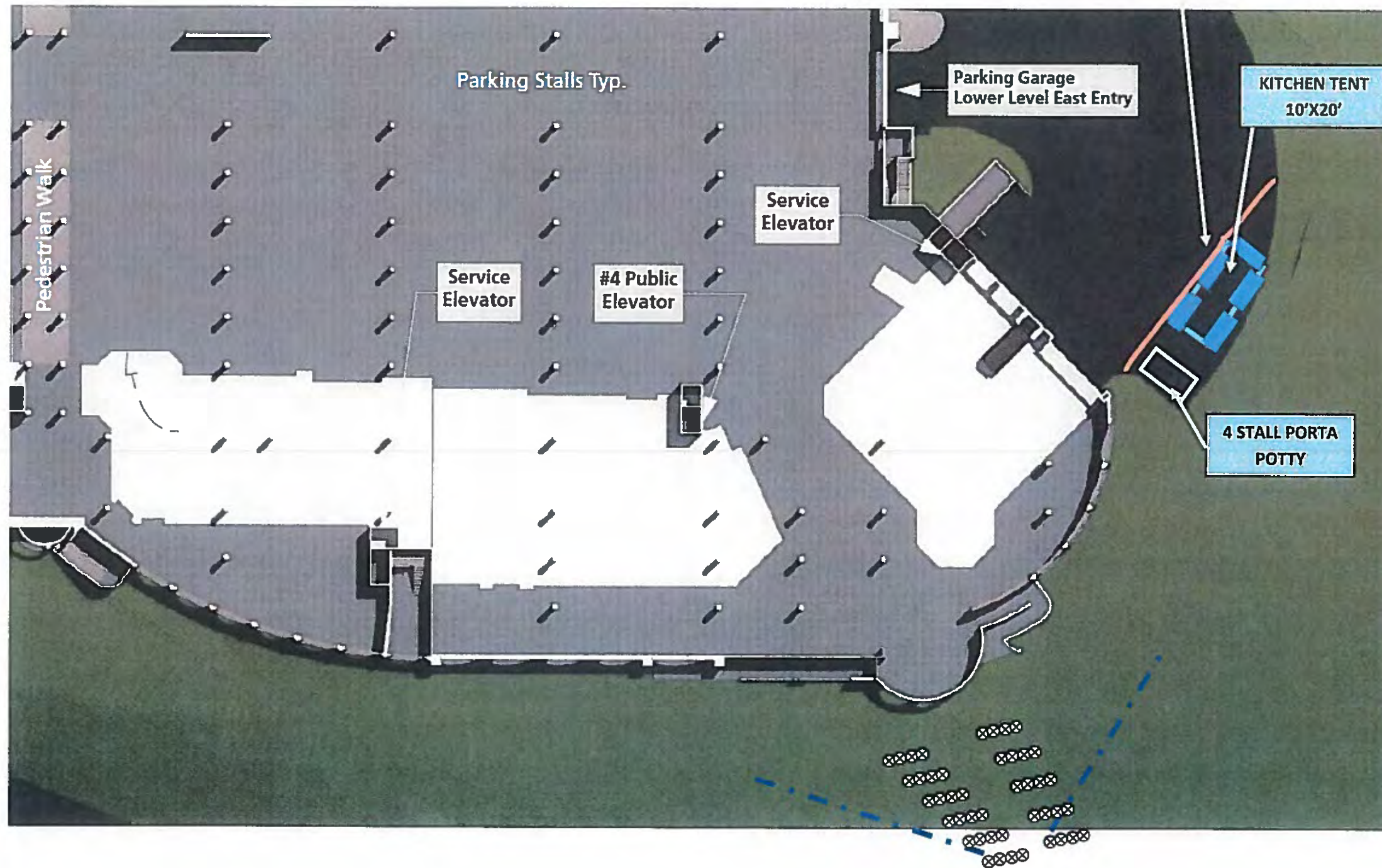
- Large round tables
- Cocktail tables
- Chairs
- 6' and 8' banquet tables
- Photo booths
- DJ equipment (speakers to face away from residents)
- Mobile bathrooms provided for event guests
- Kitchen for caterer

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: No more than 250 people. Alcohol and live music will be allowed, but monitored. All food and alcohol will be served by a licensed caterer.

NOTES

- *No exits blocked
- *Music not to exceed 55Db and directed away from residencies.
- *No more than four 10' x 10' canopies will be set-up next to each other, to comply with OCFA permit rules.
- *Kitchen set-up will be provided to OCFA prior to event for approval.
- *Kitchen and porta potties will be blocked from all traffic. Special event signage will be posted.
- *Tables and canopies will be set-up at least 6' away from building walls
- *If a food truck is on-site, they will be parked at least 6' from the walls.



Outlets
at San Clemente

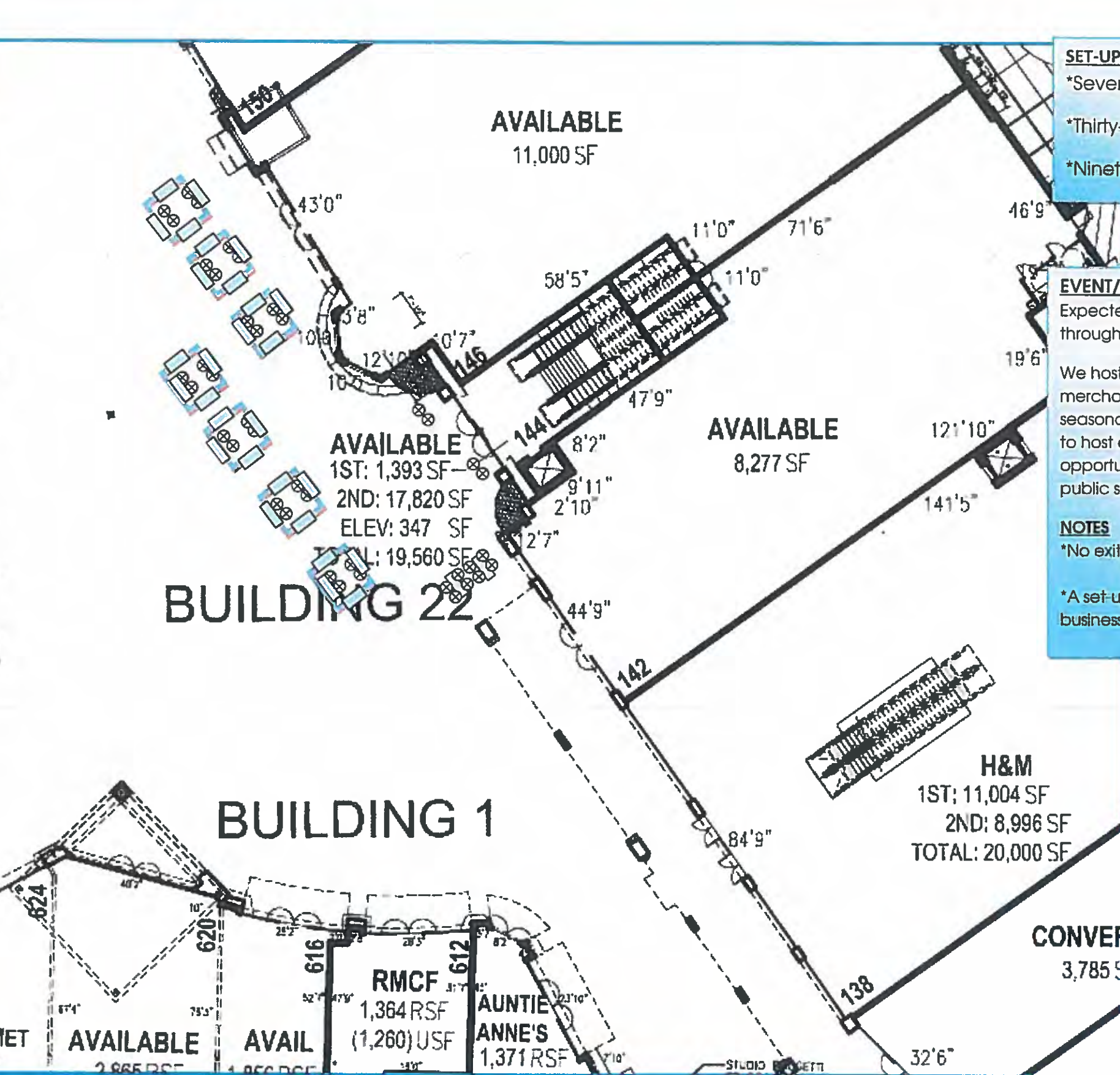
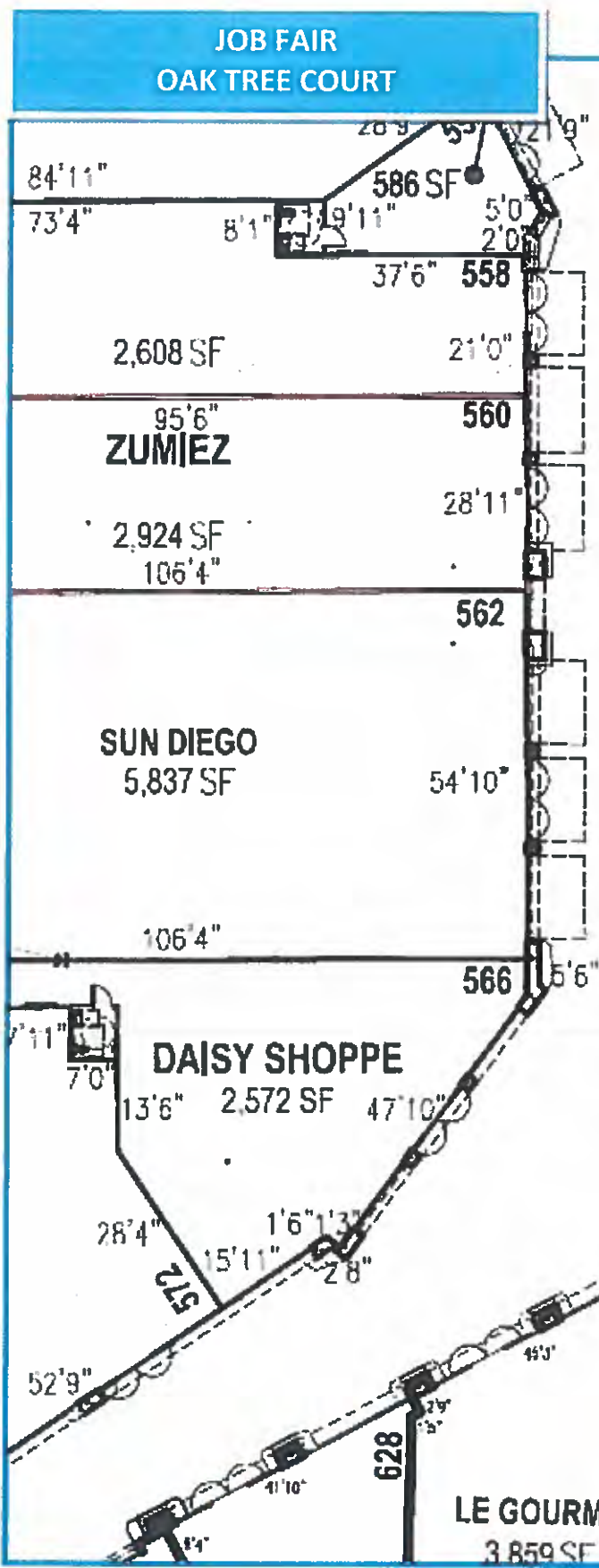
MIDDLES



Outlets at San Clemente will host job fairs throughout the year to assist our merchants with hiring full-time, part-time and seasonal employees. Because summer and the holidays are the center's busiest times, these Job Fairs would typically be hosted on a weekend day in May and October, but we reserve the right to schedule additional fairs in case there is a need. Security for the event will consist of 4 Outlets at San Clemente Security Officers and 4 Outlets at San Clemente managerial personnel. There will be 3 security officers on either mobile patrol via goal carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.



SET-UP REQUIREMENTS

- *Seven (7) 10' x 10' Canopies
- *Thirty-one (31) 6' Tables with Black Linen
- *Ninety (90) chairs

EVENT/SET-UP DESCRIPTION & DETAILS

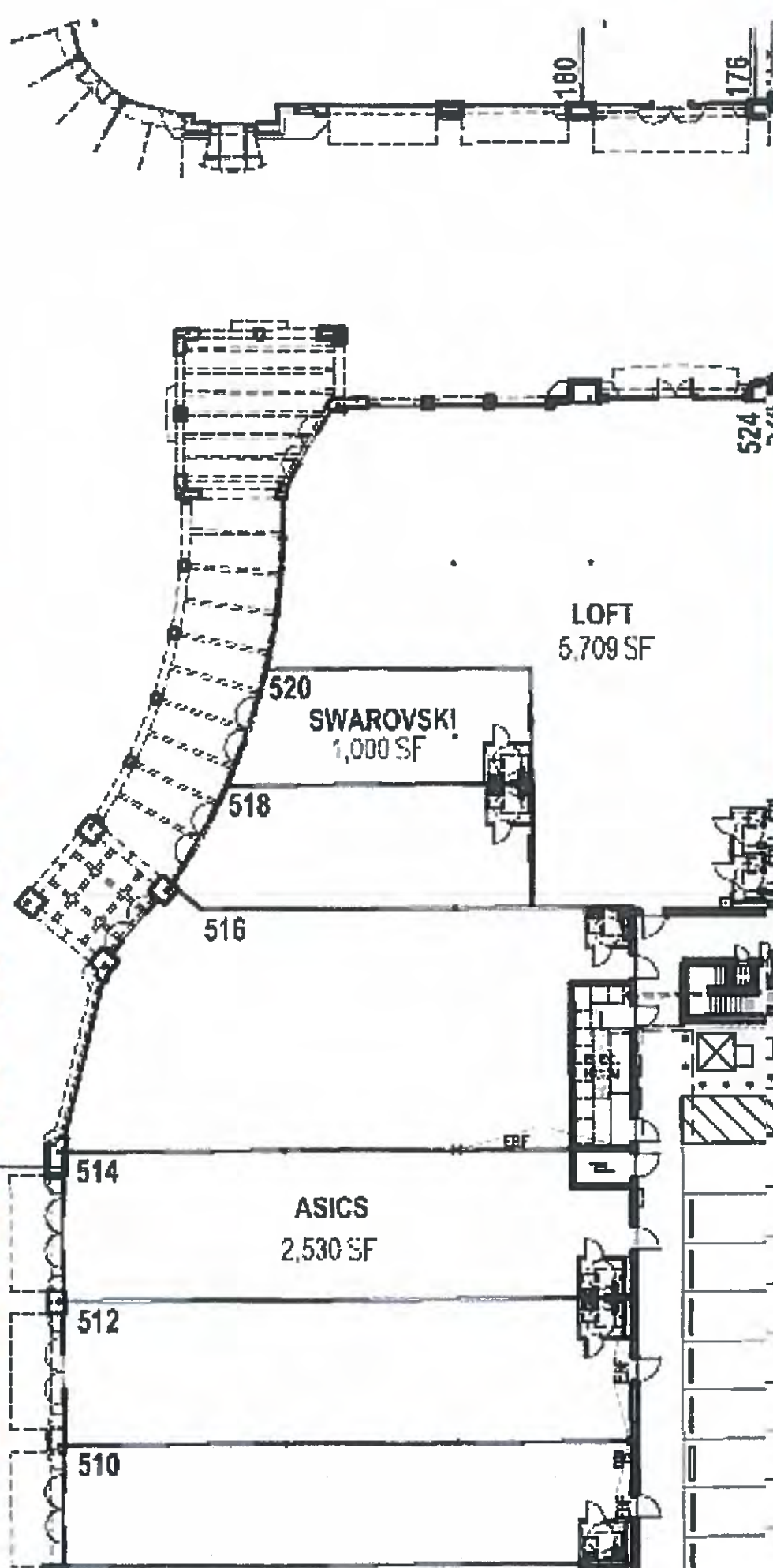
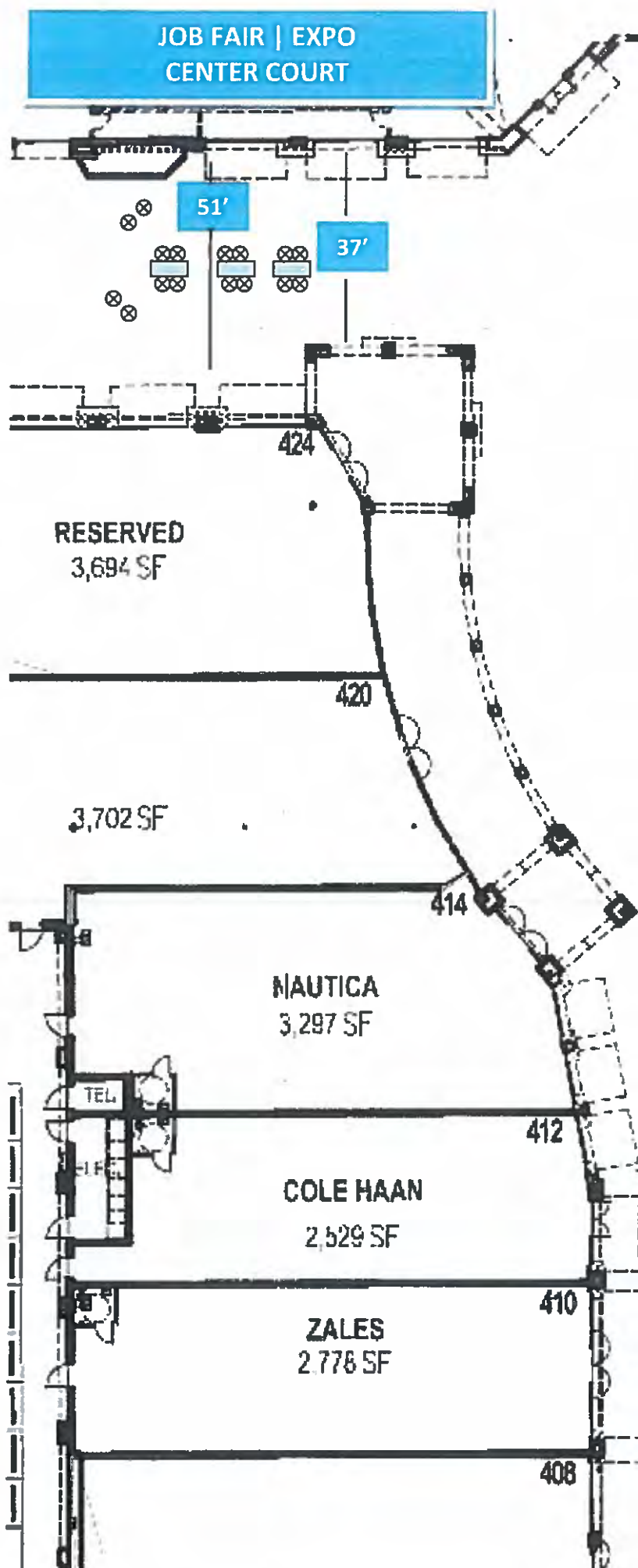
Expected Attendance: 250-500 people throughout the day, not all at once.

We host seasonal job fairs to assist our merchants with hiring for full-time, part-time or seasonal employees. Each merchant is invited to host a table to discuss employment opportunities with members of the general public seeking a job.

NOTES

- *No exits blocked
- *A set-up similar to this could be used for a business expo of some kind as well.

Outlets
at San Clemente



SET-UP REQUIREMENTS

- *Seven (7) 10' x 10' Canopies
- *Thirty-one (31) 6' Tables with Black Linen
- *Ninety (90) chairs

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: 250-500 people throughout the day, not all at once.

We host seasonal job fairs to assist our merchants with hiring for full-time, part-time or seasonal employees. Each merchant is invited to host a table to discuss employment opportunities with members of the general public seeking a job.

NOTES

- *No exits blocked
- *The smallest exit walkway is 29'. Our canopies are 10' wide and the exit path remaining is 19'.
- *A set-up similar to this could be used for a business expo of some kind as well.

Outlets
at San Clemente

MOVIE NIGHT SECURITY PLAN



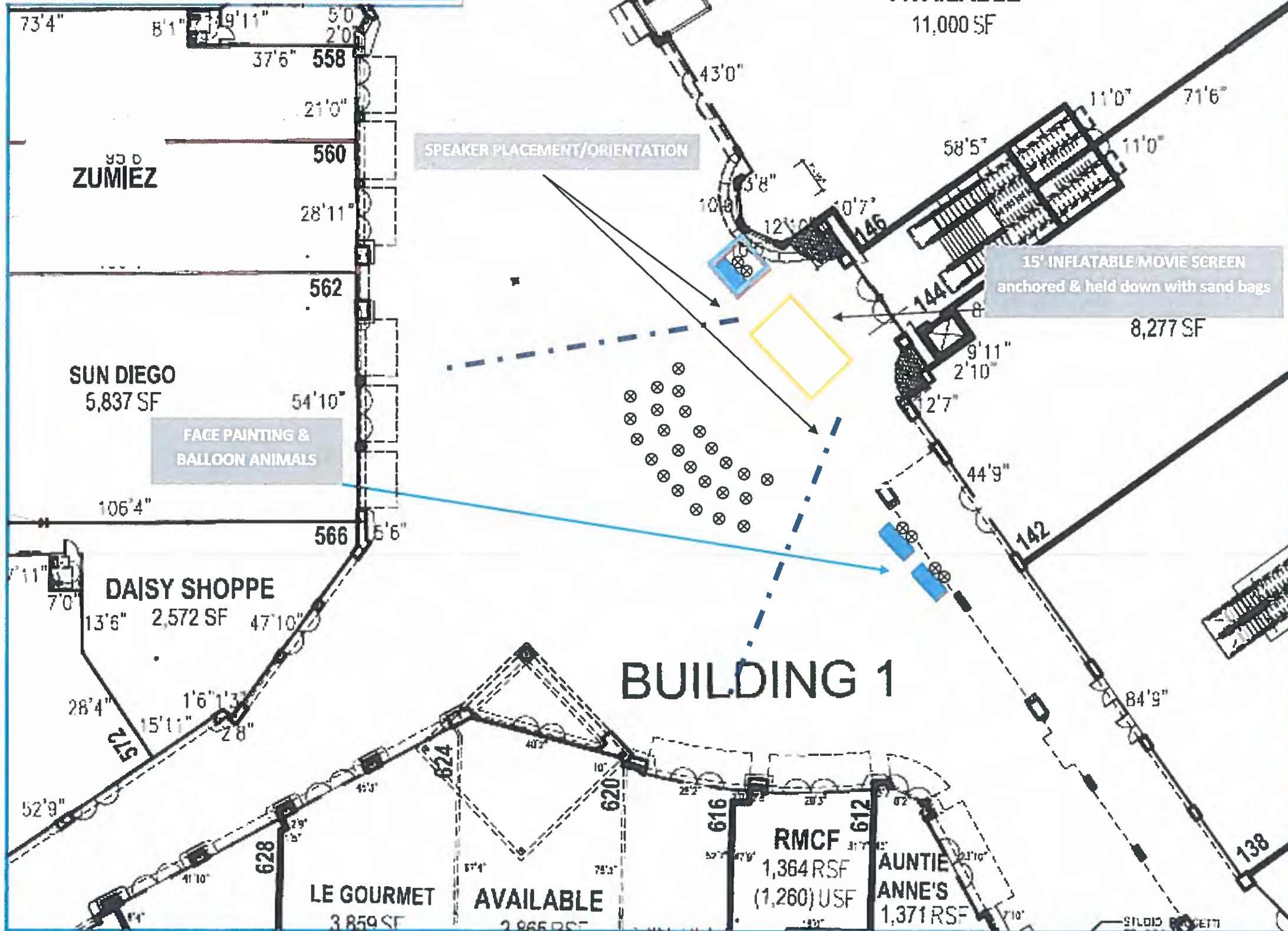
Outlets at San Clemente may host movie nights in our courtyards as a complimentary event to local South Orange County families. These events will begin at sundown and run no later than 10:00PM. We anticipate having approximately 250 people in attendance.

Security for the event will consist of two (2) Outlets at San Clemente Security Officers and three (3) Outlets at San Clemente managerial personnel throughout the entirety of the day. There will be one security officer on either mobile patrol via golf carts or on foot patrol, moving throughout the property on a continuous basis throughout the event. Security will also ensure that exit paths remain clear, in the event of an emergency.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**MOVIE NIGHT EVENT
PROPOSED LAYOUT
OAK TREE COURT COURT**



SET-UP REQUIREMENTS

- *Forty (40) Chairs on standby
- *Six chairs for set-up
- *Three (3) 6' tables with black linen
- *15' Inflatable Movie Screen & accompanying anchoring
- *Music Cabinet – two mics, two speakers, mixer, etc.
- *10' x 10' OSC branded canopy

EVENT/SET-UP DESCRIPTION & DETAILS

Estimated Attendance: 250

We don't currently have any plans for this type of event, but we have received requests from several community members to do so.

OSC would rent or purchase a 15' inflatable movie screen and would offer complimentary viewings of family rated movies. Events would begin after sundown, and would run no longer than 10:00 PM.

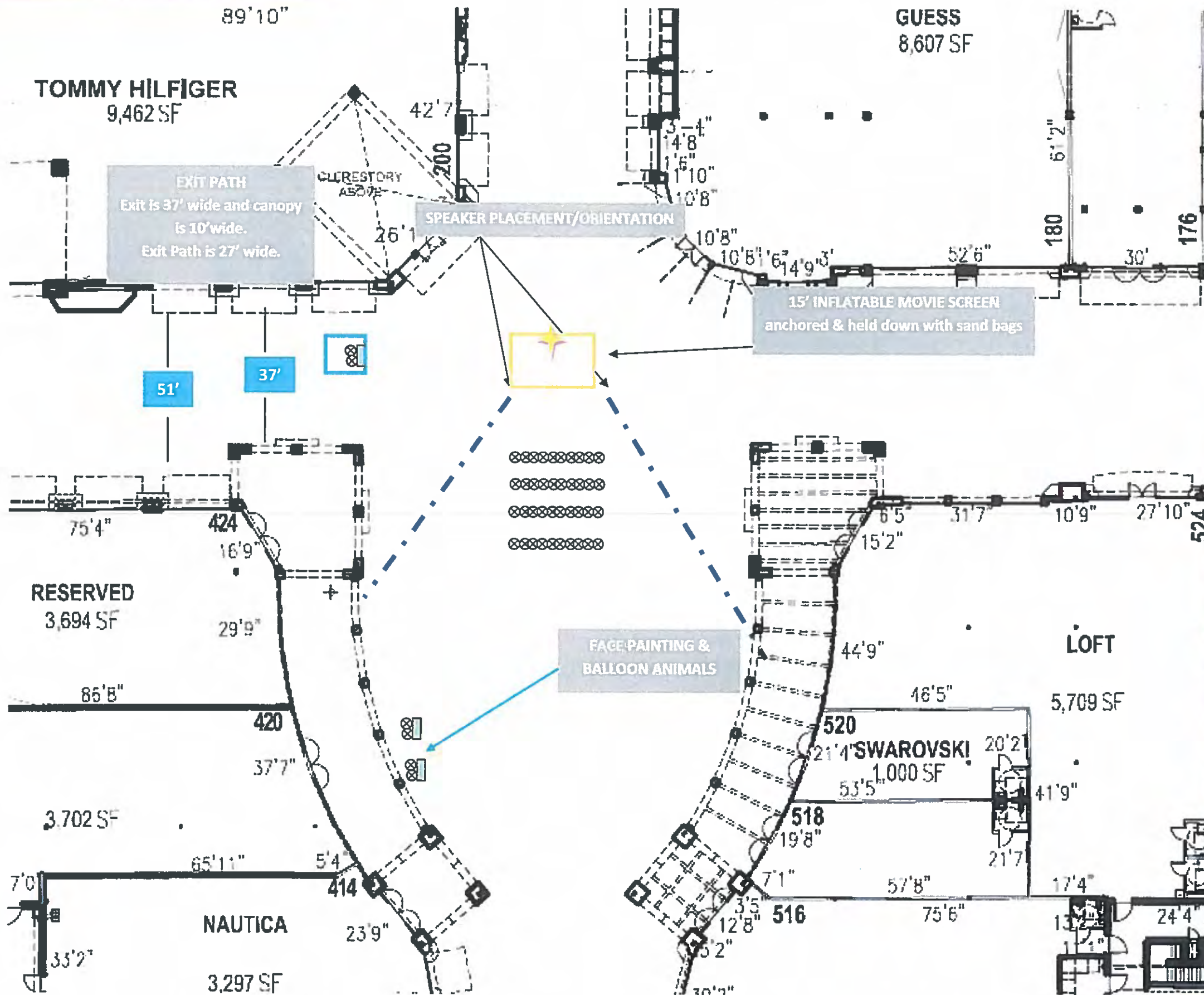
Face painters and balloon artists are optional, depending on popularity of events.

Music/sound shall not exceed 55 dB.

NOTES

- *No exits blocked
- *Community members would be encouraged to bring their own low-back chairs. OSC seating would be available upon request, but located in the back so as to not block anyone's views.
- *We may distribute complimentary popcorn, but for the most part, movie-goers would be encouraged to purchase food and beverage from our on-site restaurants.

**MOVIE NIGHT EVENT
PROPOSED LAYOUT
CENTER COURT**



- SET-UP REQUIREMENTS**
- *Forty (40) Chairs on standby
 - *Six chairs for set-up
 - *Three (3) 6' tables with black linen
 - *15' Inflatable Movie Screen & accompanying anchoring
 - *Music Cabinet - two mics, two speakers, mixer, etc.
 - *10' x 10' OSC branded canopy
 - *Extra extension cords & black tape

EVENT/SET-UP DESCRIPTION & DETAILS

Estimated Attendance: 250

We don't currently have any plans for this type of event, but we have received requests from several community members to do so.

OSC would rent or purchase a 15' inflatable movie screen and would offer complimentary viewings of family rated movies. Events would begin after sundown, and would run no longer than 10:00 PM.

Face painters and balloon artists are optional, depending on popularity of events.

Music/sound shall not exceed 55 dB.

NOTES

- *No exits blocked
- *Community members would be encouraged to bring their own low-back chairs. OSC seating would be available upon request, but located in the back so as to not block anyone's views.
- *We may distribute complimentary popcorn, but for the most part, movie-goers would be encouraged to purchase food and beverage from our on-site restaurants.

Outlets at San Clemente may host events that feature breweries throughout the year, but no more than 10 brewery type events a year. These events will start no earlier than 12:00 PM and will conclude by no later than 8:00 PM. Security for the event will consist of three (3) Outlets at San Clemente Security Officers and five (5) Outlets at San Clemente managerial personnel. Additionally, OSC will hire six (6) security officers from an outside security company to assist with the event.

There will be 2 security officers on either mobile patrol via goal carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event. Three of the hired security guards will be posted at each entry point to the event's respective courtyard (Center Court or Oak Tree Court), with an OSC managerial staff person, to ensure that no alcohol is brought in or out of the event area. Signage will be posted throughout the event informing guests that alcohol is not permitted outside of the event's designated courtyard, nor in any individual retail stores. Anyone not following these rules will be asked to leave the property.

Two hired security guards will be stationed in a canopy in a centralized location checking IDs. All drink ticket purchases will be conducted in the same tented area. Guests will be wristbanded to indicate that their ID has been verified, and wristbands are required to purchase drink tickets. Anyone not over the age of 21 will not receive a wristband and will only be allowed to purchase non-alcoholic beverages. Waters & sodas will be available for purchase, in addition to food.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSO and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (see attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSO of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**BREWERY EVENT
CENTER COURT**

TOMMY HILFIGER
9,462 SF

FOOD TRUCK
Exit is 37' wide and food truck is 18' wide.
Exit Path is 19' wide.

CLERESTORY ABOVE

GUESS
8,607 SF

SECURITY W/ STANCHIONS

SET-UP REQUIREMENTS

- *12' x 8' Stage
- *Twelve (12) Cocktail Rounds
- *Twenty (20) 6' Banquet Tables
- *Thirty (30) Chairs
- *ALL of the stanchions
- *Extension Cords & Black Tape
- *OSC Branded Canopy
- *Six (6) Coolers
- *Music Cabinet with speakers and mics

EVENT/SET-UP DESCRIPTION & DETAILS

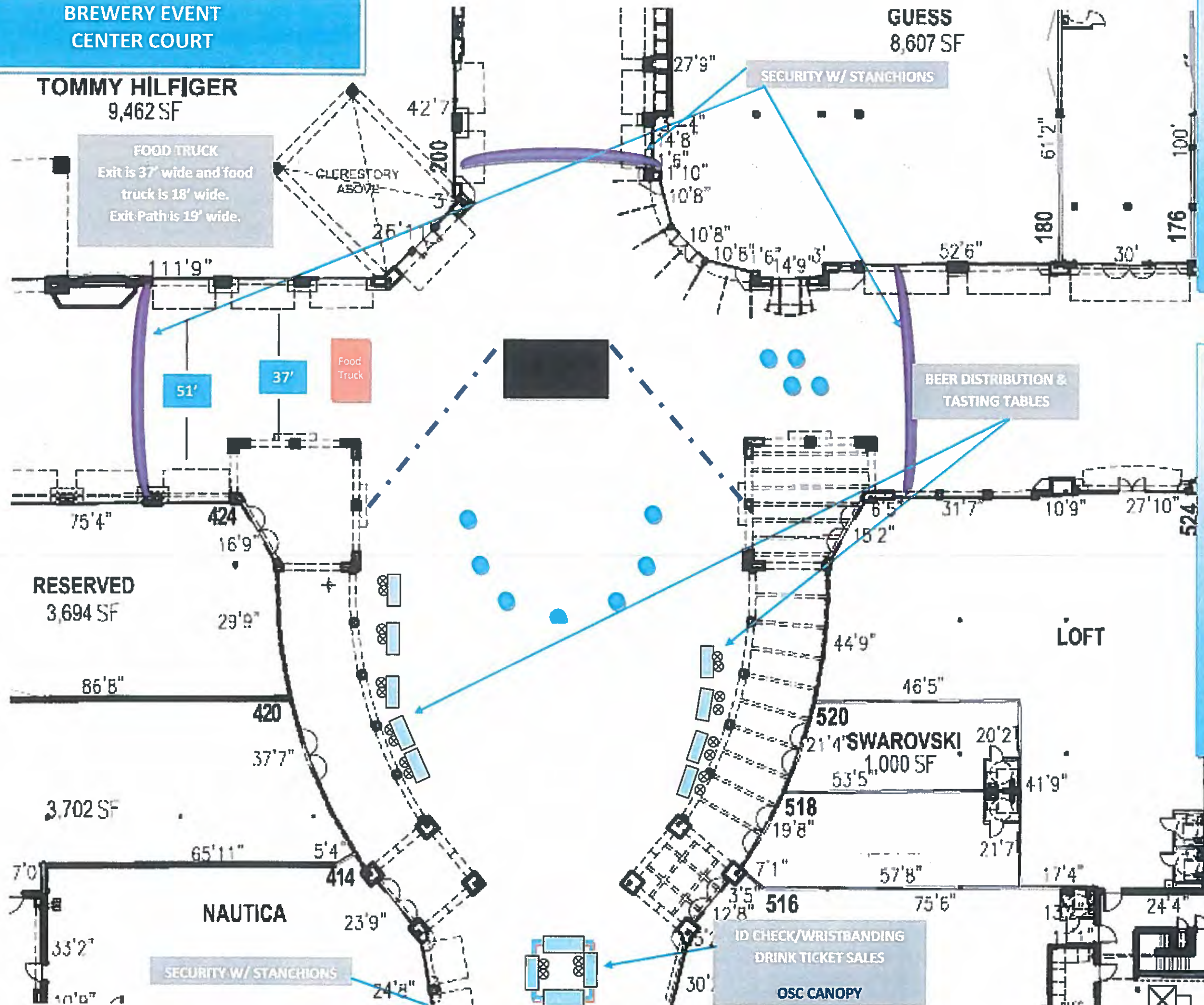
Expected Attendance: 1,000 people

A brewery event will consist of:

- Beer & Wine tasting, benefitting a local non-profit
- Live Entertainment

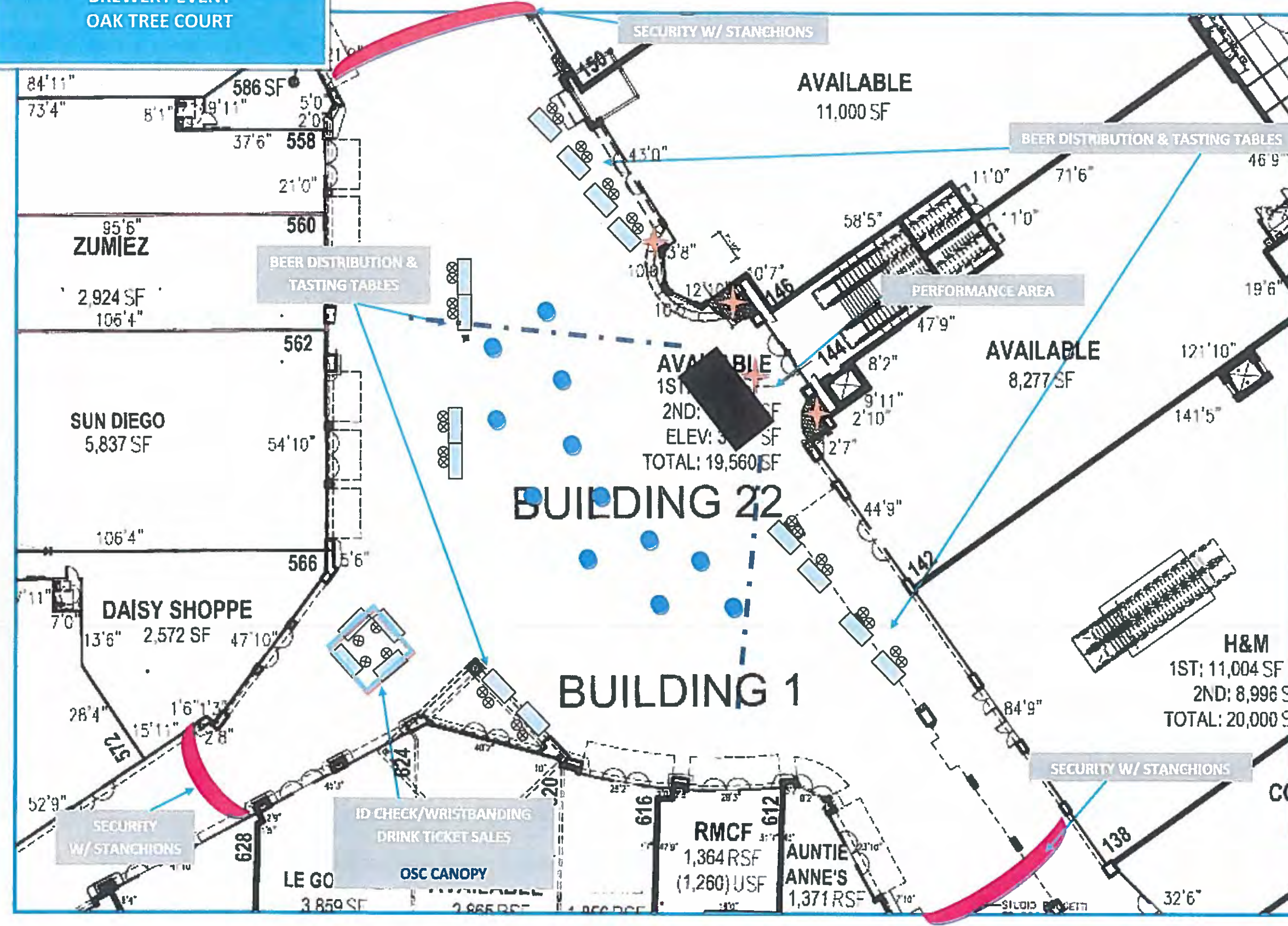
NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time
- *Music not to exceed 55dB
- *No more than four 10' x 10' canopies will be set-up next to each other, to comply with OCFA permit rules.
- *Tables will be set-up at least 6' away from building walls
- *If a food truck is on-site, they will be parked at least 6' from the walls.



Outlets
at San Clemente

**BREWERY EVENT
OAK TREE COURT**



- SET-UP REQUIREMENTS**
- *12' x 8' Stage
 - *Twelve (12) Cocktail Rounds
 - *Twenty (20) 6' Banquet Tables
 - *Thirty (30) Chairs
 - *ALL of the stanchions
 - *Extension Cords & Black Tape
 - *OSC Branded Canopy
 - *Six (6) Coolers
 - *Music Cabinet with speakers and mics

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: 1,000 people

A brewery event will consist of:

- Beer & Wine tasting, benefitting a local non-profit
- Live Entertainment

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time
- *Music not to exceed 55dB
- *No more than four 10' x 10' canopies will be set-up next to each other, to comply with OCFA permit rules.
- *Tables will be set-up at least 6' away from building walls
- *If a food truck is on-site, they will be parked at least 6' from the walls.



CAR SHOW SECURITY PLAN



Outlets at San Clemente may choose to host a small car show on the upper level of our parking garage at a future date. This event will most likely occur in the spring or summer season, for approximately four hours, mid-day. We would plan on having upwards of 300 cars on display, and would estimate having approximately 1,000 people in attendance.

Security for the event will consist of three (3) Outlets at San Clemente Security Officers and five (5) Outlets at San Clemente managerial personnel throughout the entirety of the day. There will be two security officers on either mobile patrol via goal carts or on foot patrol, moving throughout the property on a continuous basis throughout the event. While no outside security resources are needed for this event, OSC staff will consider hiring additional security guards to assist with the event and ensure that all property remains safe.

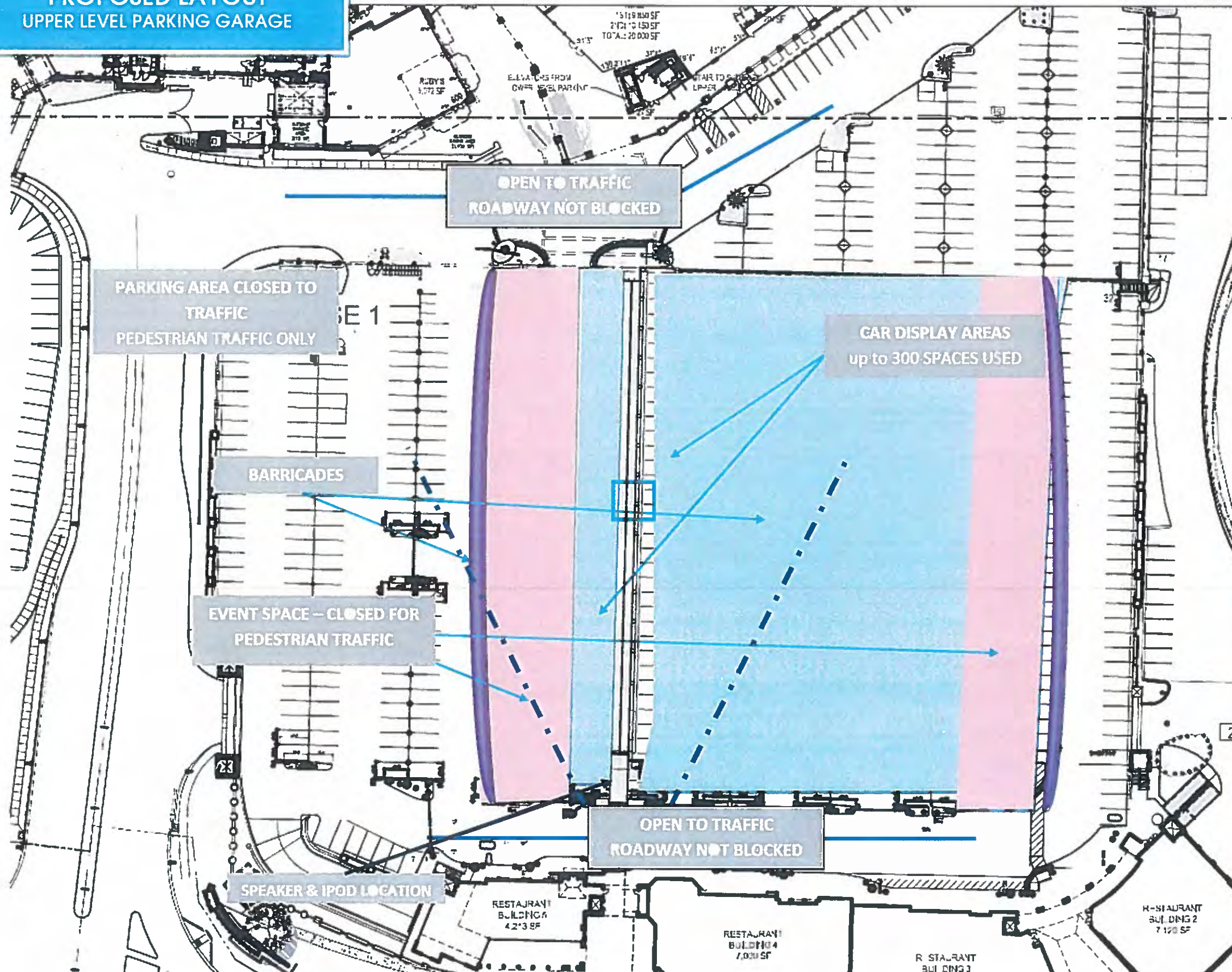
Approximately 300 parking spots, located along the covered walkway on the upper parking garage, would be used in this parking lot (currently has 742 spaces) for display vehicles. We would also barricade off a total of 116 parking spots to allow for spectators to walk around and view the vehicles, without the threat of oncoming traffic. In total, OSC boasts 3,339 parking spots. Our team feels confident that even with displacing these 416 parking spots, and providing parking for our attendees, our surplus parking should provide ample parking options for both shoppers and spectators.

Type II barricades, measuring approximately 25" W x 45" H, with reflective rails would be utilized to control pedestrian traffic from car traffic. A-Frame Barricades (with reflective sheeting) may also be utilized depending on how many cars participate and the overall footprint of the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**CAR SHOW
PROPOSED LAYOUT
UPPER LEVEL PARKING GARAGE**



SET-UP REQUIREMENTS

- *Music Cabinet – two mics, two speakers, mixer, etc. iPod will play background music
- *10' x 10' OSC branded canopy with one 6' table for info distribution
- *Extra extension cords & black tape
- *Barricades

EVENT/SET-UP DESCRIPTION & DETAILS

Estimated Attendance: 1,000 people over the course of 3-4 hours.

We don't currently have any plans for this type of event, but we have received requests from several community members to do so.

This event will feature minimal set-up and will focus more on the vehicles being displayed. Our intention is to let attendees view the cars and then visit the shopping center. Currently, no extra attractions would take place in the parking lot area.

Music/sound shall not exceed 55 dB.

NOTES

- *No exits blocked
- *Type II barricades will be utilized to assist with traffic flow and designate event space.
- *Event will take place in parking stall areas.
- *Additional bathrooms may be placed, depending on estimated attendance.

LUNAR NEW YEAR SECURITY PLAN



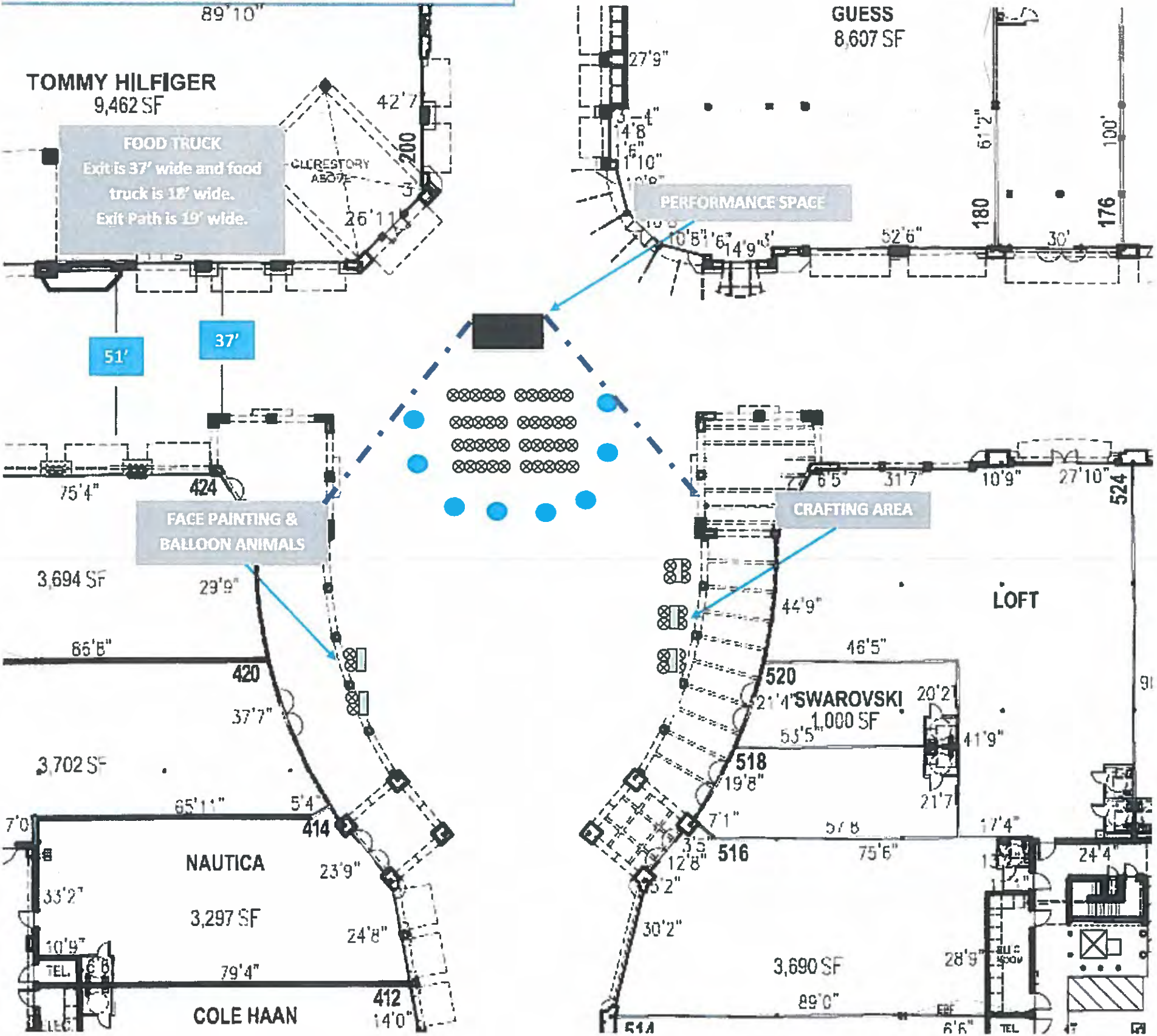
Outlets at San Clemente will host an Annual Lunar New Year Celebration in the early part of the year, depending on when the official holiday falls. Security for the event will consist of 4 Outlets at San Clemente Security Officers and 4 Outlets at San Clemente managerial personnel.

There will be 3 security officers on either mobile patrol via golf carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCS and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

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**LUNAR NEW YEAR CELEBRATION
JANUARY/FEBRUARY
CENTER COURT**



SET-UP REQUIREMENTS

- *Five (5) 6-foot Tables w/ Black Linen
- *Seventy-six (76) Chairs
4 rows of 16 in front of stage (8 on each side with a clear path down the middle)
- *Eight (8) Cocktail Rounds
- *8' x 12' Stage
- *AV Cabinet - 2 speakers & 2 mics

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: 1,000 people throughout the day, not all at once.

Our Lunar New Year Celebration will consist of:

- Traditional Chinese dancing, music, yoyo demonstrations, & instrumental performances
- Lion & Dragon Dances
- Kung Fu demonstrations
- Free family-friendly crafts
- One potential food truck
- Complimentary face painting & balloon animals

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time.

Outlets
at San Clemente

EASTER CELEBRATION SECURITY PLAN

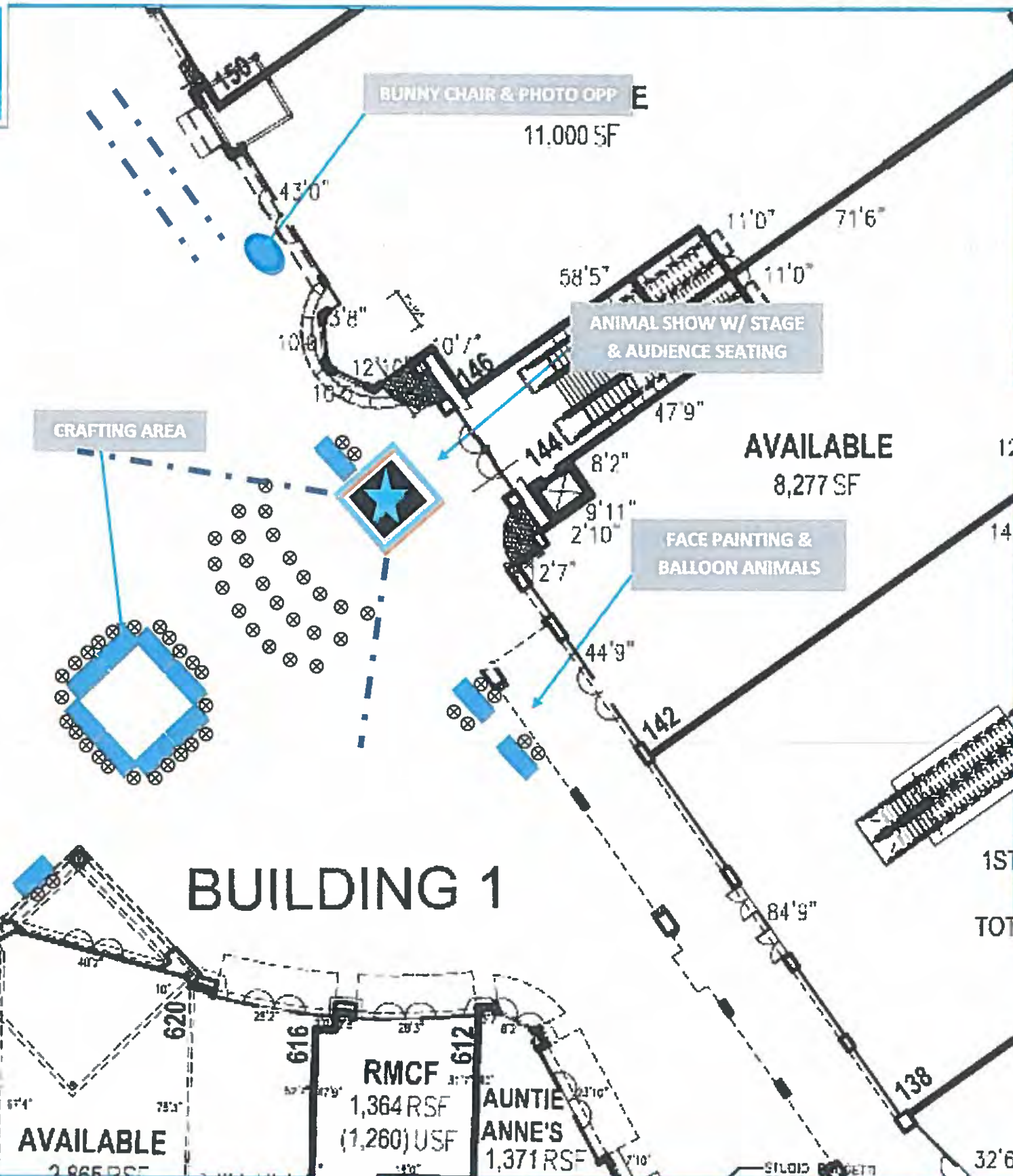
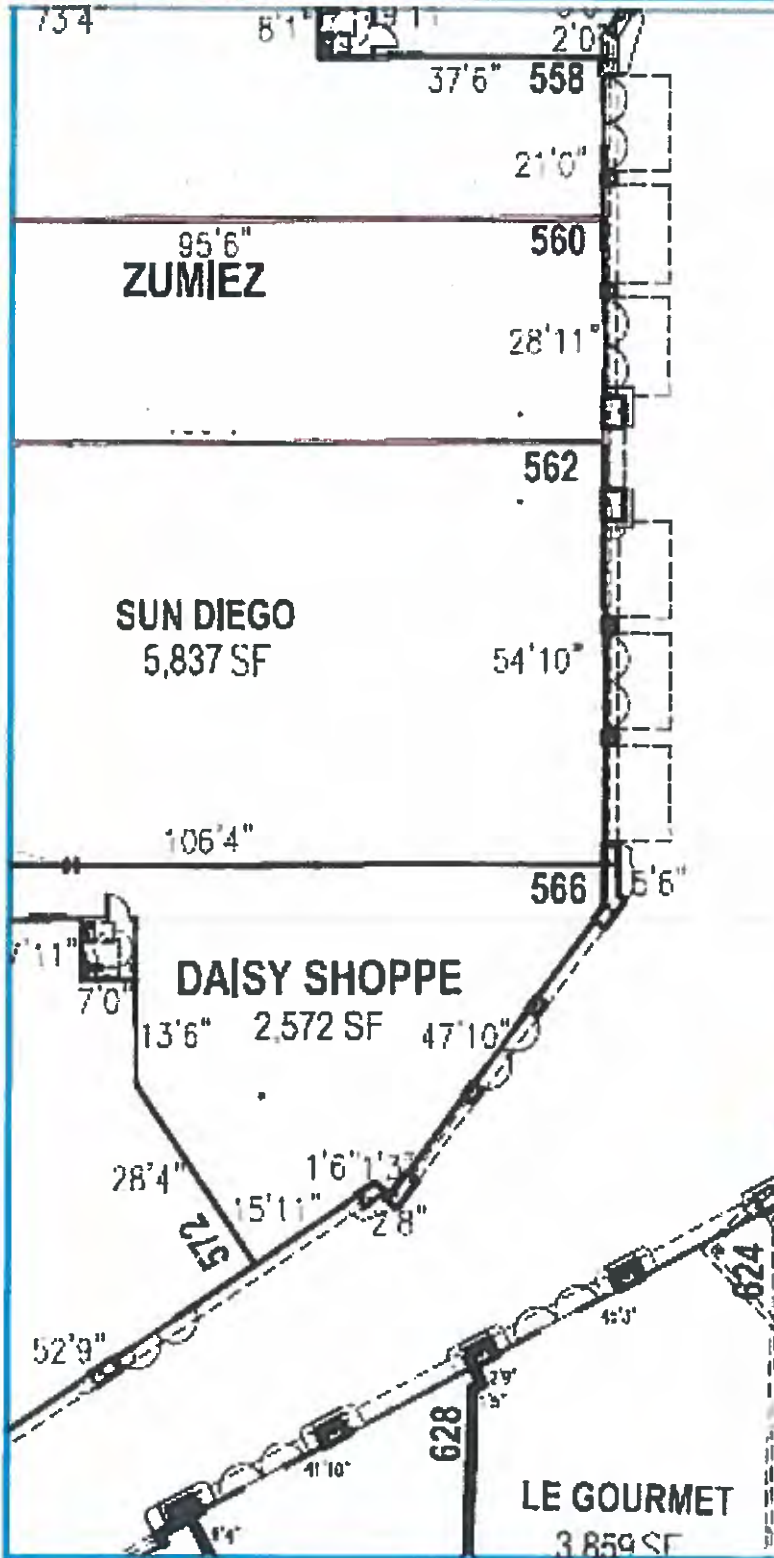


Outlets at San Clemente will host an Annual Easter Celebration on the Saturday immediately preceding Easter Sunday. Security for the event will consist of 4 Outlets at San Clemente Security Officers and 4 Outlets at San Clemente managerial personnel. There will be 3 security officers on either mobile patrol via golf carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**EASTER CELEBRATION
OAK TREE COURT**



SET-UP REQUIREMENTS

- *Twelve (12) 6' Banquet Tables
- *Eighty (80) Chairs
- *10' x 10' OSC branded Canopy
- *8' x 8' Stage with canopy riser.
- *Blue Santa Chair with 14 Stanchions
- *AV Cabinet
- *Underground Power Box & Extension Cord

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: 1,000 people

Our Easter event will consist of:

- Complimentary photos with the Easter Bunny
- Crafts
- Face painting and balloon artists
- Possible Food Truck
- Possible Animal show or kid-centric entertainment

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time.

TOTAL: 20,000 SF

Outlets
at San Clemente

FIESTA DE MAYO CELEBRATION SECURITY PLAN



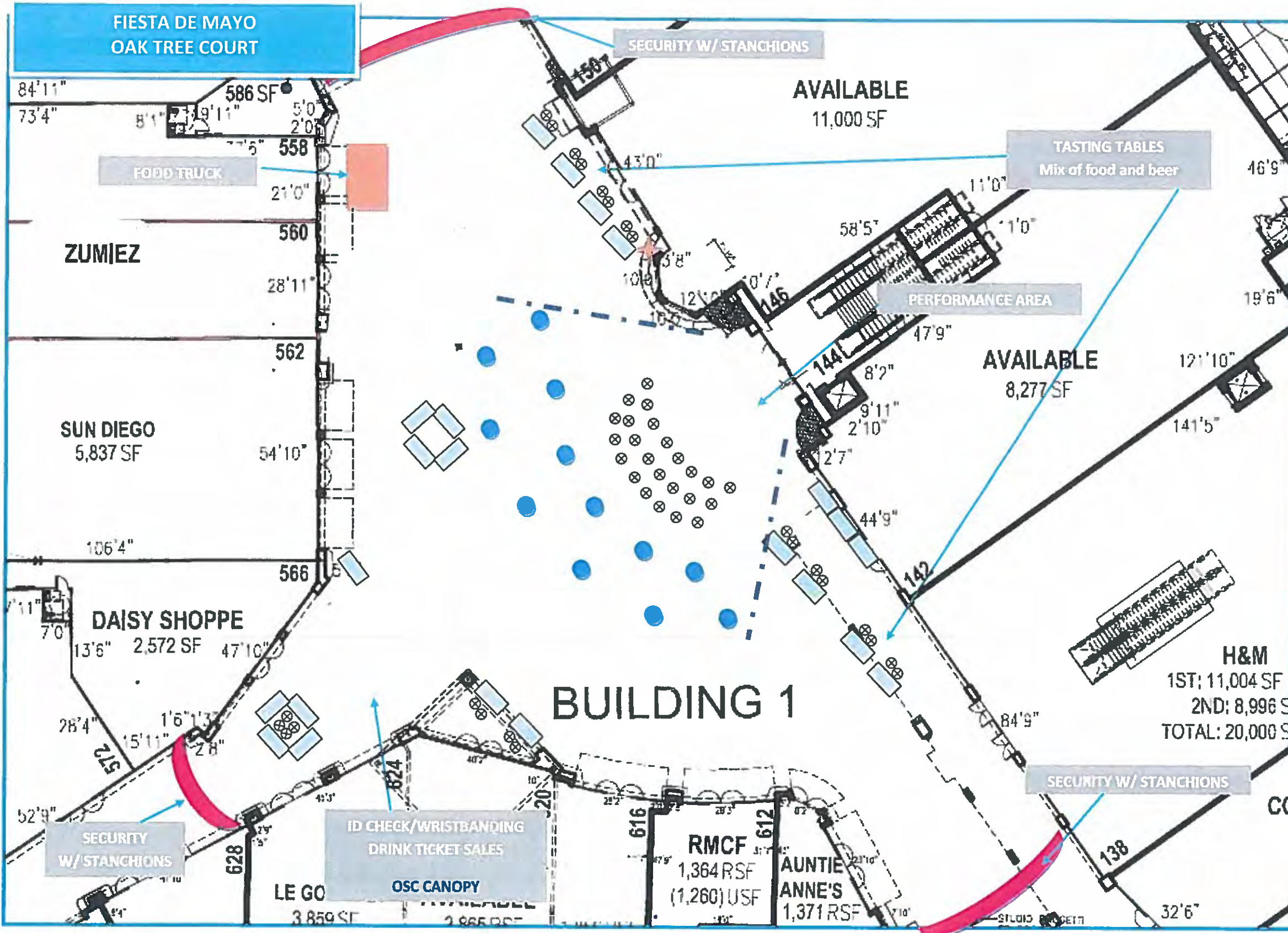
Outlets at San Clemente will host an Annual Fiesta de Mayo Celebration in early May, depending on what day of the week Cinco de Mayo falls. The event will start at approximately 1:00 PM and will last until approximately 4:00 PM. Security for the event will consist of three (3) Outlets at San Clemente Security Officers and five (5) Outlets at San Clemente managerial personnel. Additionally, OSC will hire six (6) security officers from an outside security company to assist with the event.

There will be two security officers on either mobile patrol via golf carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event. Three of the hired security guards will be posted at each entry point to Oak Tree Court, with an OSC managerial staff person, to ensure that no alcohol is brought in or out of the event area. Signage will be posted throughout the event informing guests that alcohol is not permitted outside of Center Court, or in any individual retail stores. Anyone not following these rules will be asked to leave the property.

Two hired security guards will be stationed in a canopy in a centralized location checking IDs. All drink ticket purchases will be conducted in the same tented area. Guests will be wristbanded to indicate that their ID has been verified, and wristbands are required to purchase drink tickets. Anyone not over the age of 21 will not receive a wristband and will only be allowed to purchase non-alcoholic beverages. Waters & sodas will be available for purchase, in addition to food.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCS and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (see attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCS of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.



- SET-UP REQUIREMENTS**
- *Twelve (12) Cocktail Rounds
 - *Twenty (20) 6' Banquet Tables
 - *One hundred (100) Chairs
 - *ALL of the stanchions
 - *Extension Cords & Black Tape
 - *Six (6) Coolers
 - *Music Cabinet with speakers and mics
 - *Rental Hedges & Tables

- EVENT/SET-UP DESCRIPTION & DETAILS**
- Expected Attendance: 1,250 people
- Our Fiesta de Mayo event will consist of:
- Mariachi & Ballet Folklorico
 - Live Entertainment
 - Complimentary balloon animals
 - Possible food vendors
 - Proper permits will be obtained
 - Possible food truck
 - Proper permits will be obtained
- NOTES**
- *No exits blocked
 - *Centralized ticketing/ID checking and security will be in place if alcoholic beverages are present.

Outlets
at San Clemente

MOONLIGHT MADNESS SECURITY PLAN



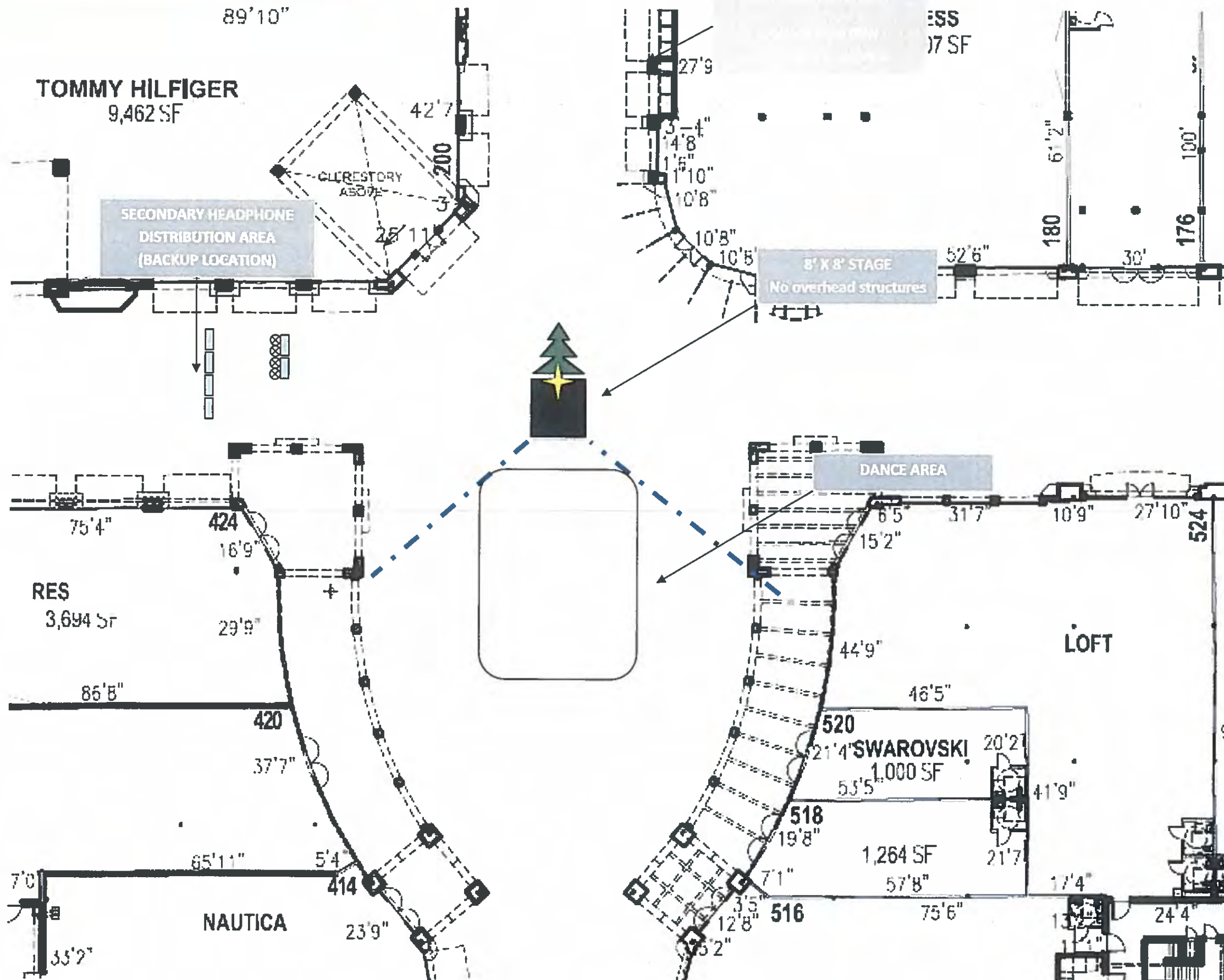
Outlets at San Clemente will host an Annual Moonlight Madness event on Thanksgiving evening. The event will start at approximately 7:00 PM and will last until approximately 11:59 PM. Security for the event will consist of four (4) Outlets at San Clemente Security Officers from 7:00 – 10:30 PM and three (3) officers from 10:30 PM – 12:00 AM. There will also be five (5) Outlets at San Clemente managerial personnel on-site throughout the event.

There will be two (2) security officers on either mobile patrol via golf carts or on foot patrol, moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (see attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman was advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**MOONLIGHT MADNESS | SILENT DISCO
NIGHT OF THANKSGIVING
CENTER COURT**



- SET-UP REQUIREMENTS**
- *Eight (8) Cocktail Rounds w/ Black Linen
 - *Two (2) Chairs
 - *Ten (10) Beanbag chairs
 - *Twelve (12) Stanchions
 - *8' x 8' Stage w/ Skirting & Stairs
 - *Music Cabinet
 - *Extra extension cords & black tape

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: 500 people throughout the night, not all at once.

Moonlight Madness is intended to be a free, family friendly event for South Orange County families. The entire center will be activated for Black Friday deals, and we will be hosting a Silent Disco in Center Court.

There is a possibility of having a live DJ in the future, so speaker locations have been added for consideration.

NOTES

- *No exits blocked
- *No more than nine (9) people on stage at any given time.
- *If amplified music was to occur in the future, music would not exceed 55 dB.

Outlets
at San Clemente

MENORAH LIGHTING SECURITY PLAN



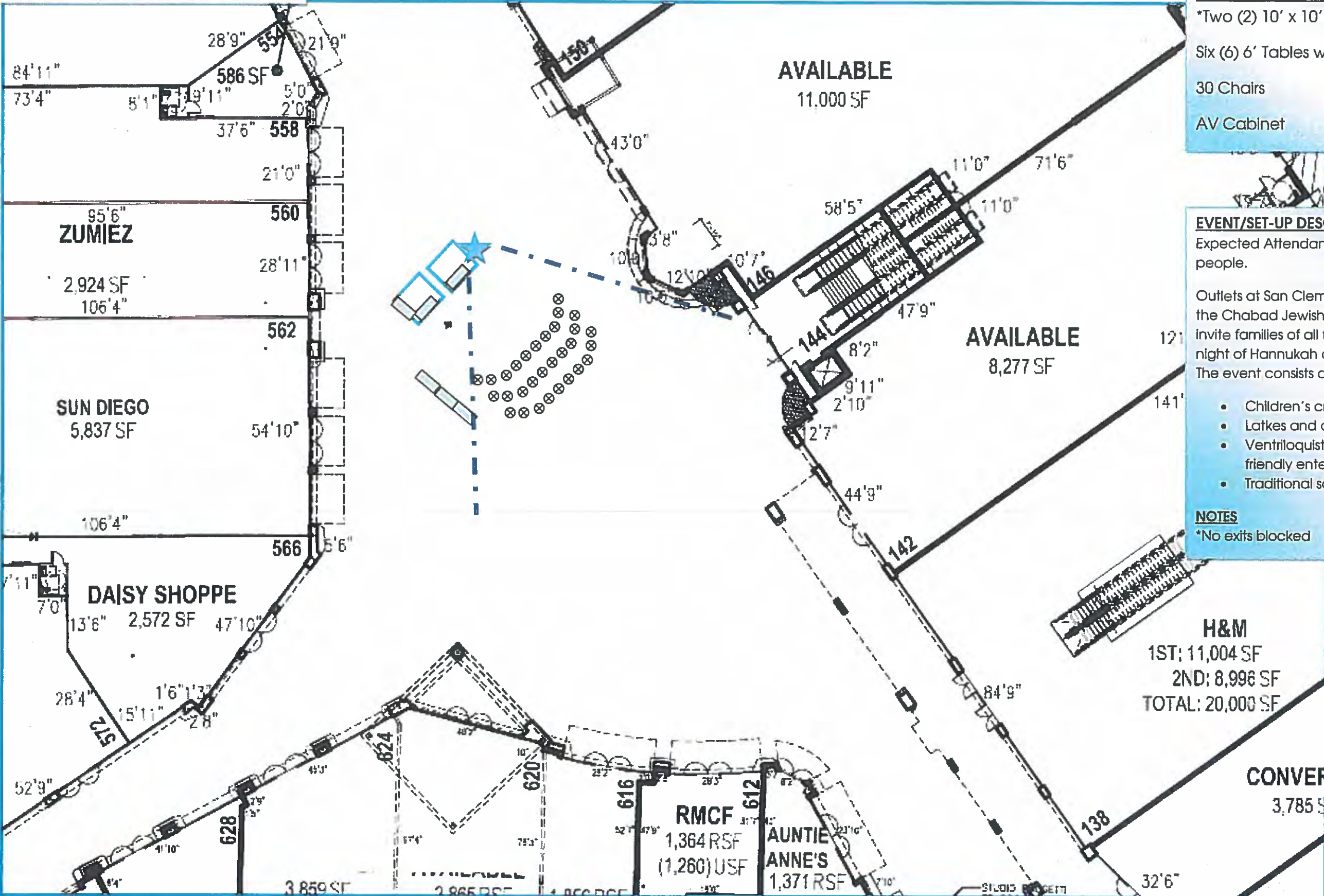
Outlets at San Clemente will host an Annual Menorah Lighting during Hanukah. The event will run from approximately 4:00 PM to 5:00 PM. Security for the event will consist of two (2) Outlets at San Clemente Security Officers and three (3) Outlets at San Clemente managerial personnel throughout the entirety of the day.

There will be one security officer on either mobile patrol via golf carts or on foot patrol. S/he will be moving throughout the property on a continuous basis throughout the event.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**MENORAH LIGHTING
OCCURS DURING HANNUKAH
OAK TREE COURT**



SET-UP REQUIREMENTS
 *Two (2) 10' x 10' Canopies
 Six (6) 6' Tables w/ Black Linen
 30 Chairs
 AV Cabinet

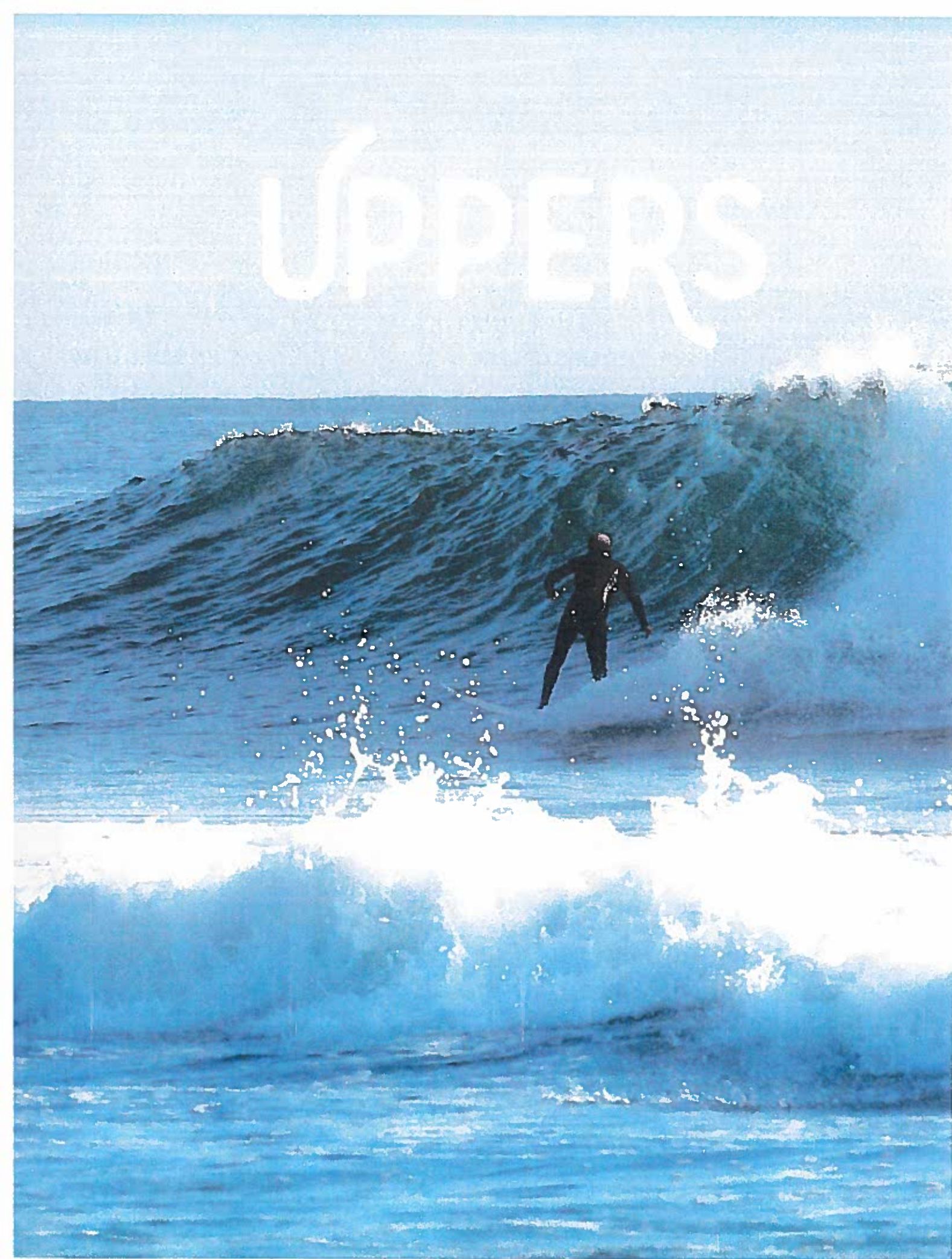
EVENT/SET-UP DESCRIPTION & DETAILS
 Expected Attendance: Approximately 250 people.
 Outlets at San Clemente, in conjunction with the Chabad Jewish Center of San Clemente, invite families of all faiths to celebrate the final night of Hannukah at our Menorah Lighting. The event consists of:

- Children's crafts
- Latkes and donuts
- Ventriloquist or some form of family friendly entertainment
- Traditional song and dance

NOTES
 *No exits blocked

Outlets
at San Clemente

UPPERS



BARKS & BREWS SECURITY PLAN



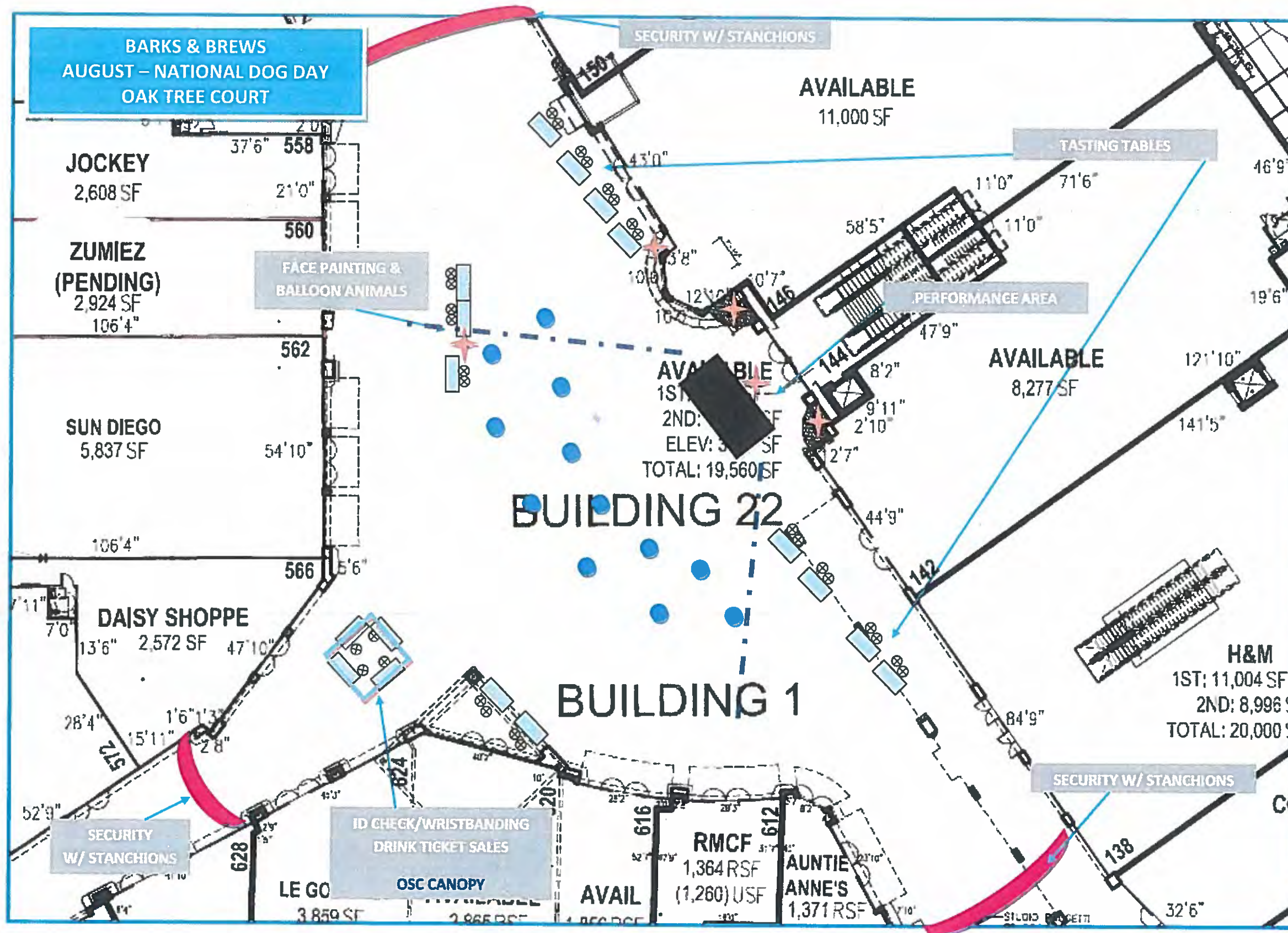
Outlets at San Clemente will host an annual Barks & Brews event on or around National Dog Day (August 26). The event will start no earlier than 12:00 PM and will end no later than 8:00 PM. Typical event time is 4:00 – 7:00 PM. Security for the event will consist of three (3) Outlets at San Clemente Security Officers and five (5) Outlets at San Clemente managerial personnel. Additionally, OSC will hire six (6) security officers from an outside security company to assist with the event.

There will be two security officers on either mobile patrol via golf carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event. Three of the hired security guards will be posted at each entry point to Oak Tree Court, with an OSC managerial staff person, to ensure that no alcohol is brought in or out of the event area. Signage will be posted throughout the event informing guests that alcohol is not permitted outside of Center Court, or in any individual retail stores. Anyone not following these rules will be asked to leave the property.

Two hired security guards will be stationed in a canopy in a centralized location checking IDs. All drink ticket purchases will be conducted in the same tented area. Guests will be wristbanded to indicate that their ID has been verified, and wristbands are required to purchase drink tickets. Anyone not over the age of 21 will not receive a wristband and will only be allowed to purchase non-alcoholic beverages. Waters & sodas will be available for purchase, in addition to food.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSO and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSO of the event. Their contact, Sgt W. Hartman was advised for information only, so patrol personnel are aware of the event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.



BARKS & BREWS
AUGUST – NATIONAL DOG DAY
OAK TREE COURT

- SET-UP REQUIREMENTS**
- *20' x 8' Stage
 - *Twelve (12) Cocktail Rounds
 - *Twenty (20) 6' Banquet Tables
 - *Thirty (30) Chairs
 - *ALL of the stanchions
 - *Extension Cords & Black Tape
 - *OSC Branded Canopy
 - *Six (6) Coolers
 - *Music Cabinet with speakers and mics

- EVENT/SET-UP DESCRIPTION & DETAILS**
- Expected Attendance: 1,200 people
- Our Barks & Brews event will consist of:
- Beer & Wine tasting, benefitting the local San Clemente Dana Point Animal Shelter (Pet Project Foundation)
 - Live Entertainment
 - Complimentary face painting & balloon animals
- NOTES**
- *No exits blocked
 - *No more than nine (9) people on stage at any given time
 - *Music not to exceed 55dB
 - *No more than four 10' x 10' canopies will be set-up next to each other, to comply with OCFA permit rules.
 - *Tables will be set-up at least 6' away from building walls

SHOPPING EXTRAVAGANZA SECURITY PLAN



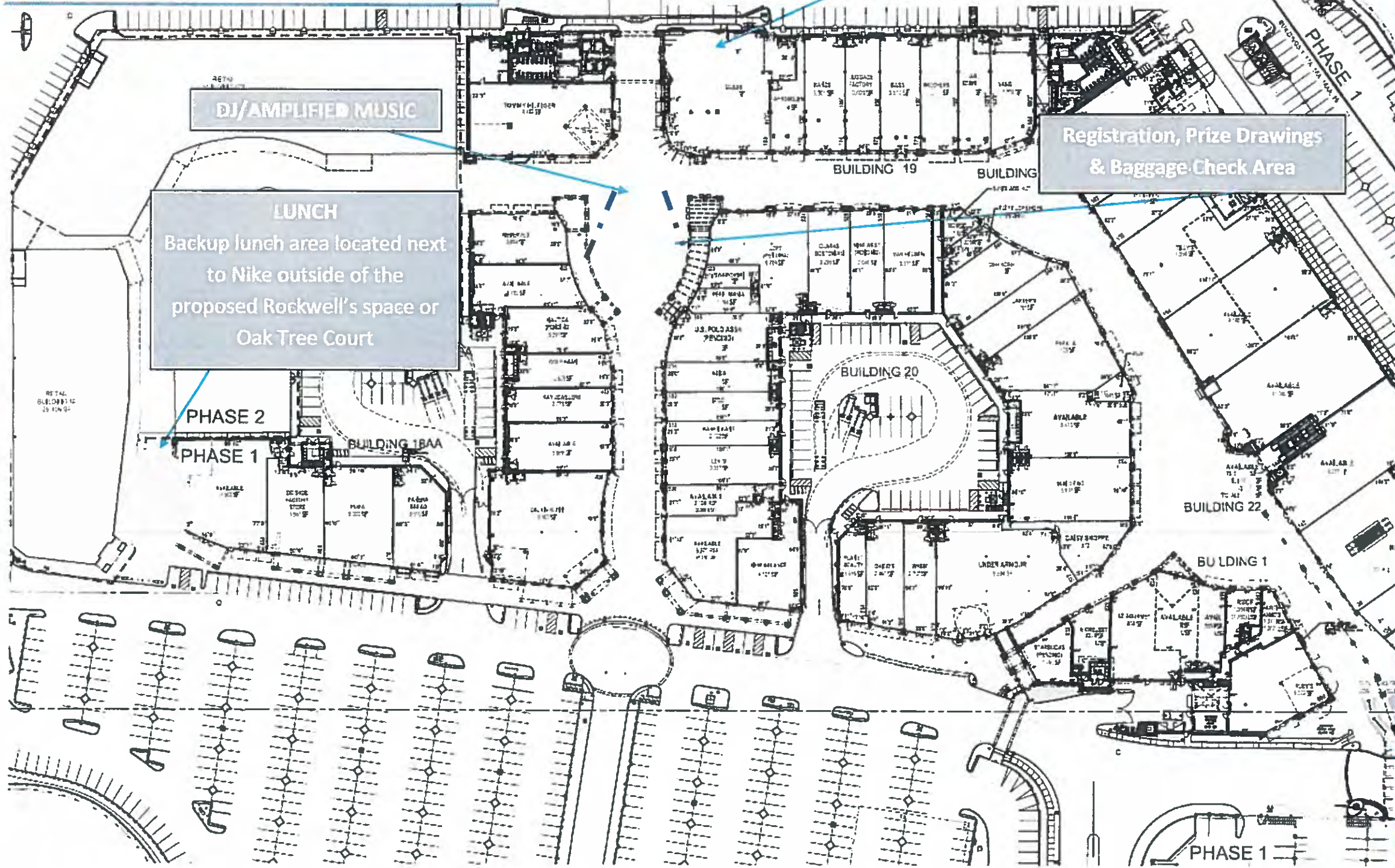
Outlets at San Clemente will host an Annual Shopping Extravaganza event in the fall, typically in late September/early October. The event will run all day, with various activations throughout the center. Security for the event will consist of 4 Outlets at San Clemente Security Officers and 4 Outlets at San Clemente managerial personnel throughout the entirety of the day. All event attendees will be instructed to wear a wristband, to indicate that they have paid for an event ticket.

There will be two security officers on either mobile patrol via golf carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event. As there will be beer and wine tastings from 12:00 PM – 4:00 PM in our VIP Lounge, one security guard will be stationed in Customer Service to assist with the checking of IDs for the tasting event. Anyone not over the age of 21 will not be allowed to enter the lounge. Each attendee will receive a strip of tickets for their tastings, and they are limited to three tastings each, both being no more than a 4 oz. pour. No additional alcohol will be available for purchase. Soda and water will also be available.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**SHOPPING EXTRAVAGANZA
SITE MAP OVERVIEW
OCTOBER
CENTERWIDE ACTIVATIONS**



SET-UP REQUIREMENTS

- *Thirty-six (36) 6' Tables with Black Linen
- *ALL of the Chairs (100)
- *ALL of the Stanchions
- *AV Cabinet
- *Temporary trash & recycling bins

RENTAL COMPANY PROVIDING

- 20' x 10' Tent
- 20' x 20' Tent
- 34 Square & Round Tables for Lunch

EVENT/SET-UP DESCRIPTION & DETAILS

Expected Attendance: 1,500 people

Our Shopping Extravaganza event will consist of various activations throughout the center, with the goal of raising money for various local charities. There will be numerous activities taking place throughout the center, and exclusive savings offered by the majority of our tenants. Ticket sales take place online prior to the event, and there is also day-of registration.

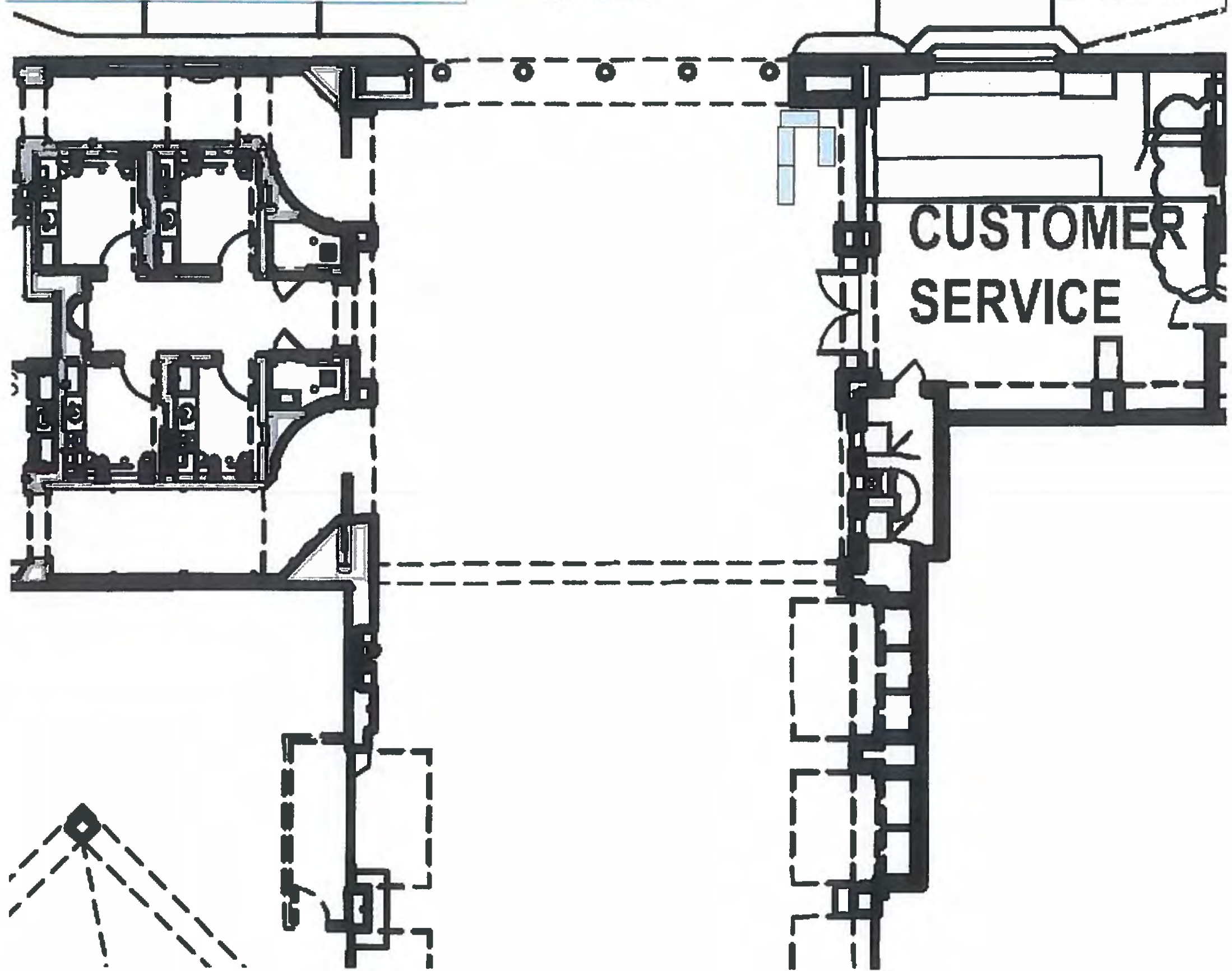
Event set-up includes:

- Registration & Event check-in
- Baggage Check
- Prize Drawing Area & Opportunity Drawing
- Ticket sales
- Volunteer Check-in
- VIP Tastings (Beer and Wine) in the VIP Lounge
- Music provided by a DJ
- Catered lunch (health permit obtained)

NOTES

- *No exits blocked
- *Music not to exceed 55dB (iPod plugged into a speaker)
- *No more than four 10' x 10' canopies will be set-up next to each other, to comply with OCFA permit rules.
- *Tables & canopies will be set-up at least 6' away from building walls
- *Parking to take place in lower level of the parking garage.

SHOPPING EXTRAVAGANZA
VOLUNTEER CHECK-IN AREA
OCTOBER
OUTSIDE OF CUSTOMER SERVICE



SET-UP REQUIREMENTS
*Four (4) 6' Tables with Black Linen

EVENT/SET-UP DESCRIPTION & DETAILS
Expected Attendance: 200
Individuals will check-in throughout the day, for various shifts.
This area serves as our volunteer check-in for our Shopping Extravaganza fundraiser. Four tables will be used to check-in people, distribute volunteer shirts and event info.
Average time spent at check-in is 2.5 minutes.
NOTES
*No exits blocked

CANDY CRAWL SECURITY PLAN



Outlets at San Clemente will host an Annual Candy Crawl trick-or-treating on a weekend day prior to Halloween. The event will take place during the afternoon – most likely the event will run from approximately 1:00 PM to 4:00 PM. Security for the event will consist of three (3) Outlets at San Clemente Security Officers and four (4) Outlets at San Clemente managerial personnel throughout the entirety of the day.

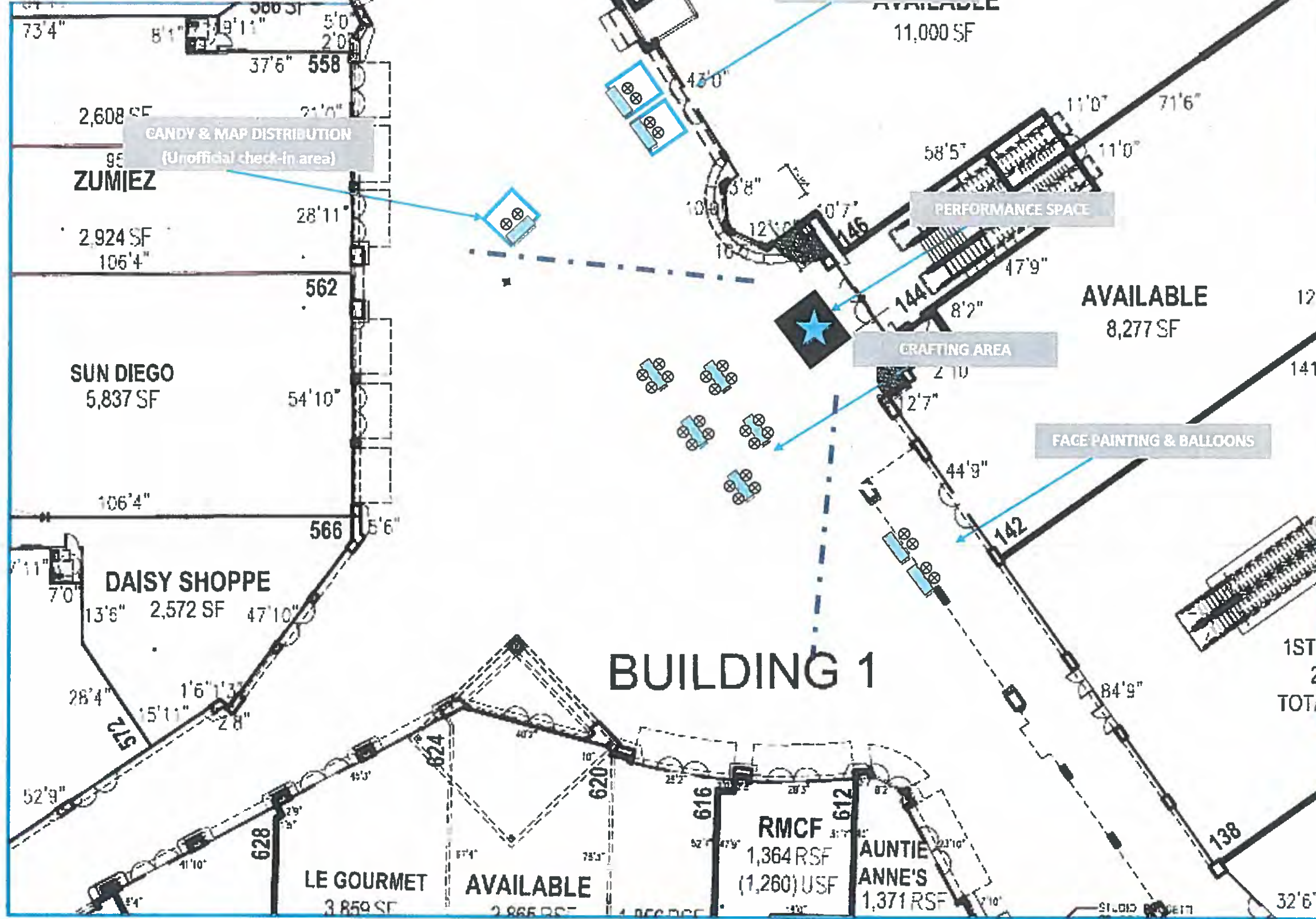
There will be two security officers on either mobile patrol via golf carts or on foot patrol, moving throughout the property on a continuous basis throughout the event.

Only pre-packaged, fully sealed candy will be distributed to participants.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCSD and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCSD of the event. Their contact, Sgt W. Hartman will be advised for information only, so patrol personnel are aware of the event. No outside security resources are needed for this event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**CANDY CRAWL
OCTOBER
OAK TREE COURT**



- SET-UP REQUIREMENTS**
- *8' x 8' Stage
 - *Underground Power Box & Extension Cord
 - *SOUND SYSTEM CABINET
 - *Two (2) White Canopies
 - *One (1) OSC Branded Canopy
 - *Ten (10) 6' Tables
 - *Twenty-six (26) Chairs

- EVENT/SET-UP DESCRIPTION & DETAILS**
- Expected Attendance: Approximately 2,000 people.
- Safe trick-or-treating event for the community.
- The event will feature:
- Solo acoustic performer
 - Costume Contest
 - Candy distributed at participating retailers
 - Crafts & coloring
 - Creepy crawly animals
 - Photo stations
 - Face painting & balloon animals
- NOTES**
- *No exits blocked
 - *No more than 9 people on stage at any given time.

Outlets
at San Clemente

TREE LIGHTING CELEBRATION SECURITY PLAN



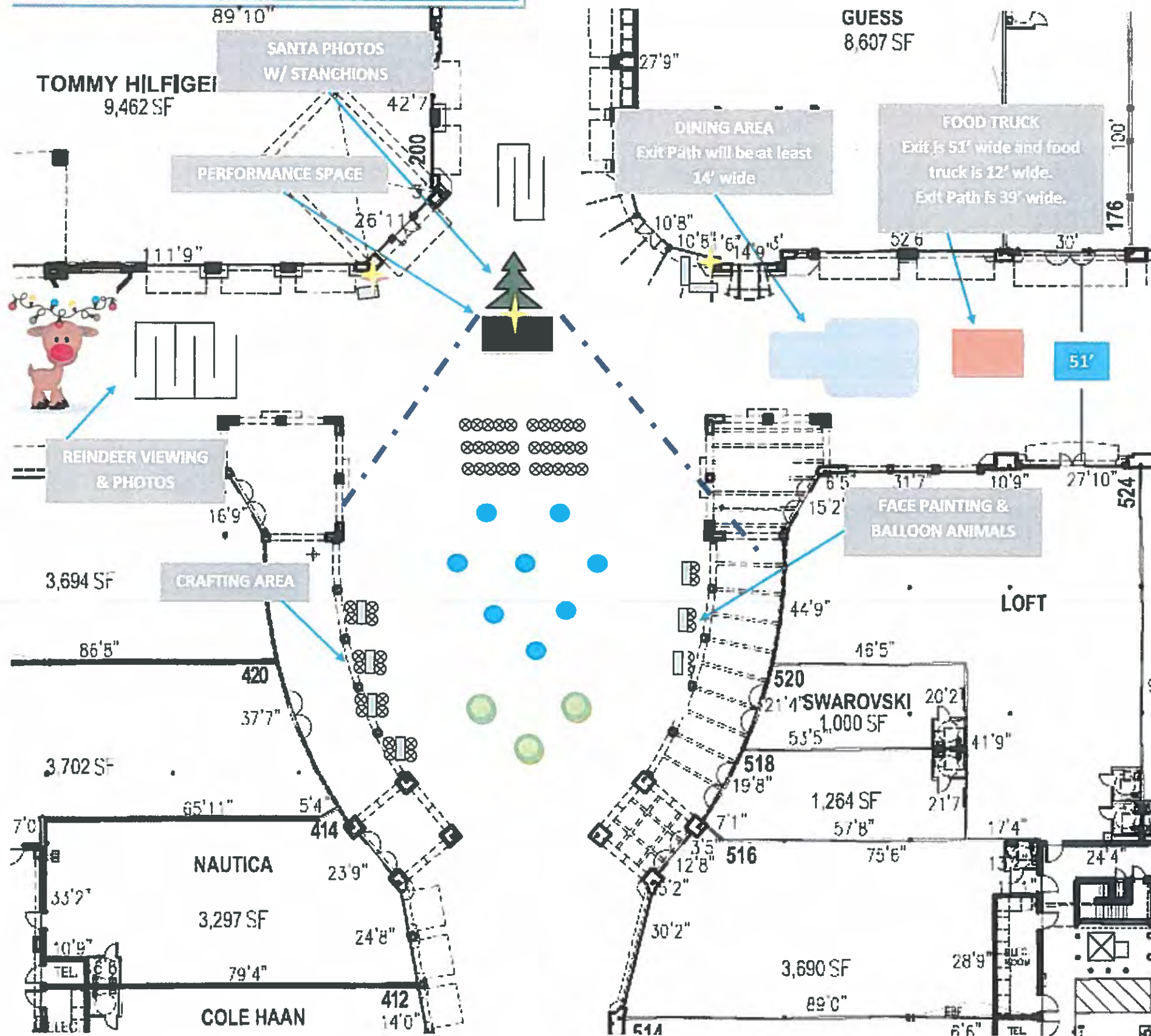
Outlets at San Clemente will host an Annual Tree Lighting Celebration, which will occur in mid to late November. The event will start at approximately 4:00 PM and will last until approximately 6:30 PM. Security for the event will consist of four (4) Outlets at San Clemente Security Officers and six (6) Outlets at San Clemente managerial personnel, including the Director of Security. Additionally, OSC will hire four (4) security officers from an outside security company to assist with the event.

There will be two (2) security officers on either mobile patrol via golf carts or on foot patrol. They will be moving throughout the property on a continuous basis throughout the event. The additional hired security will be used to assist with crowd control and line management.

In case of a major incident, Outlets at San Clemente protocol will be followed. That protocol is to notify OCS and OCFA immediately. While they are en route to the location, Outlets at San Clemente personnel, if deemed necessary, will direct employees and patrons to a designated evacuation zone (See attached map). Once deputies and fire personnel arrive, they will assess the situation and take charge of the incident. Outlets of San Clemente Personnel will then take a secondary role and follow the directions of the Incident Command Officer from police services. Additional resources will be requested at the directive of the Incident Command Officer.

In addition to the internal deployment of resources, the management staff at Outlets of San Clemente has notified OCS of the event. Their contact, Sgt W. Hartman was advised for information only, so patrol personnel are aware of the event. Management staff will be present on the property for the entire event. The entire Security Plan has been vetted through the Orange County Sheriff's Department prior to implementation. Center Management's goal is to provide a safe and pleasant environment for the event and to be prepared for any situation that arises.

**TREE LIGHTING CELEBRATION
NOVEMBER
CENTER COURT**



- SET-UP REQUIREMENTS**
- *Eleven (11) 6-foot Tables w/ Black Linen
 - *Eight (8) Cocktail Rounds w/ Black Linen
 - *One hundred (100) Chairs
 - *Three (3) Large Round Tables
 - *20' x 8' Stage w/ Skirting & Stairs
 - *All of the Stanchions
 - *Music Cabinet - two mics, two speakers, mixer, etc.
 - *Extra extension cords & black tape

- EVENT/SET-UP DESCRIPTION & DETAILS**
- Expected Attendance: 2,500 people throughout the night, not all at once.
- Our Tree Lighting Celebration will consist of:
- Complimentary photos with Santa
 - Reindeer meet & greet
 - Complimentary hot cocoa
 - Photo Booth
 - Free family-friendly crafts
 - One potential food truck
 - Complimentary face painting & balloon animals
- NOTES**
- *No exits blocked
 - *No more than nine (9) people on stage at any given time.
 - *If applicable, food truck will be parked at least 6' from building walls
 - *If additional parking becomes a need, we will contact Vista Hermosa Sports Park, SCHS and/or DHHS to assist us with our shuttling/parking needs.

Outlets
at San Clemente

ADDENDUM

