

**CITY OF SAN CLEMENTE
HOUSING ELEMENT IMPLEMENTATION**

**OBJECTIVE DESIGN STANDARDS
OUTREACH REPORT**



March 2023



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INTRODUCTION

The City of San Clemente conducted Community and Stakeholder Outreach and Engagement to assist the City with implementing its Housing Element Rezoning Program as identified in its Housing Element Update Housing Action Plan. The two actions identified in the Housing Action Plan include: 1) Create and Apply a Housing Overlay District and 2) Develop and Codify Objective Design Standards for Housing Overlay Sites. The **Goals**, **Audiences**, and **Methods** are summarized as follows.

Outreach and Engagement Goals

1. Increase awareness of potential Housing Overlay sites and reasoning for proposed changes.
2. Increase awareness of potential zoning ordinance changes including the Objective Design and Development Standards and reasoning for proposed changes.

Target Audiences for Outreach and Engagement

Type	Audience
Development & Design Community	<ul style="list-style-type: none">• Developers• Architects• Design Review Subcommittee
At-Large Community	<ul style="list-style-type: none">• Residents• Business Owners• Property Owners• Community-based organizations• Public or non-profit entities
Appointed & Electeds	<ul style="list-style-type: none">• Planning Commission• City Council

Outreach and Engagement Methods

1. Community Survey
2. Stakeholder Interviews
3. Community Workshop
4. Committee/Commission/Council Outreach



**SECTION 1.
COMMUNITY SURVEY**

SUMMARY

A Community Survey was produced to gather feedback on design preferences for multi-family and mixed-use development to help the City develop Objective Design and Development Standards (“ODDS”). The survey was available online in both English and Spanish from 2/10/23 to 3/10/23. A total of 40 responses were received. Survey questions and responses are summarized on the following pages.

About the Survey

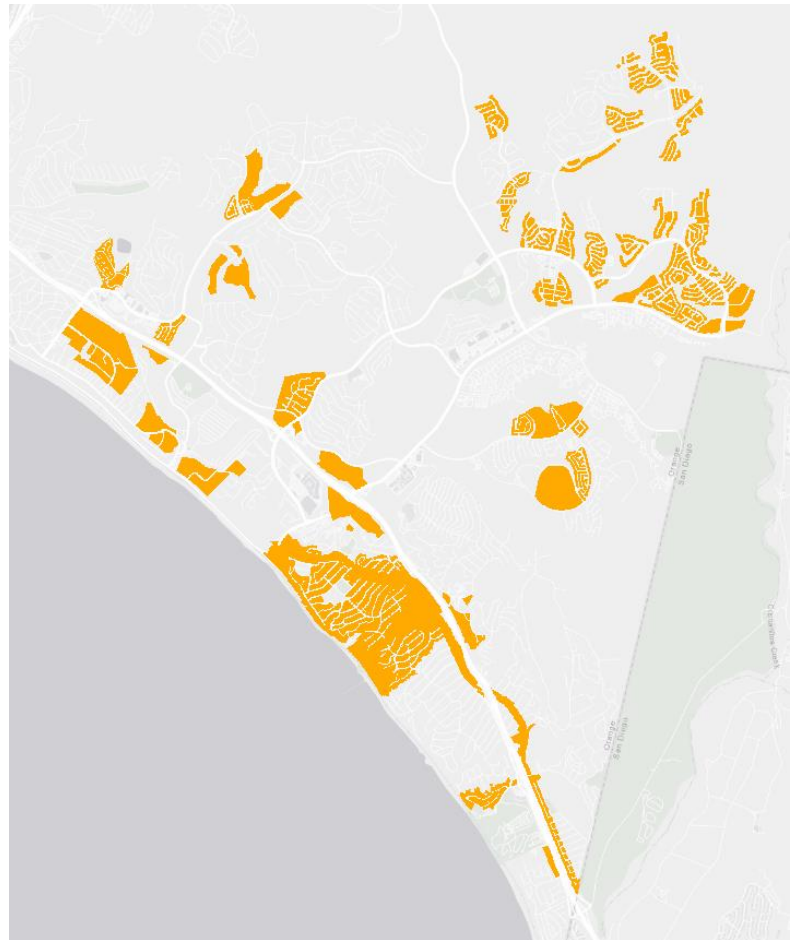
The survey consisted of 28 questions organized into 3 sections:

Section 1. Community Character

Section 2. Design Preferences

Section 3. Demographic Information

This survey was specific to multi-family and mixed-use development in San Clemente. Areas where multi-family and/or mixed-use development is permitted in the city are shown on the right.



Survey Insights

40 Total Responses

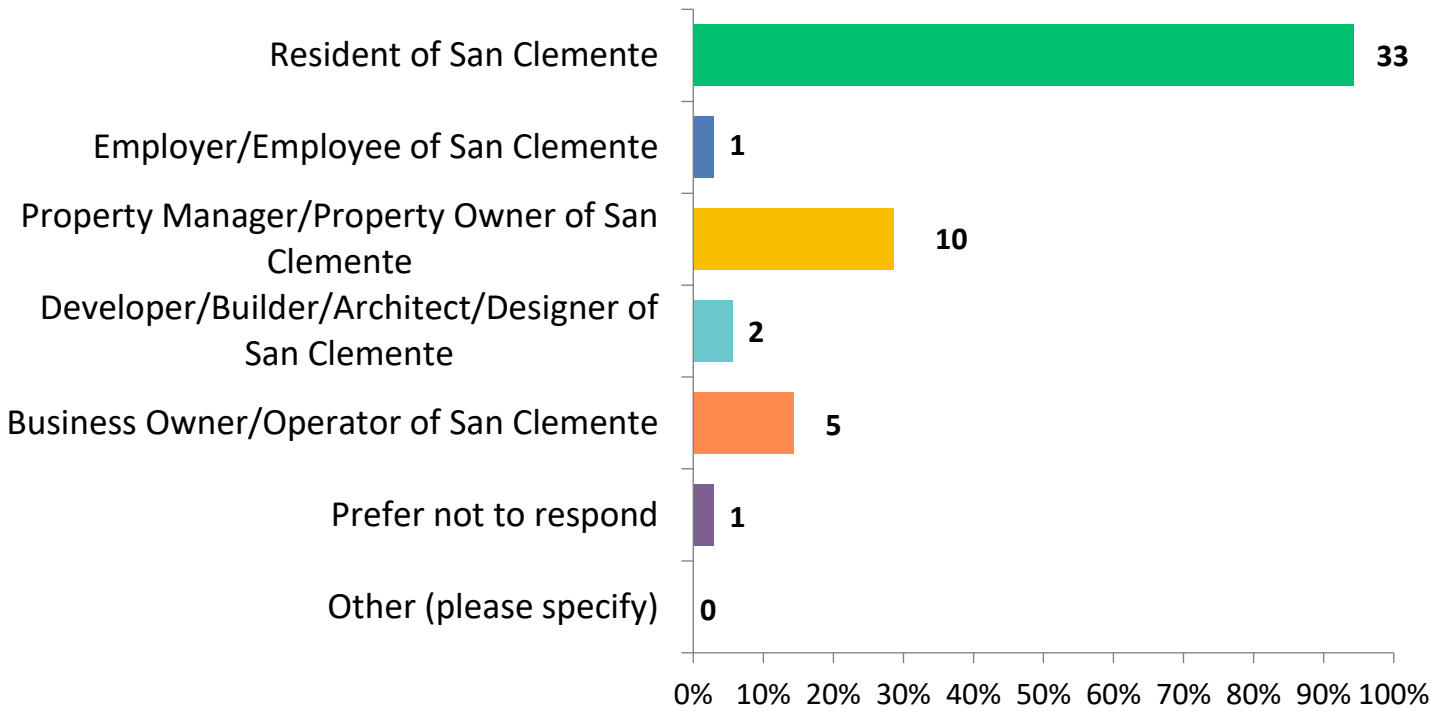
85% Completion Rate

Response Dates: **2/10/23 – 3/10/23**

RESPONDENT DEMOGRAPHICS

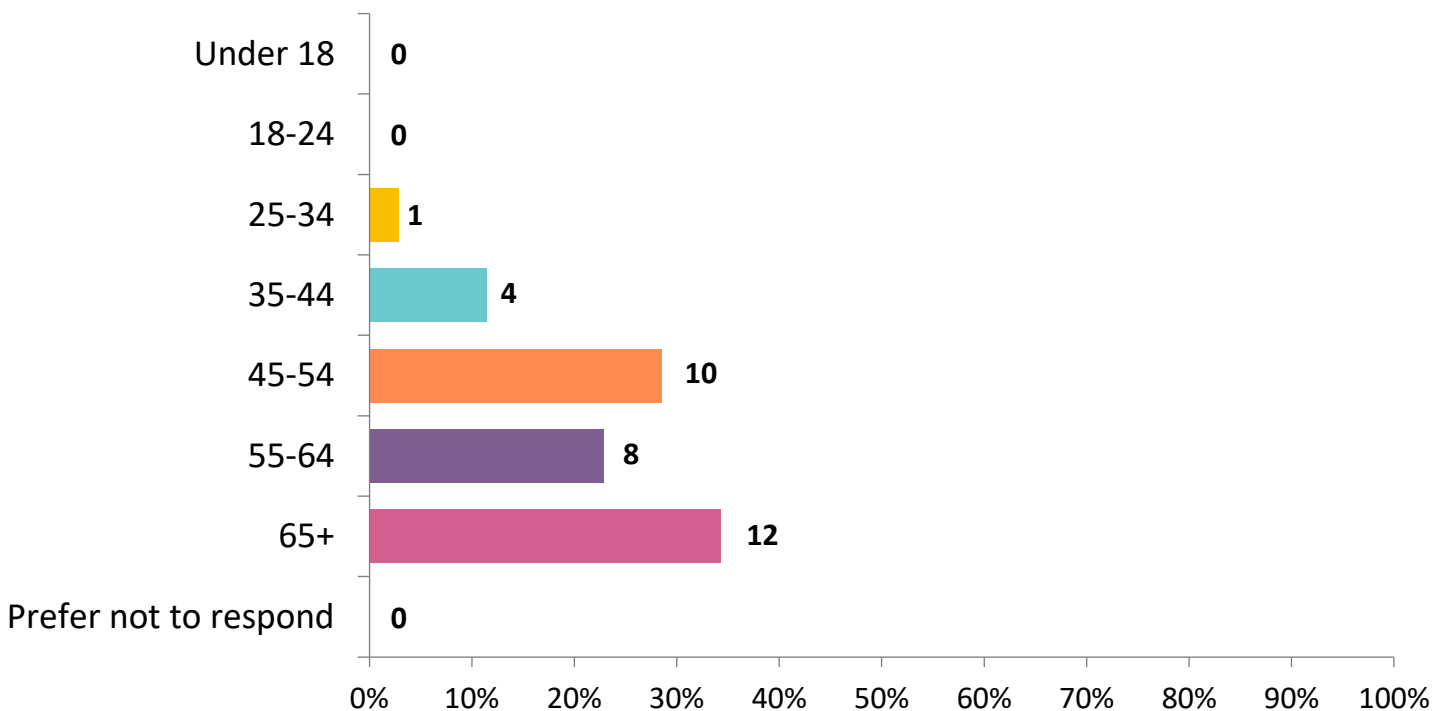
I am a ...

35 Respondents



Age

35 Respondents



COMMUNITY CHARACTER

Community character refers to the distinct identity of a place. It is the collective impression a neighborhood or community makes on residents and visitors. This section provides insight on how respondents defined the character of San Clemente. From the survey, we can see that **89%** of the responses (40 out of the 45 buildings mentioned) are **Spanish Colonial** architectural styles with **irregular or articulated massing**.

What is your favorite building in San Clemente?

40 Respondents

No. 1 Casa Romantica

- Responses: 20
- Architectural Style: Spanish Colonial
- Mass: Irregular



Source: Casa Romantica Cultural Center and Gardens facebook page

No. 2 Ole Hanson Beach Club

- Responses: 5
- Architectural Style: Spanish Colonial
- Mass: Additive with articulation in the center



Source: <https://www.thesoutherncaiforniabride.com/>

No. 3 Historic City Hall

- Responses: 3
- Architectural Style: Spanish Colonial
- Mass: additive with articulation in the center



Source:
<https://www.flickr.com/photos/traderchris/5583027107>

No. 4 Raya's Paradise

- Responses: 2
- Architectural Style: Spanish Colonial
- Mass: Irregular



Source: rayasparadise.com

No. 4 South of Nick's Building

- Responses: 2
- Architectural Style: Spanish Colonial
- Mass: Additive with articulation on the side



Source: *google street view*

No. 5 Other Responses

- Responses: 1
- Architectural Style: Spanish Colonial
 - San Clemente Apartments
 - Vista Pacifica Villas
 - Cotton Point Senior Housing
 - 249 Avenida Santa Barbara (Residence)



- Historic Miramar Theatre
- Orange County Fire Authority Station #60
- Orange County Library – San Clemente Branch
- San Clemente Community Center
- La Casa Pacifica



- Architectural Style: Stucco/Spanish
 - Ralph's at Ocean View Plaza



- Architectural Style: Modern
 - Single-Family Residence at 610 Calle Puente



- Architectural Style: Farmhouse
 - Los Molinos Beer Co

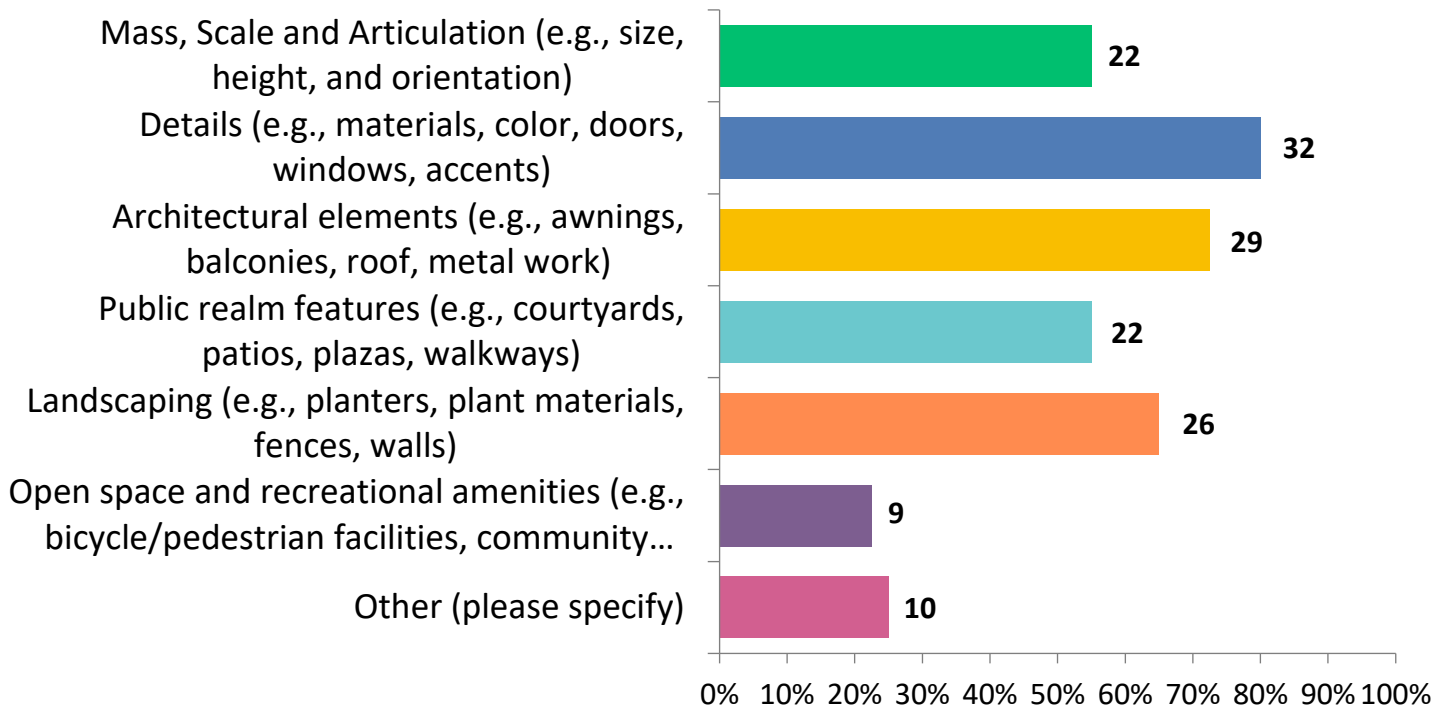


- Architectural Style: Modern/Stucco
 - Icons of Surf



Which design features do you like most about that building?

40 Respondents



Other liked features include:

- Historical Relevance → Casa Romantica, Casa Pacifica
- Cultural Interest → Casa Romantica
- Ocean/Beach View → Casa Romantica, Vista Pacifica Villas
- Landscaping → South of Nick’s Building

No. 1 Casa Romantica

- 90% like the details
- 85% like landscaping
- 75% like architectural elements
- 65% like public realm features

No. 2 Ole Hanson Beach Club

- 100% like the details
- 100% like architectural elements
- 100% like public realm features
- 80% like mass, scale, and articulation

Between the top two responses (Casa Romantica and Ole Hanson Beach Club), respondents generally prefer massing with distinctive articulation, public realm features such as open courtyards and flat lawns, in addition to a variety of site features such as planters, shrubs, trees, steps, rails, etc.

What is your favorite street/corridor in San Clemente?

40 Respondents

No. 1 Avenida Del Mar

- Responses: 21

Source:
<https://www.planetware.com/california/top-rated-things-to-do-in-san-clemente-us-ca-600.htm>



No. 2 El Camino Real

- Responses: 4

Avenida Del Mar, as well as a portion of El Camino Real, is within Downtown San Clemente, providing community and tourist-serving retail commercial, entertainment, restaurant, offices, art and cultural facilities, and public uses. Particularly along Avenida Del Mar and the El Camino Real intersection, the streets are lined with trees, plazas, and seating areas encourage pedestrian activity. Many of well-liked buildings mentioned earlier are along Avenida Del Mar, including San Clemente Community Center, the Library, and South of Nick's. The Historic City Hall is located at the Avenida Del Mar and El Camino Real intersection.

While two responses referred to the Avenida Del Mar and El Camino Real intersection, one response referred to South El Camino Real from Avenida Presidio to Avenida Valencia and one response referred to the bicycle and walking path on North El Camino, north of Avenida Pico along Coast Highway.

No. 2 Ola Vista

- Responses: 4

Ola Vista is a two-lane, north-south road with sidewalks on either side. Large trees and landscaping are abundant on either side of the road. Land uses are a mix of residential and commercial uses, with mostly commercial on its cross street with Avenida Del Mar and residential on either end.

No. 3 San Clemente Pier

- Responses: 2

Source:
<https://www.planetware.com/california/top-rated-things-to-do-in-san-clemente-us-ca-600.htm>



No. 3 Esplanade

Esplanade is a two-lane, northeast-southwest road with sidewalks on either side. Large trees and landscaping are abundant on either side of the road and on the island in the middle of the road. Land uses are predominately residential.

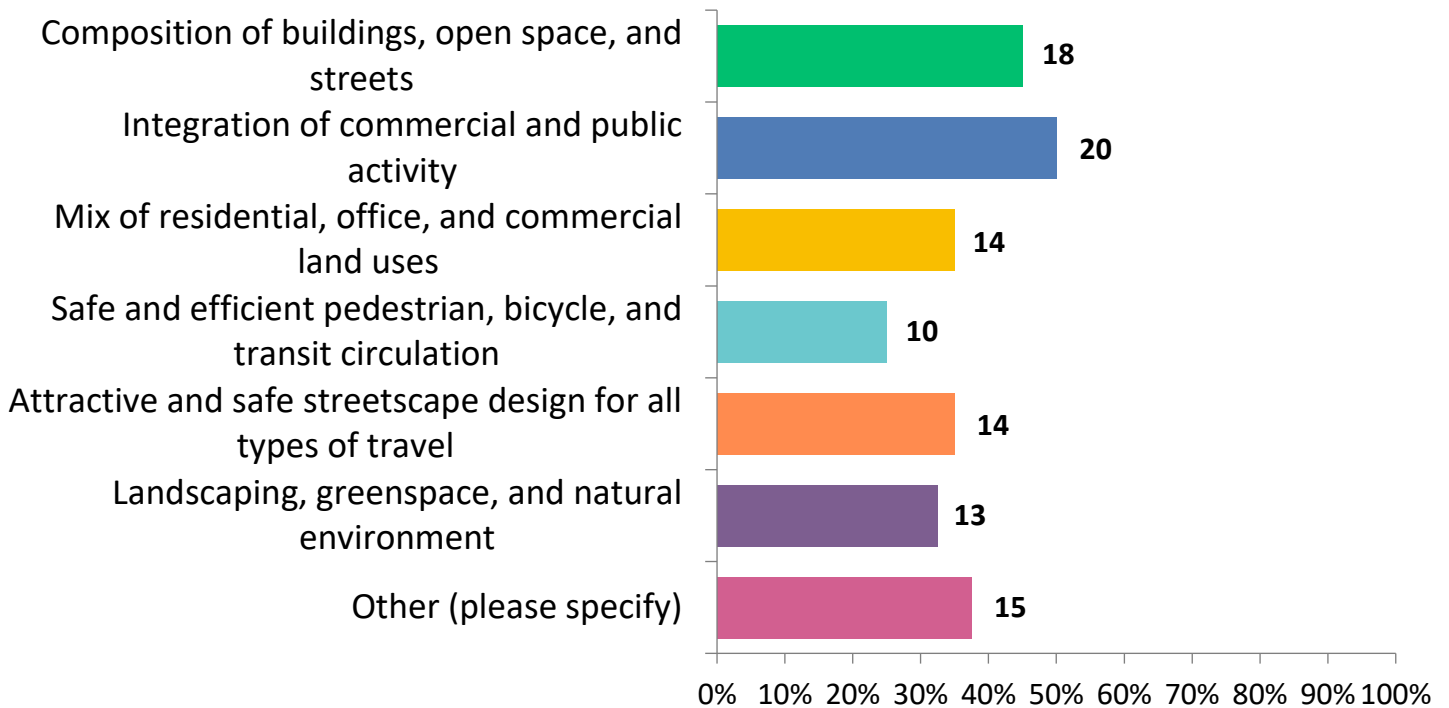
No. 3 Calle de Los Alamos

Calle de Los Alamos is a two-lane, curved, residential neighborhood street with sidewalks on either side. Large trees and landscaping are abundant on either side of the road.

No. 4 Others

- Ave Salvador (Steep Neighborhood) – homes and views
- Avenida Princesa –wide streets
- Camino de Estrella
- Los Alamos
- Los Molinos district
- Neighborhoods between Del Mar and North Beach – want to see more development here e.g., mixed use, restaurants/breweries, housing.
- Paseo de Cristobal – lovely homes leading to an amazing view overlooking surfers
- Pico and Vista Hermosa
- Riviera District
- Trestles District (El Camino Real & Avenida San Luis Rey)

Which design features do you like most about that street/corridor? 40 Respondents



No. 1 Avenida Del Mar

- 81% like integration of commercial and public activity
- 48% like composition of buildings, open space, and streets
- 48% like mix of residential, office, and commercial land uses

Other liked features include:

- Outdoor dining
- Provides a downtown destination
- Restaurants and nice shops
- Historic and quaint
- Architecture and Mediterranean feel

No. 2 El Camino Real

75% like Safe and efficient pedestrian, bicycle, and transit circulation

Other liked features include:

- Bicycle path

No. 2 Ola Vista

50% like landscaping, greenspace, and natural environment

Other liked features include:

- Eclectic architecture
- Quiet residential neighborhood street
- Historic aesthetic

Overall, respondents like streets and corridors that have a mix of uses and public activity. Streetscapes with greenery, ocean views, and walkability are also attractive features. Two respondents mentioned a lack of parking within the Downtown area during weekends and the lack of setbacks overwhelming pedestrians on Del Mar.

What words describe the architectural character of San Clemente?

40 Respondents



Placeholder for concluding language.

DESIGN PREFERENCES

"Design" generally refers to the appearance, arrangement, and function of buildings and spaces. Help us understand your preferences and priorities for building and site design in San Clemente.

This section includes 3 parts:

- Part 1. Visual Preferences
- Part 2. Design Preferences
- Part 3. Design Priorities

PART 1. VISUAL PREFERENCES

The following section shows various images of mixed-use and/or multi-family developments. Let us know your likes and dislikes of each development (i.e., your visual preference).

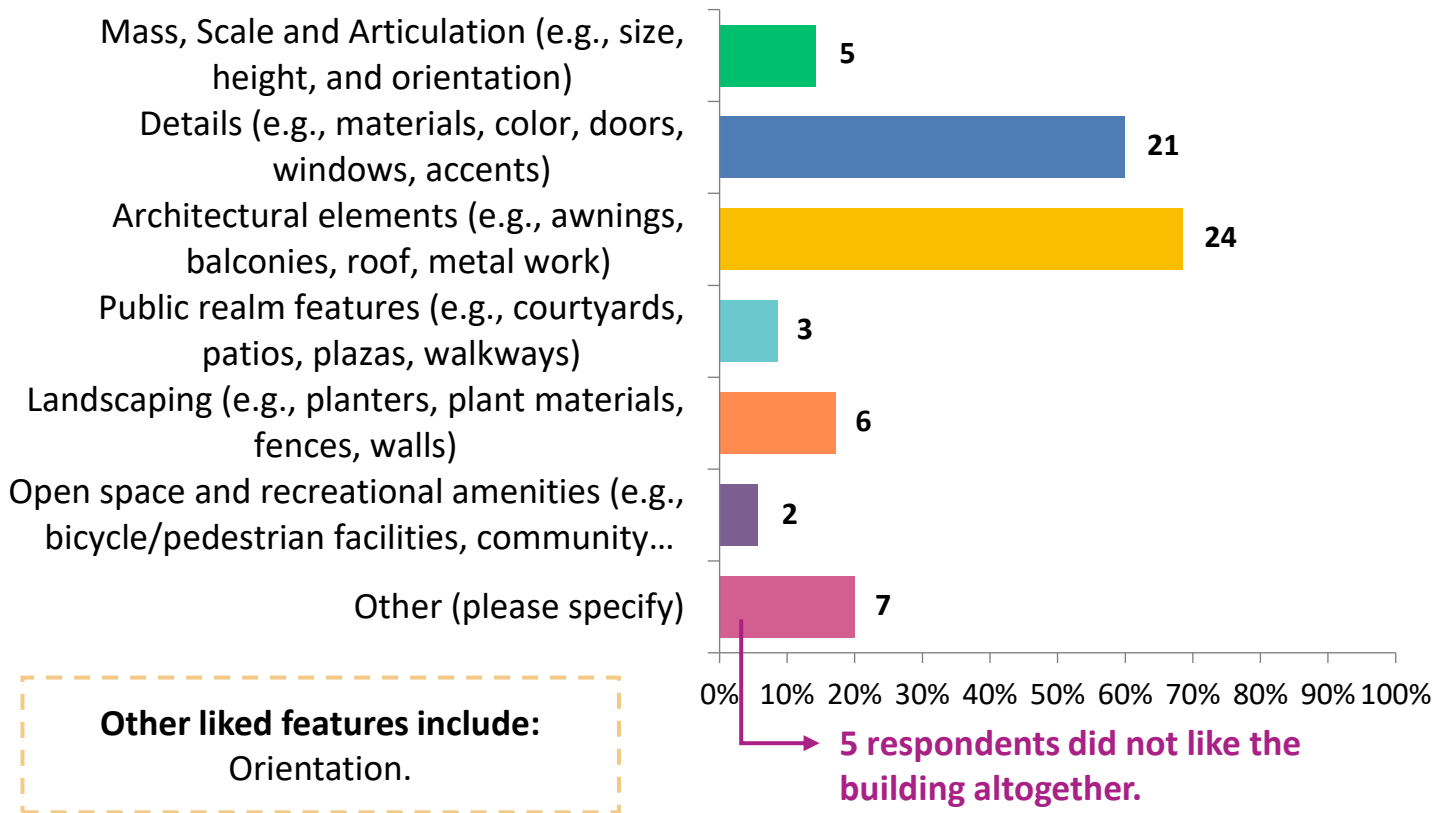
Example No. 1: Mixed Use Development (Conceptual)

Three-story mixed use development with ground floor retail.



Which design features do you like most about this building?

35 Respondents



What would you change about the design of this building?

35 Respondents

Height: 12 respondents felt like the building was too high, and two (2) stories would work better. 2 respondents felt like it could be too high if the building would obstruct views. However, 1 respondent doesn't mind 4 stories.

Mass: 2 respondents felt like the building was too large and 1 respondent felt like the building is too narrow for its height. However, 1 respondent felt like the building could be larger so the architecture wouldn't feel isolated.

Details: 4 respondents do not like the windows, including 2 who don't like the bars and 1 that doesn't like the pane. 2 respondent felt like the building could use more variety and articulation in its frontage, such as awnings and window insets.

Architectural Elements: 4 respondents do not like the roof, including 1 who thinks the roof pitch is too steep and 1 who would like a pitched roof.

Public Realm Features: 6 respondents would like to see setbacks or a larger storefront to encourage pedestrian activity or provide for outside sitting areas.

Landscaping: 3 respondents would like to see planters, trees, and/or bike racks. 2 respondents would like to see commercial use on the ground floor.

* 6 respondents would not make changes/did not respond.

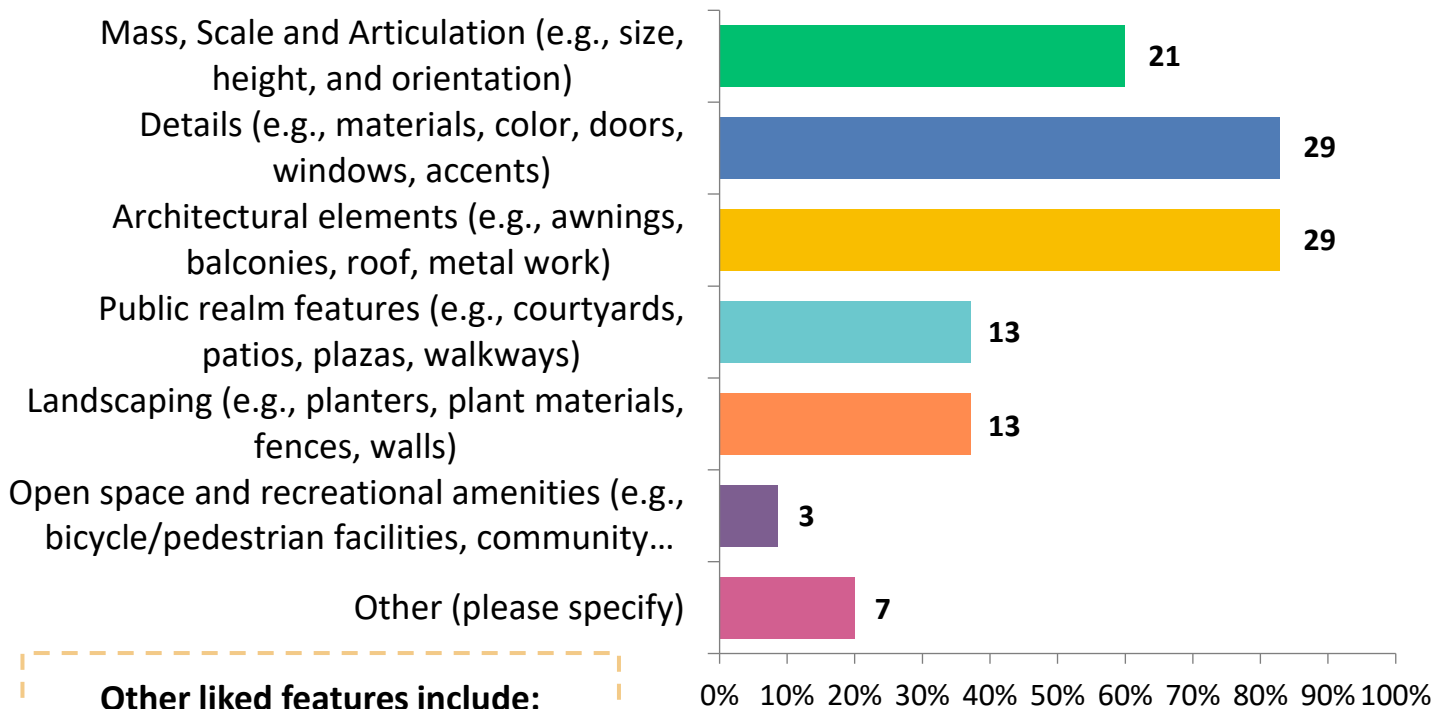
Example No. 2: Santiago Mixed Use Development (Actual)

Two story mixed-use development with ground floor retail.



Which design features do you like most about this building?

35 Respondents



Other liked features include:

- Underground parking
- Fits San Clemente's character

What would you change about the design of this building?

35 Respondents

Height: 2 respondents felt like the building should not exceed the height of two stories. 1 respondent would like to see a taller building to incorporate more housing and density since it is on El Camino Real.

Mass: 2 respondents felt like the building was too large and 1 respondent felt like the building need more articulation on the right front side.

Details: 2 respondents would like to see awnings. 1 respondent felt like the second story windows should match the arched style of the first story; however, another respondent felt like the 6 identical arched windows should vary in design. 1 respondent would like to see a larger balcony.

Architectural Elements: 1 respondent felt like the architectural type, Spanish revival, is too traditional, while another felt like the architectural type, modern Spanish, lacks character.

Public Realm Features/Amenities: 5 respondents would like to see setbacks and open space, such as courtyards, walkways, plazas, outdoor seating, etc. 1 respondent felt like the entrance is not obvious. 1 respondent is concerned about the provision of parking.

Landscaping: 1 respondents would like to see more landscaping.

** 18 respondents would not make changes/did not respond.*

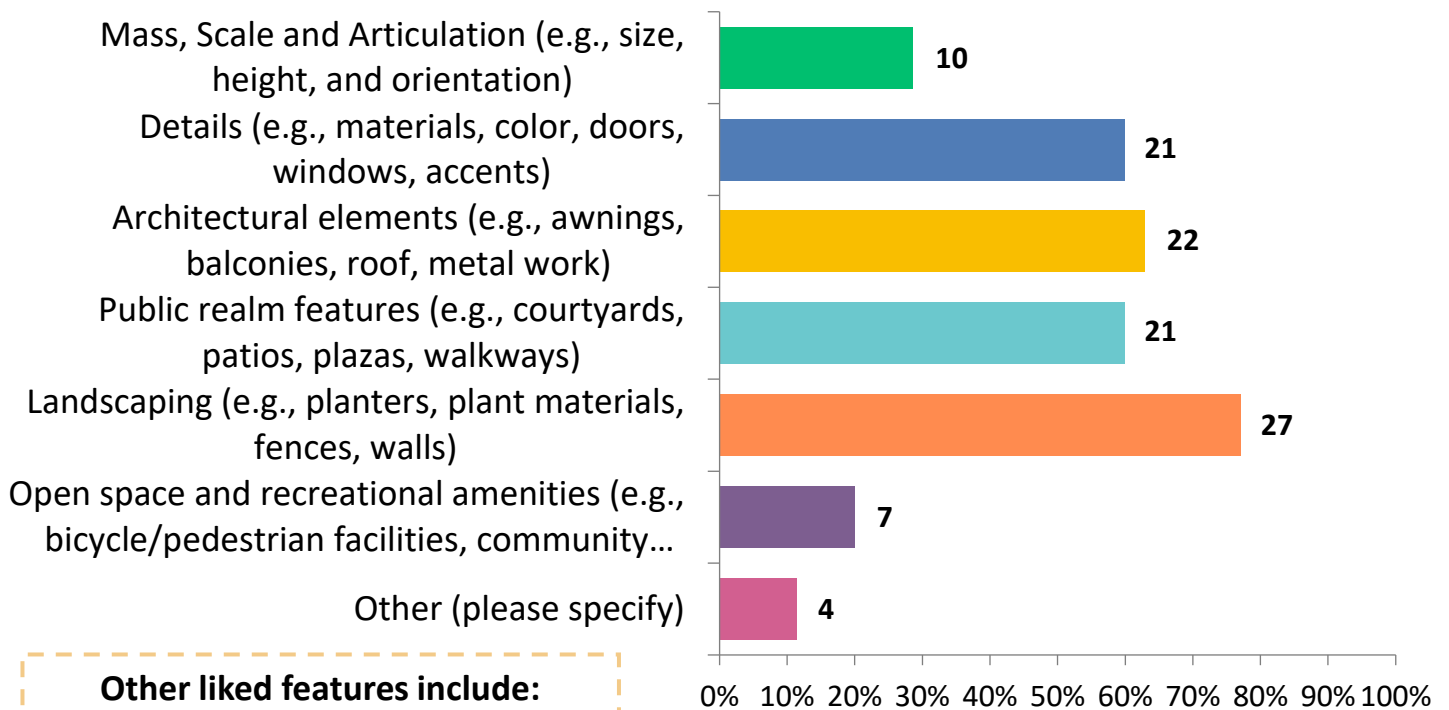
Example No. 3: MemorialCare Mixed Use Development (Conceptual)

Three story mixed-use development with senior housing and medical offices.



Which design features do you like most about this building?

35 Respondents



Other liked features include:

- Orientation.
- Pop of color with the awning
- Red tile roof

What would you change about the design of this building?

35 Respondents

Height: 4 respondents felt like the building was too high, and two (2) stories would work better. 1 respondents don't mind 4 stories.

Mass: 10 respondents felt like the building was too large and 2 respondent felt like the density was too high.

Details: 1 respondent did not like the monochromatic color scheme. 1 respondent did not like the color of the awnings. 2 respondents felt like there were conflicting pseudo-Spanish architectural elements and was a poor attempt at the Spanish vernacular.

Architectural Elements: 2 respondents would like more varied roofline for a more interesting look; however, 1 respondent would like to simplify the roofs and breaks.

Public Realm Features: 1 respondent would like to see more open space. Another would like to increase the number of buildings to allow for walkways and mini pocket parks.

Amenities: 1 respondent likes the idea of adding commercial use for a mixed use development. 4 respondents are concerned about the provision of parking.

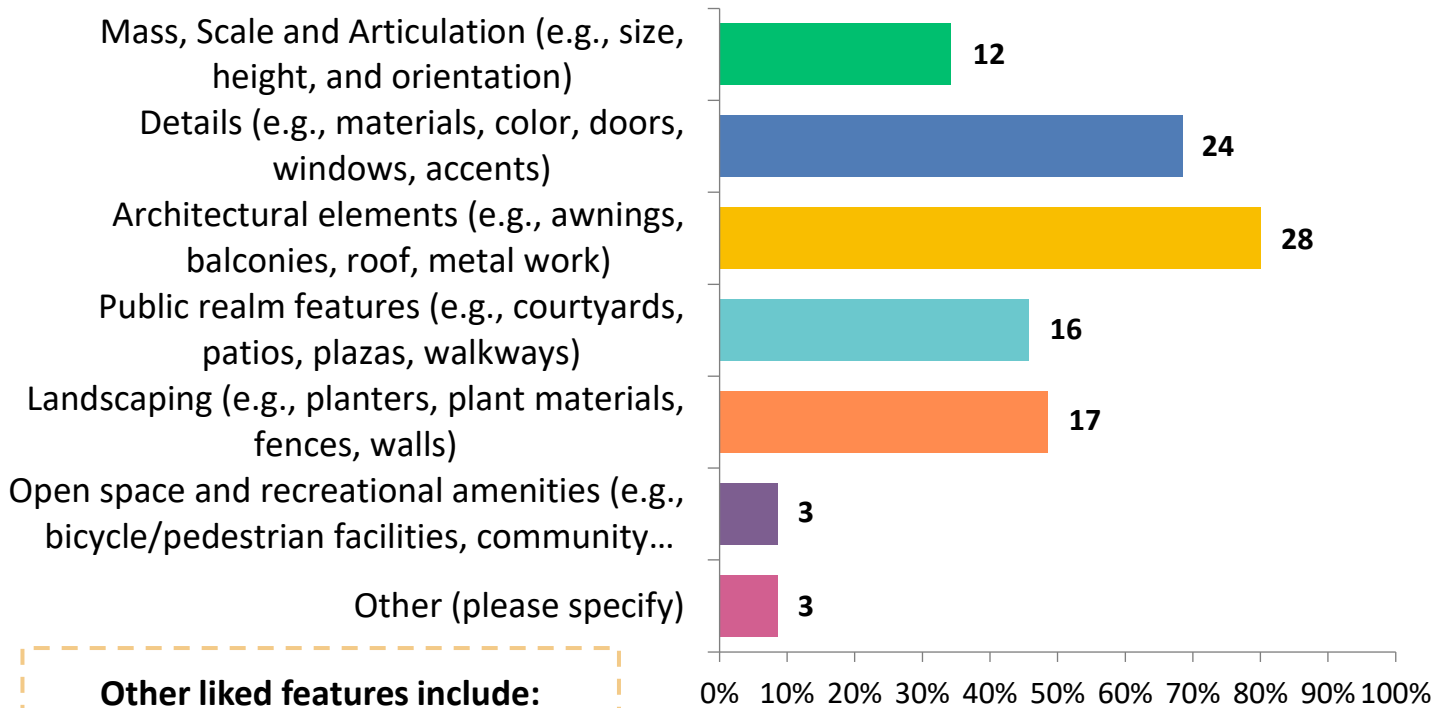
** 15 respondents would not make changes/did not respond.*

Example No. 4: Cotton's Point multi-family residential development



Which design features do you like most about this building?

35 Respondents



Other liked features include:

- Orientation
- Tucked-back

What would you change about the design of this building?

35 Respondents

Height: 12 respondents felt like the building was too high, and two (2) stories would work better. 2 respondents felt like it could be too high if the building would obstruct views. However, 1 respondent don't mind 4 stories.

Mass: 2 respondents felt like the building was too large and 1 respondent felt like the building is too narrow for its height. However, 1 respondent felt like the building could be larger so the architecture won't feel isolated.

Details: 4 respondents do not like the windows, including 2 who don't like the bars and 1 that doesn't like the pane. 2 respondent felt like the building could use more variety and articulation in its frontage, such as awnings and window insets.

Architectural Elements: 4 respondents do not like the roof, including 1 who thinks the roof pitch is too steep and 1 who would like a pitched roof.

Public Realm Features: 6 respondents would like to see setbacks or a larger storefront to encourage pedestrian activity or provide for outside sitting areas.

Landscaping: 3 respondents would like to see planters, trees, and/or bike racks. 2 respondents would like to see commercial use on the ground floor.

** 23 respondents would not make changes/did not respond.*

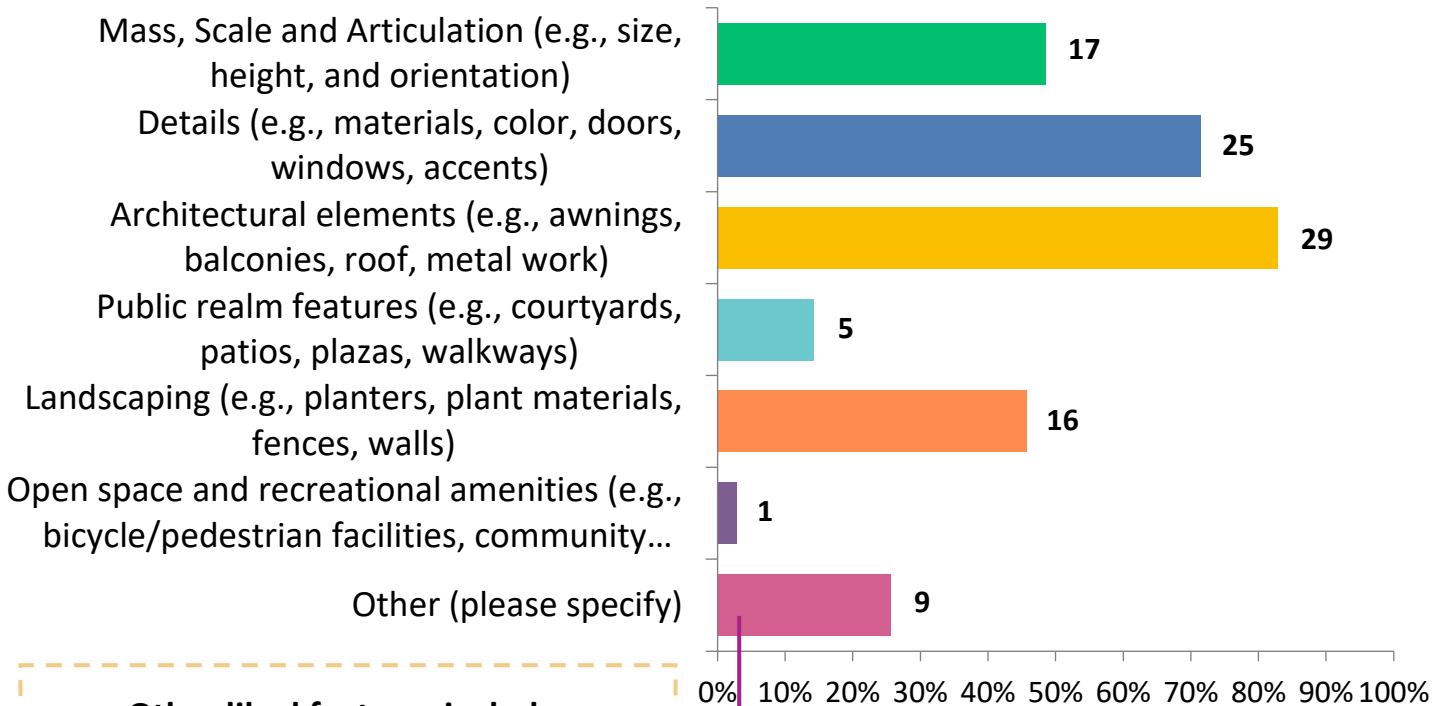
Example No. 5: Calle Las Bolas multi-family residential development

Multi-story residential development.



Which design features do you like most about this building?

35 Respondents



Other liked features include:

- Wood garage doors and blue shutters
- Stepped-back building mass

3 respondents did not like the building altogether.

What would you change about the design of this building?

35 Respondents

Height: 3 respondents felt the building was too tall.

Mass: 12 respondents felt like the building was too large and overwhelming. 1 respondent felt like the building was too crowded. 3 respondents does not like the layering of the building; however, 1 respondent would like to see more articulation.

Details: 1 respondent felt like the front is a little plain and another would like to see more awning and window insets. 1 respondent felt that the architectural style was not quite Spanish Colonial Revival.

Architectural Elements: 1 respondent would like to see tile on the step risers, colorful pots beside the steps, as well as personality on the chimney tops.

Public Realm Features: 5 respondents would like to see open space and public realm features, including open space for gatherings and play, walkways, patios, and an elevator. 1 respondent is concerned about parking.

Landscaping: 3 respondents would like to see more planters and landscaping.

** 15 respondents would not make changes/did not respond.*

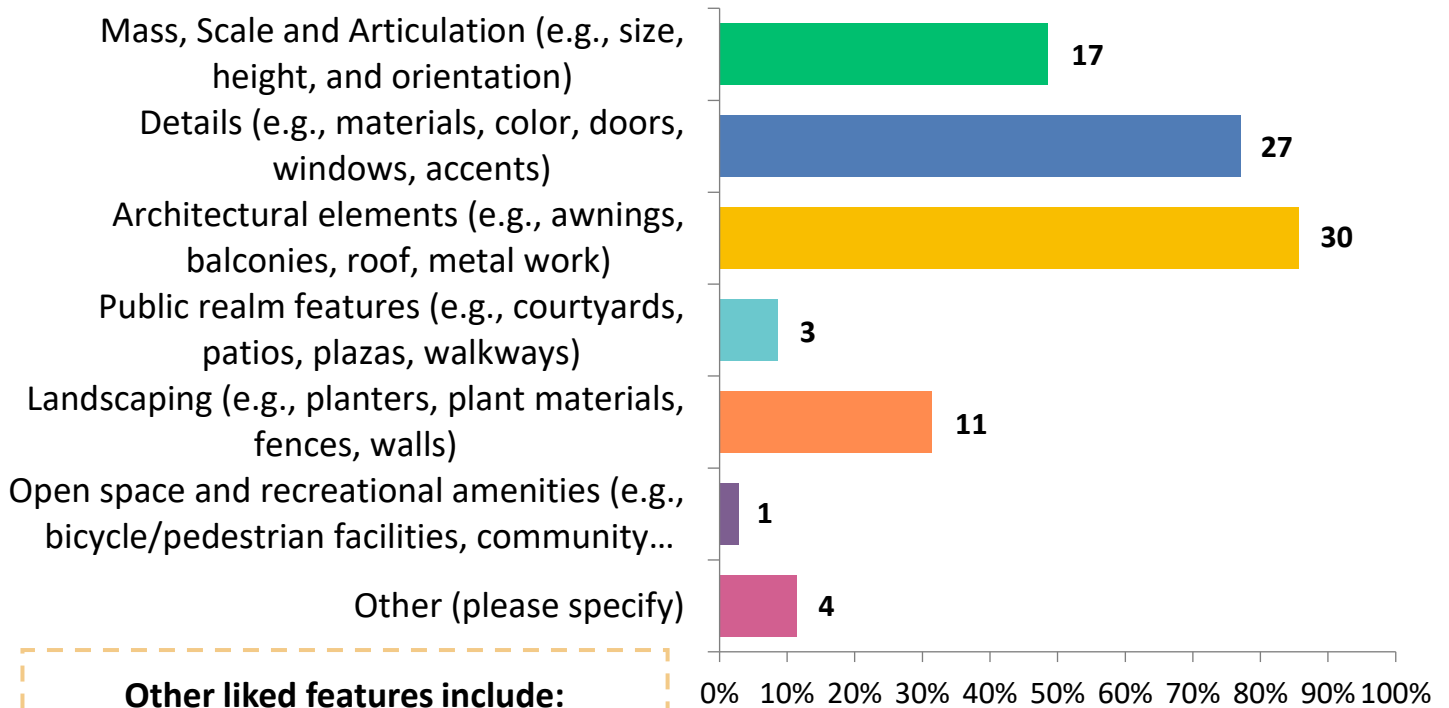
Example No. 6: Multi-family residential development

Three-story multi-family residential development.



Which design features do you like most about this building?

35 Respondents



Other liked features include:

- Setback, side yard setback/open space
- Off-street parking

What would you change about the design of this building?

35 Respondents

Height: 1 respondent felt like the height does not fit the overall history of low one to two story residential structures.

Mass: 1 respondent would like to break up the left right symmetry.

Details: 1 respondent felt like the building was a little plain. 3 respondents would like to see a different style/character, including adding stone or brick at the base of the building, the Spanish style versus the Tuscan style color palette, and another Spanish style apart from the Ole Hanson. A respondent would like to replace the balcony wall with railings and another would like to see additional awnings. 1 respondents would like a different garage door design.

Architectural Elements: 1 respondent would like to see a cleaner roof line.

Public Realm Features/Amenities: 1 respondent would like parking in the back so that there are no visible garage doors. 1 respondent felt like there were not enough parking. 2 respondents would like more outdoor area and patios.

Landscaping: 3 respondents would like to see more landscaping, planters, and plants.

** 19 respondents would not make changes/did not respond.*

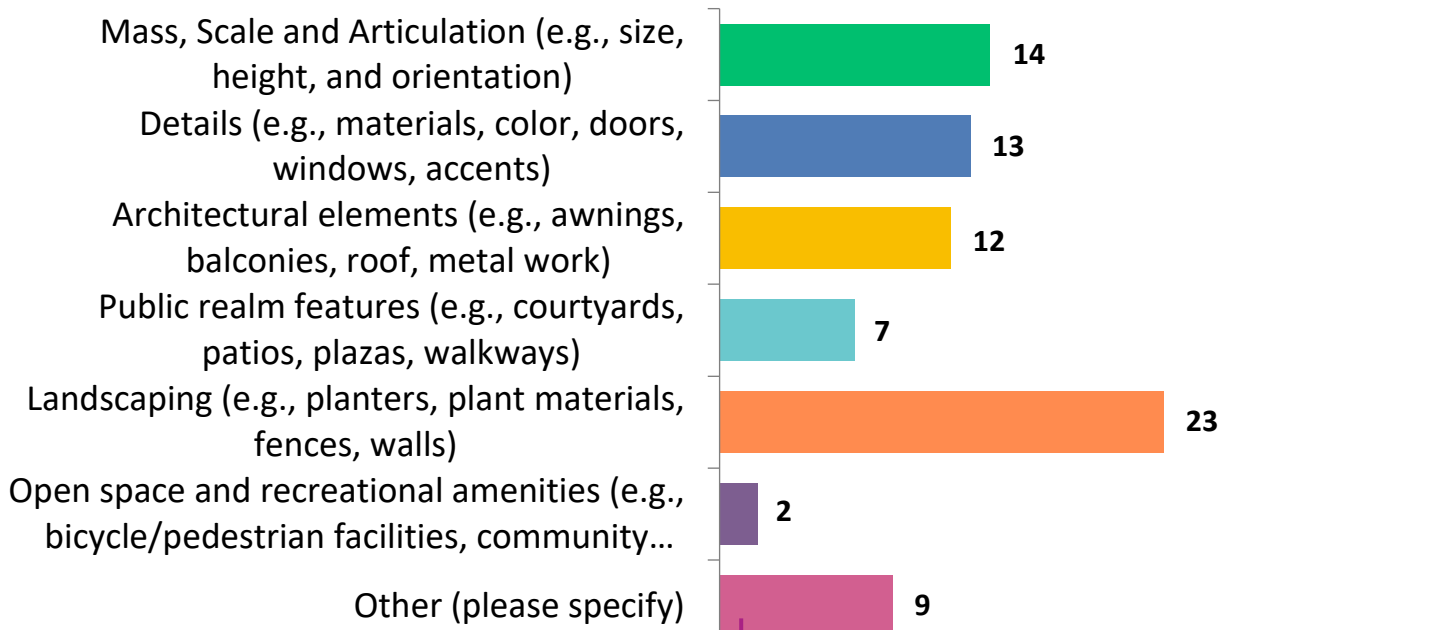
Example No. 7: Multi-family residential development

Two-story multi-family development.



Which design features do you like most about this building?

35 Respondents



Other liked features include:

- Different style
- Space between units
- Flat roof deck

7 respondents did not like the building altogether.

What would you change about the design of this building?

35 Respondents

Height: 1 respondent would like to add one more story and another would like to change the height of the building too.

Mass: 2 respondents would like to increase the density of the building. 2 respondent felt like the building was too boxy and adding some dimension/articulation would be good.

Details: 14 respondents felt like the modern style is out of character for the city and most would prefer a Spanish architectural style to maintain the city's identity. 3 respondents does not like the gray and black colors of the building.

Architectural Elements: 2 respondents does not like the tall wall plane and feels like the building is too plain.

Public Realm Features: 1 respondent would like to see a larger balcony or no balcony at all. 1 respondent does not like the privacy wall in the front and would prefer an open front yard and entrance so the building would feel like a part of the community. 1 respondent is concerned about parking.

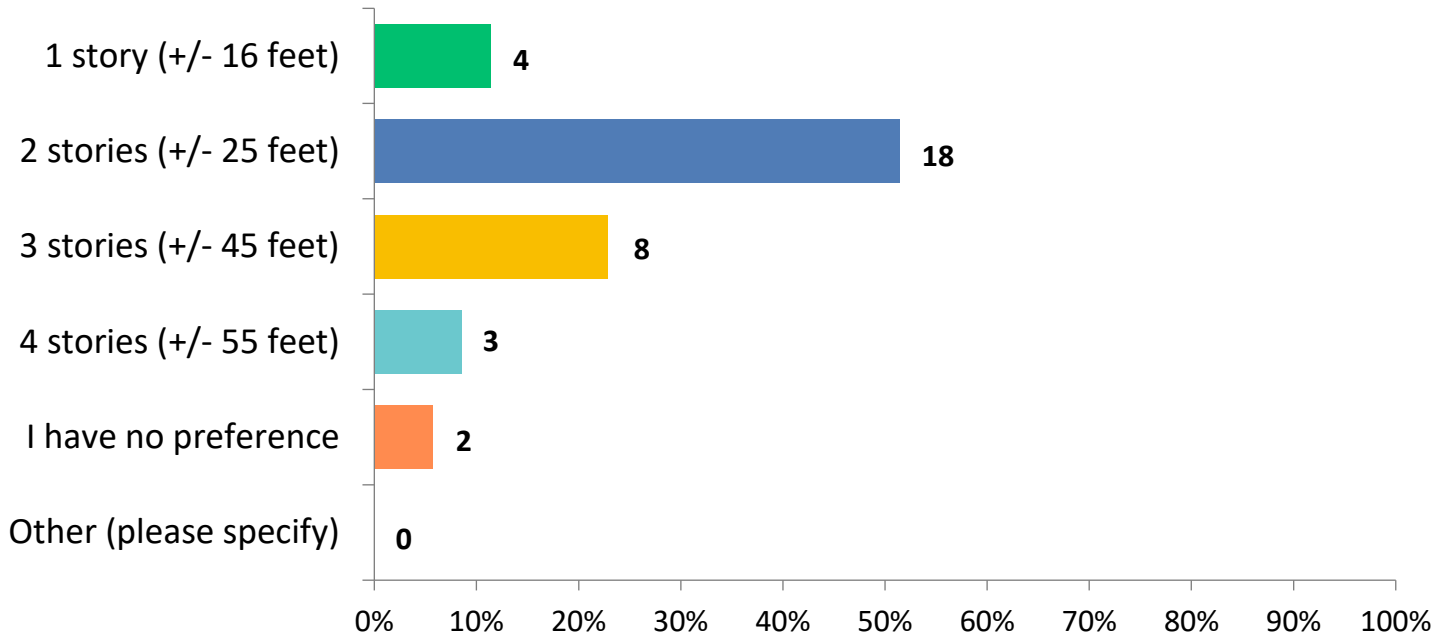
** 13 respondents would not make changes/did not respond.*

PART 2. DESIGN PREFERENCES (“THIS OR THAT”)

This section asks respondents to choose their preference of each development standard (i.e., your design preference) that are typically applied to new development.

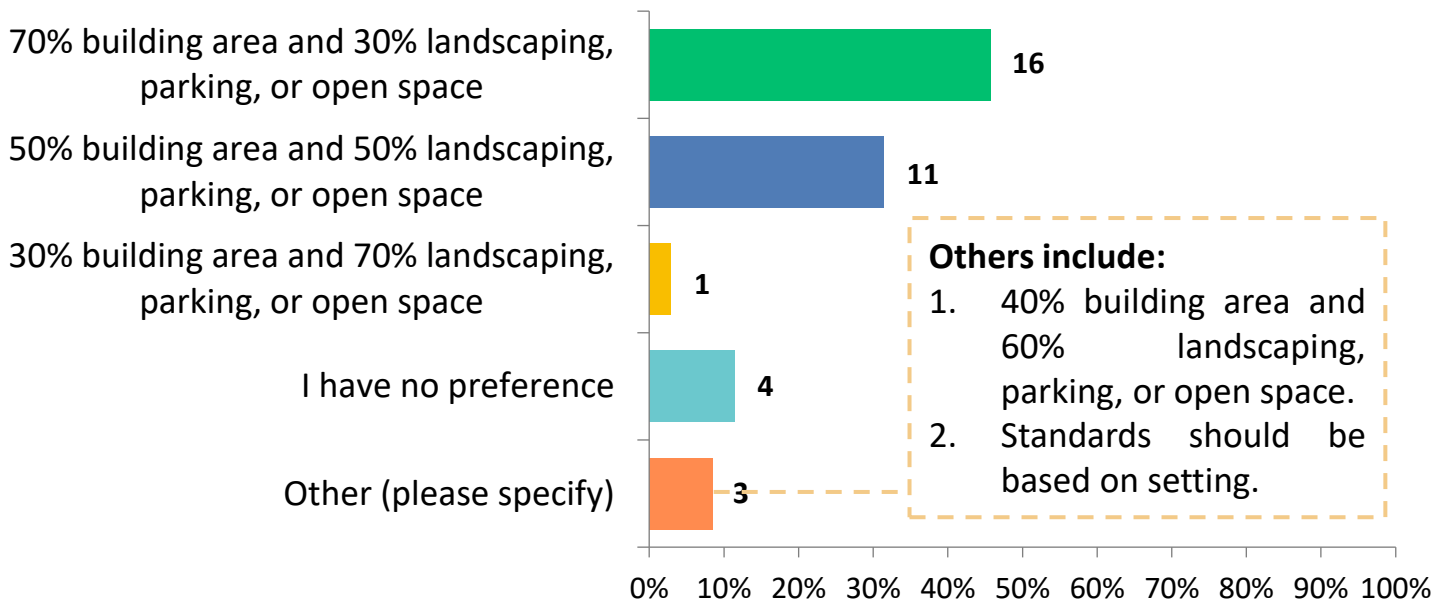
My preference for Building Height Limitations for Multi-Family and Mixed-Use Developments is:

35 Respondents



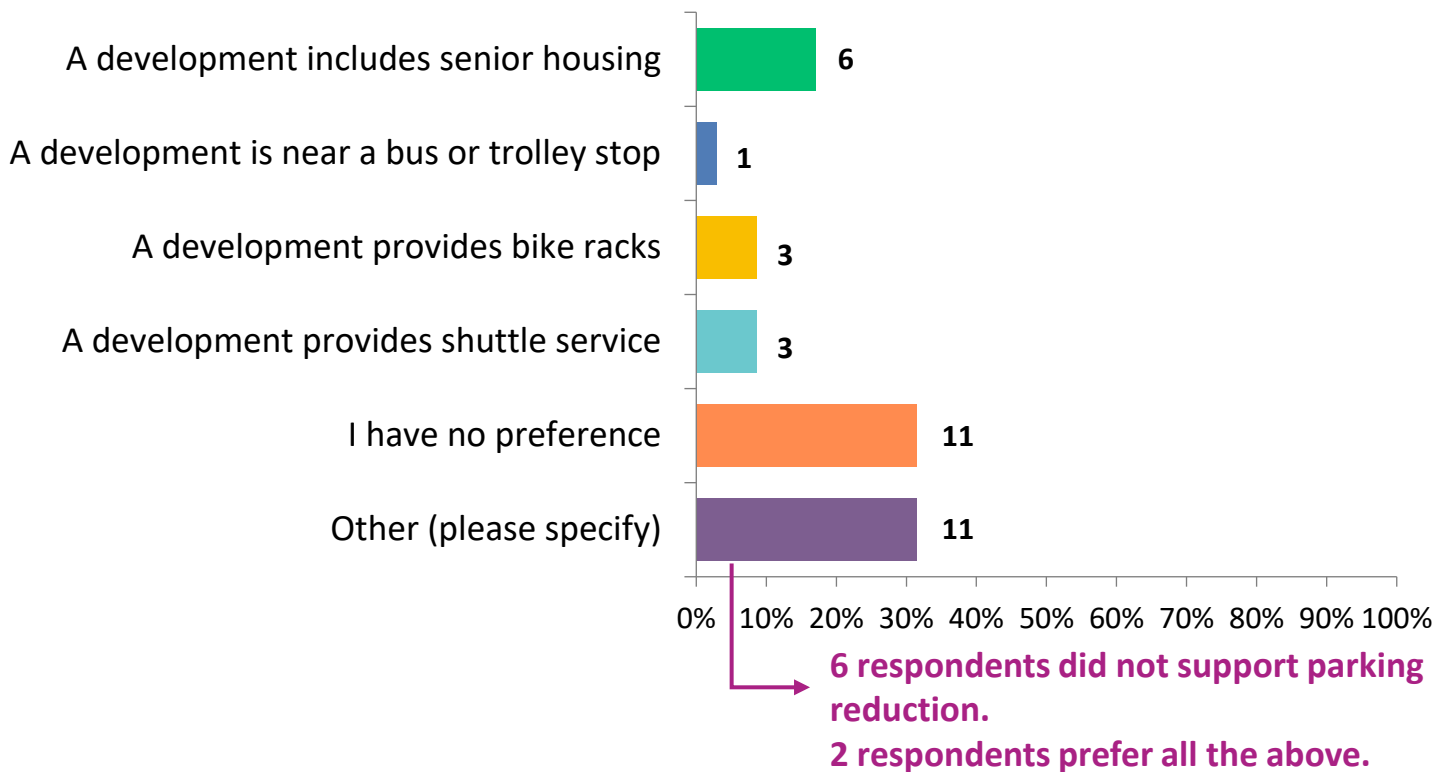
My preference for Building Area and Lot Coverage (i.e., what percentage of a property should be used for buildings vs. landscaping, parking, or open space) for Multi-Family and Mixed-Use Developments is:

35 Respondents



My preference for Parking Reductions for Multi-Family and Mixed-Use Developments is when:

35 Respondents

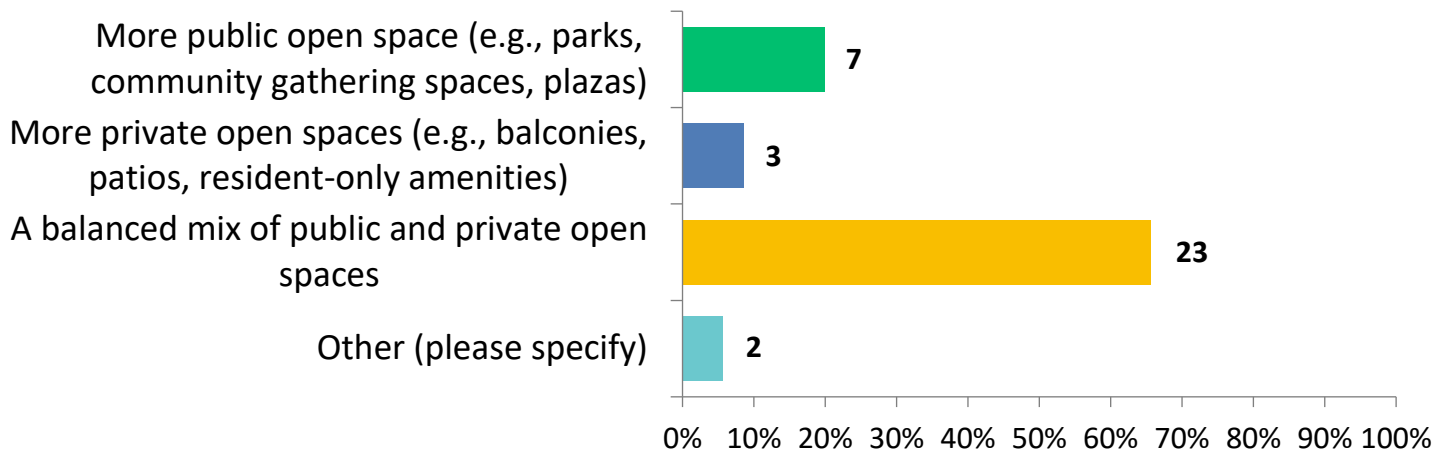


Other responses include:

1. When it can be demonstrated with a parking study the amount of parking provided is adequate based on real world data and function.
2. I favor a ratio of 1 space per bedroom plus some allowance for guest/extra parking.
3. This is a trap. All the alt trans options are great, should be encouraged. But good bicycles and ebikes should be parked inside, not in "racks." Bus service is subject to political whims. How much does the shuttle service cost the residents-- it will cost them SOMETHING somehow. And what makes anyone think that "seniors" don't need to drive around in something, even a golf cart? Provision must be made to store personal transportation somewhere, stop thinking of it as "parking allotment."
4. I don't know how you can incorporate less parking spaces with development. Just plan less development. Even Seniors have cars.
5. All new development should and must have at least 2 spot per unit.

My preference for Open Space and Recreational Amenities for Multi-Family and Mixed-Use Developments is:

35 Respondents

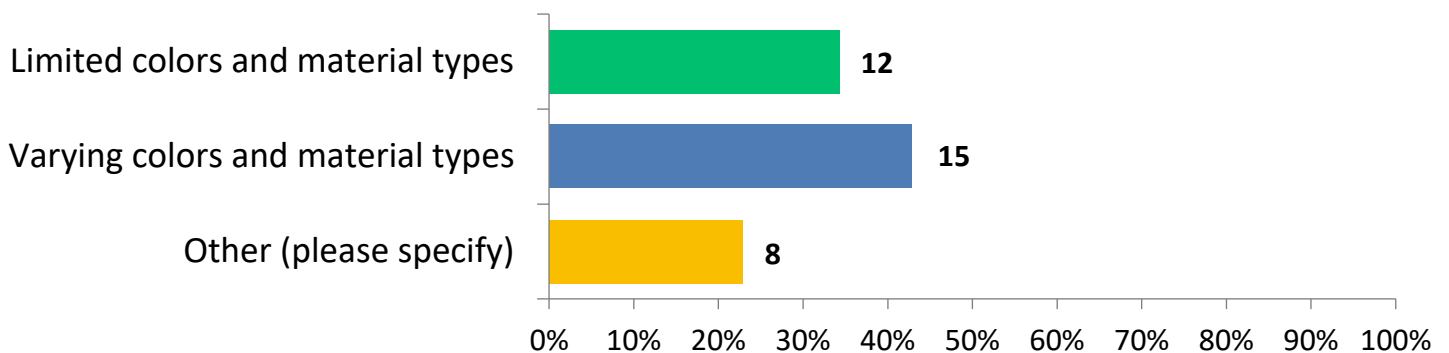


Others include:

1. Careful here. SOMEONE is going to pay for accessible open space. Will MUs get a pass on providing private open space-- build denser-- because they're next to a park? Is there a city standard now for Sq Ft open space/ Resident? If not, why not?
2. I like what Sea Summit has done

My preference for Building Design and Materials for Multi-Family and Mixed-Use Developments is:

35 Respondents



Others include:

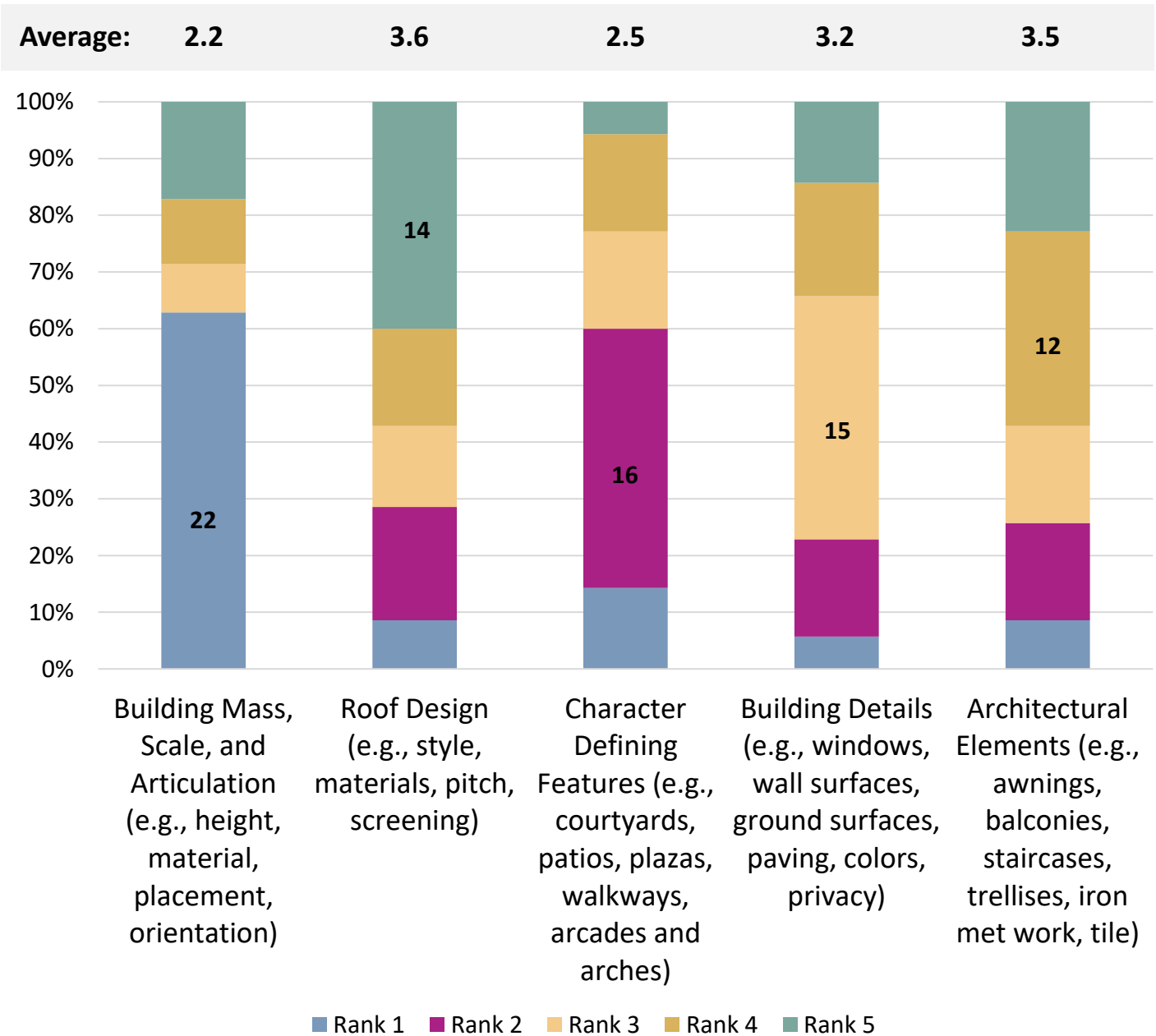
1. In keeping with the Spanish colonial revival would be extremely wise
2. Commercial public properties should stay with the Spanish style aesthetics of San Clemente. Private property with no HOA designs should not be dictated by City regulations.
3. I appreciate SCR, but also varying styles and colors that prevent regimentation.
4. Keep Spanish character
5. Limited or varied within the Spanish Colonial Revival architectural style.
6. Maintain the "Ole Hanson" style.
7. No specific theme or style.
8. Spanish Village by the Sea, Spanish Colonial Revival, Mission Style

PART 3. DESIGN PRIORITIES

This section asks respondents to rank the importance of elements for building design and the public realm of multi-family or mixed-use developments.

If you were to review a new multi-family or mixed-use development proposed in San Clemente, which of the following Building Design Elements would be most important to you?

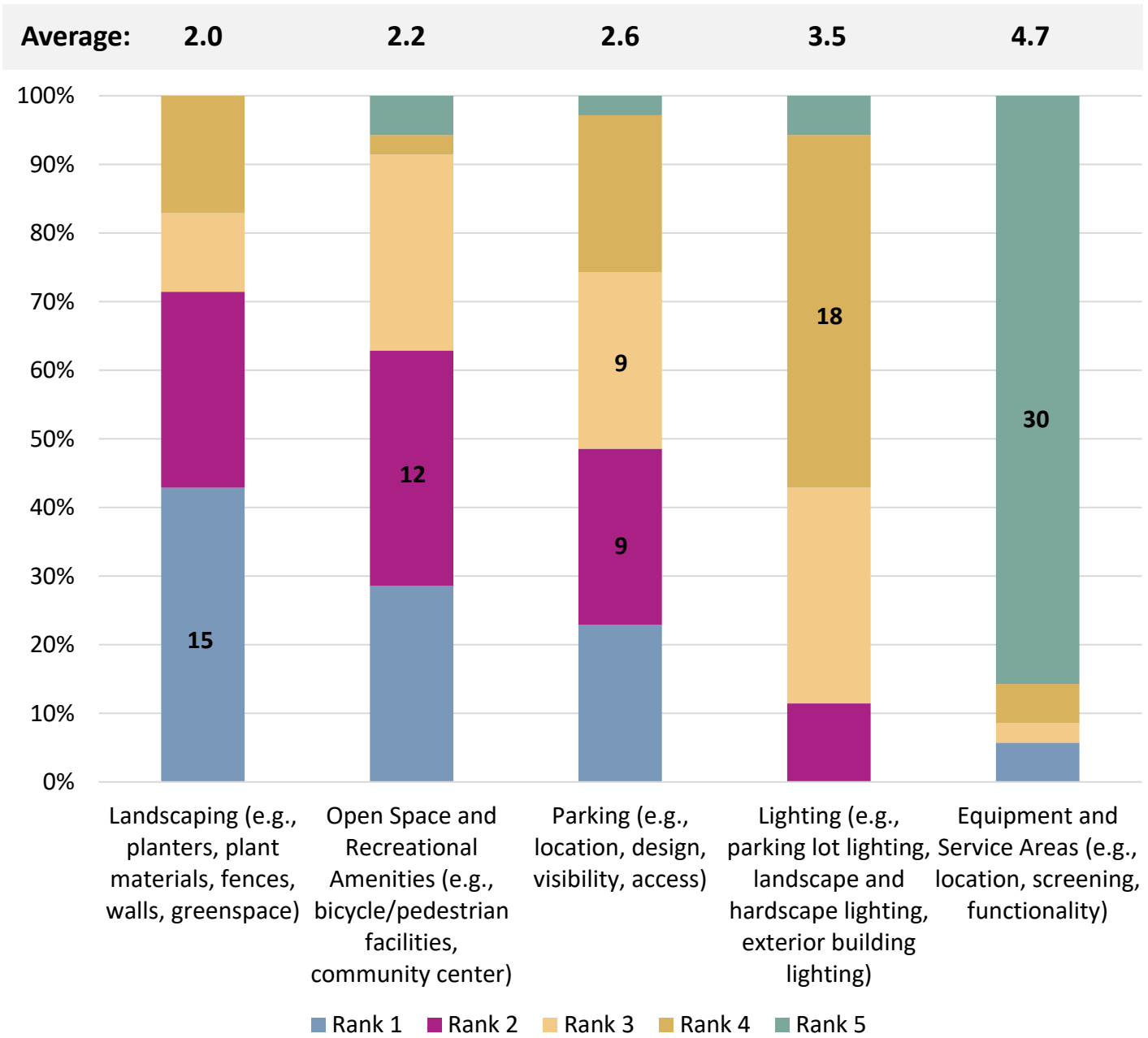
35 Respondents
(Ranking)



From the chart above, respondents think that the building mass, scale, and articulation is the most important building design element for new multi-family or mixed-use development projects. The second most important design element is character defining features, and the least important design element is roof design.

If you were to review a new multi-family or mixed-use development proposed in San Clemente, which of the following Site and Public Realm Elements would be most important to you?

35 Respondents
(Ranking)



From the chart above, respondents think that the landscaping is the most important site and public realm element for new multi-family or mixed-use development projects, closely followed by open space and recreational amenities. The least important element is equipment and service areas.

CONCLUSION

PLACEHOLDER

- People would like to see a larger public realm to encourage pedestrian activity or provide for outside sitting areas, courtyards, etc.
- The most liked architectural type is Spanish Colonial Revival, but a few people are acceptable of different architectural types. Even though Spanish Colonial Revival is liked by most, there are many elements from the shown photos that people would like to see changes.
- People are concerned about having enough parking
- I think the building that people like most is #4, second would be #6 – there's setback, courtyard, enough sidewalk doesn't overwhelm the streets



SECTION 2. STAKEHOLDER INTERVIEWS

INTRODCTION

The City of San Clemente conducted stakeholder interviews with the goal to 1) gain an understanding of the development community's experience designing and developing in San Clemente and 2) learn about the challenges and solutions to designing and development in San Clemente. A total of 5 stakeholder interviews were conducted with developers and architects between 2/21/23 and 3/2/23 and were focused on two main questions: 1) barriers and constraints to developing in San Clemente and 2) removing barriers and constraints to developing in San Clemente. Key takeaways from the interviews are summarized on the following page.

KEY TAKEAWAYS

Barriers & Constraints to

Developing Multi-Family Residential Development

1. **Land:** availability, size, physical constraints, densification and traffic burdens
2. **Cost:** development fees, construction costs
3. **Government:** political will, staff turnover, support for Affordable Housing
4. **Development Standards:** inflexible parking requirements, height limitations, special requirements for proximity to historic structures, no View Ordinance, subjective design guidelines
5. **Process:** timing and coordination of Coastal Zone/Coastal Commission, Design Review Subcommittee, and Development Management Team Review

Removing Barriers & Constraints to

Developing Multi-Family Residential Development

1. **Land:** designate (or rezone) more sites for housing, increase opportunities for mixed-use or live/work development, increase height limits so development pencils out, reconsider proximity/distance to historic structures
2. **Cost:** waived or deferred fees, General Fund allocations for housing
3. **Government:** build political will, tap into regional programming opportunities, build relationships with school districts
4. **Development Standards:** relax parking requirements and allow for reductions and/or flexibility (e.g., common parking areas allowed off-site), follow State Density Bonus Law, increase height in certain areas (e.g., 35-45 ft. or 3-4 stories) or allow roof decks, clear and objective design standards
5. **Process:** streamline entitlement process, allow more by-right opportunities, Design Review subcommittee and Development Management Team Review could happen concurrently, develop a Coastal Program to align City process with Coastal Commission process.



SECTION 3. COMMUNITY WORKSHOP

Community Workshop

The City of San Clemente facilitated two community workshops to introduce and receive input on the City's efforts to implement the Housing Element Update. The workshops were offered in-person (2/23/23) at City Hall and online (3/1/23) via Zoom. A total of 5 people attended the workshops.

The **objectives** of the workshops included:

- Understand how the City is implementing the Housing Element Update
- Learn what a Housing Overlay is and how it works
- Learn what Objective Design Standards are and how they are implemented
- Identify ways to participate and provide input

Community Workshop
Housing Element Rezoning Program

City Hall, Council Chambers
February 23, 2023
5:30PM - 6:30PM

WORKSHOP OUTLINE

- SECTION 1. WORKSHOP OVERVIEW
- SECTION 2. HOUSING OVERLAY & OBJECTIVE DESIGN STANDARDS
- SECTION 3. COMMUNITY INPUT
- SECTION 4. Q&A

Housing Overlay - PROPOSED

- Modifications proposed to Affordable Housing Overlay
- Will change the name of the overlay
- Will add sites to the overlay
- Continue to allow residential uses in non-residential districts within overlay
- Will allow a streamlined process if project complies with certain standards (Objective Design Standards)

Elements of ODS - Building Design

Massing and Articulation: feeling and logic of shape and space.

Roof Design

- Pitched or Flat / Color / Material



APPENDIX. OUTREACH MATERIALS



ONLINE COMMUNITY SURVEY



The City of San Clemente is seeking feedback on the community's design preferences to help the City develop **Objective Design and Development Standards ("ODDS")** that guide the design of future multi-family and mixed-use development. Thank you for helping us maintain the unique character of our community!

TAKE THE SURVEY

Survey Open from 2/10/23 - 3/10/23

<https://tinyurl.com/san-clemente-odds>



