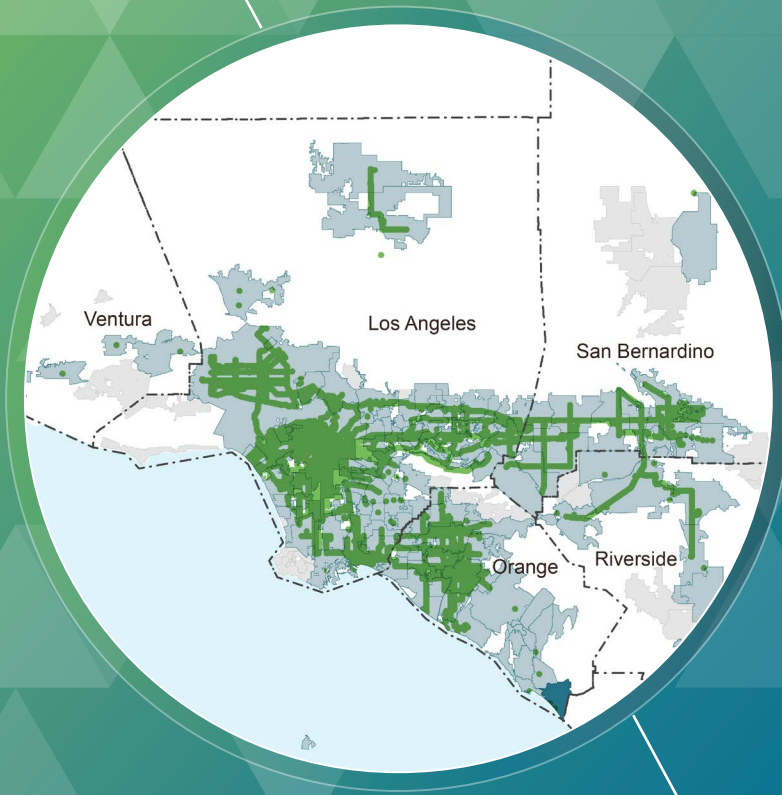


Appendix A Existing Conditions Inventory



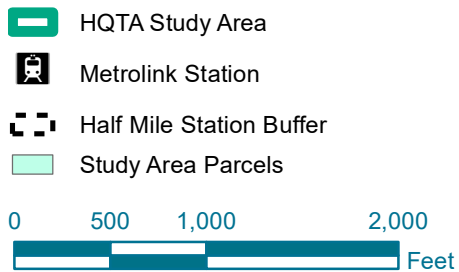
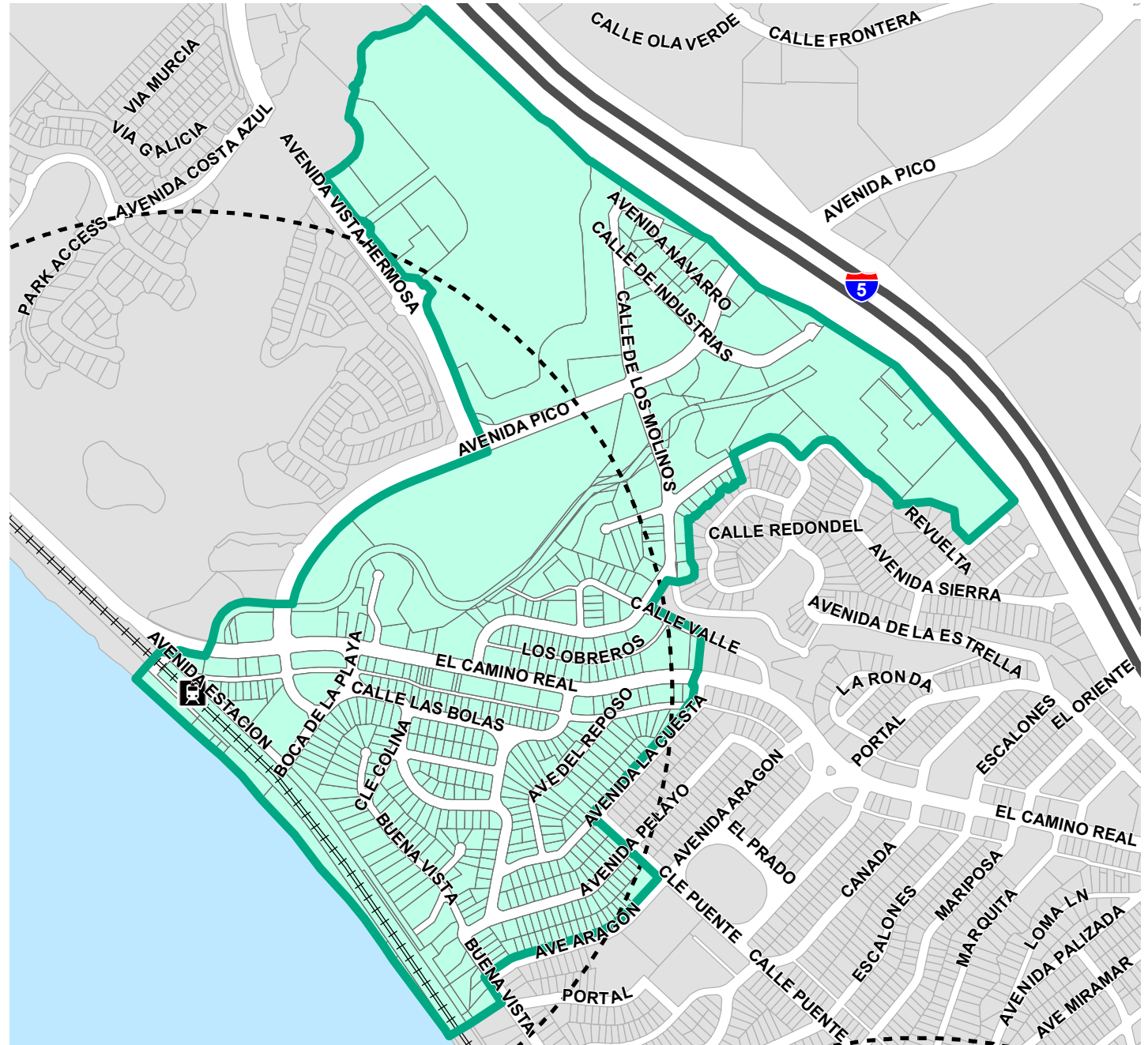
San Clemente HQTA Vision Plan



San Clemente HQTA Project Area

EXISTING CONDITIONS INVENTORY

- The study area is located within the City of San Clemente
- The HQTA study area for the San Clemente Metrolink Station covers the area east of the station excluding much of the adjacent hills and includes all the parcels within the West Pico Corridor Specific Plan as well as the outlets north of the half-mile station area.






Data Sources: Orange County, City of San Clemente

San Clemente Metrolink Station

EXISTING CONDITIONS INVENTORY

- The study area is anchored by the San Clemente Metrolink Station, one of two Metrolink stations in the City.
- The station provides 142 parking spaces (13 handicapped spaces)
- The costs for at the lot are as follows: \$1 per day for commuters arriving prior to 9am, \$1.50 per hour for commuters arriving after 9am, \$50 for a resident annual parking pass, or \$100 for a non-resident annual pass.



-  HQTA Study Area
-  Metrolink Station
-  Parking lot boundary

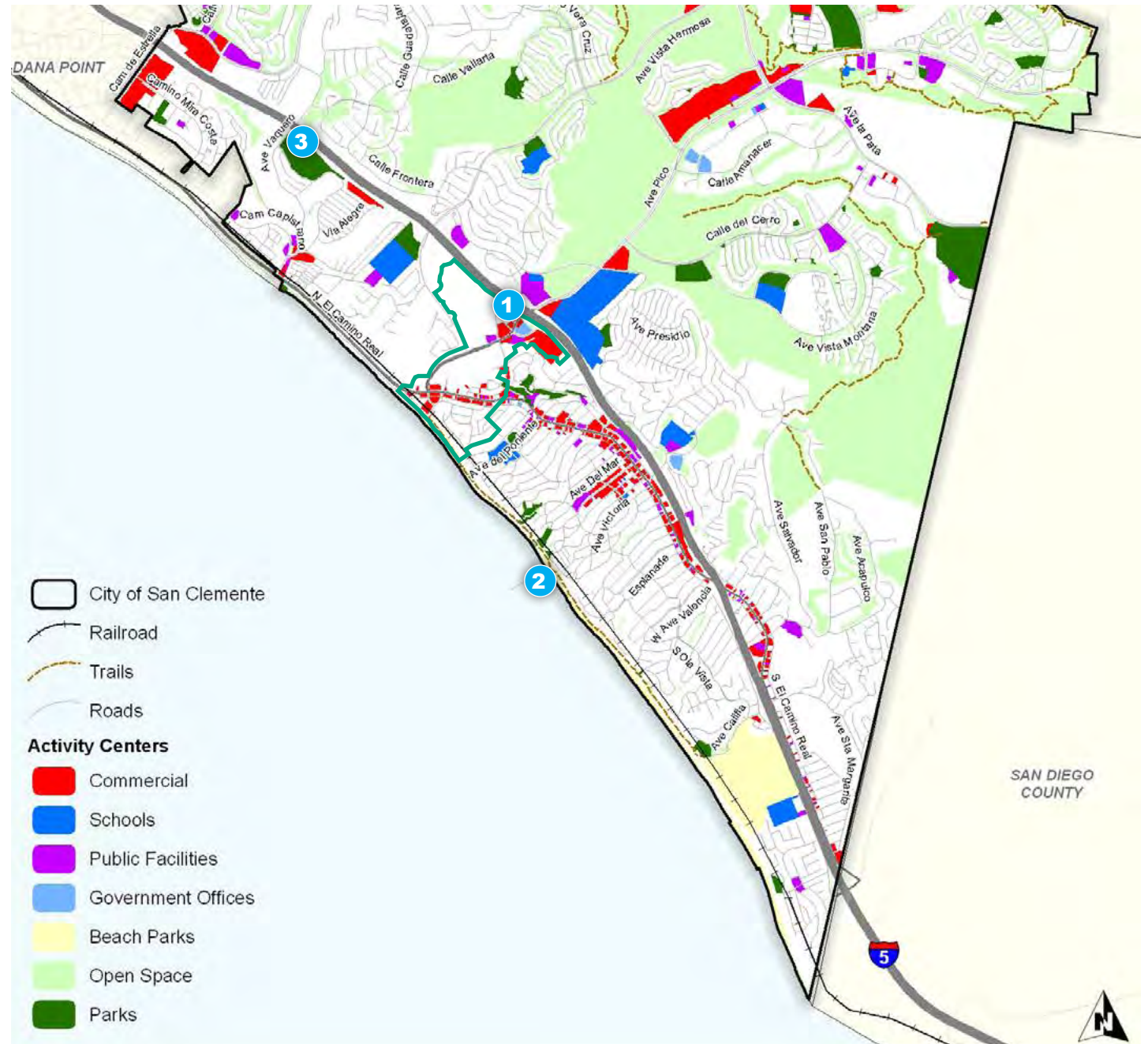


Data Sources: Bing Imagery, Orange County, City of San Clemente, Metrolink

Activity Centers

- 1 Outlets at San Clemente
- 2 San Clemente Pier
- 3 Shorecliffs Golf Course

EXISTING CONDITIONS INVENTORY



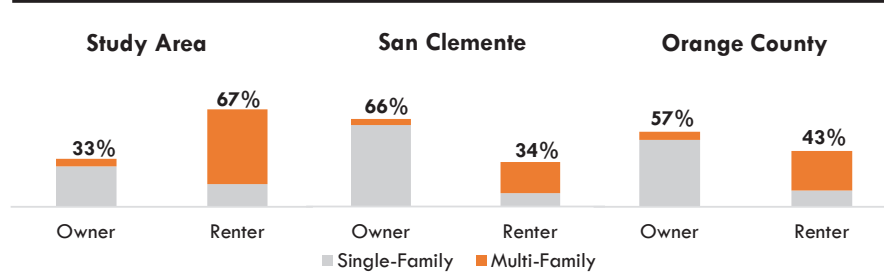
Source: San Clemente Bicycle and Pedestrian Master Plan (2013)

Demographic Profile

EXISTING CONDITIONS INVENTORY

- The City of San Clemente constitutes 2.1% of the land area of Orange County and accounts for 2.0% of its population. The Study Area is home to 2.6% of San Clemente's population.
- According to SCAG's growth projections, San Clemente will continue to lag Orange County's population growth rate. Historically, the Study Area has grown faster than both the City and County.
- Median household income in the City is significantly higher than the County's median income. The study area has a much lower median income than both the City and the County.
- Unlike the City, the Study Area is mostly renters. The Study Area is two-thirds renters, whereas the City is two-thirds owners. The County has a more even split of renters and owners.
- Nearly 50% of the City's population has higher education degrees, which is significantly higher than the 30% in the Study area and 40% in the County.
- The population of San Clemente is nearly three fourths white, though the Study Area has a much higher proportion of its population that identifies as Hispanic or Latino.

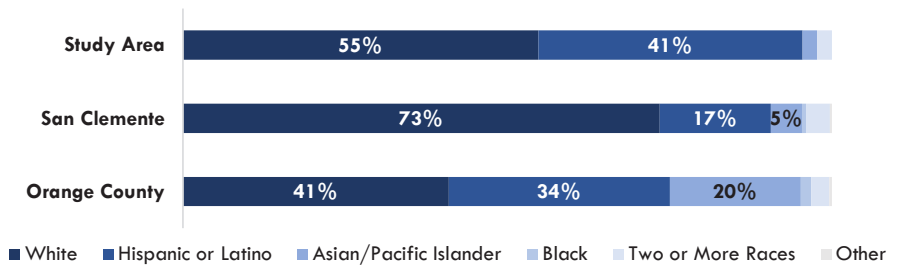
HOUSING TENURE (2018)



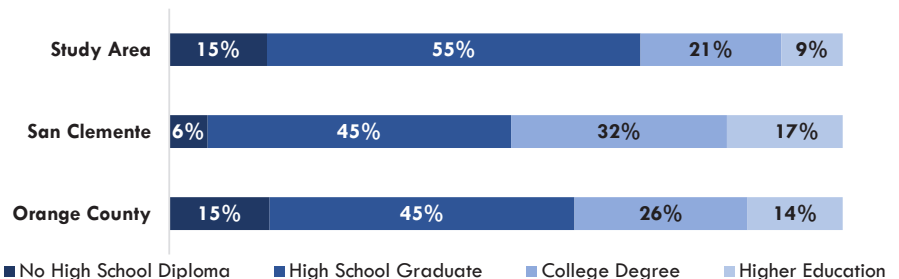
MOBILITY (2018)

	Study Area	San Clemente	Orange County
Average Commute Time	-	30	28
Cars per household	1.9	2.1	2.0
Public Transit users	4%	2%	2%
Solo Drivers	72%	75%	79%
Other	25%	23%	19%

RACIAL DEMOGRAPHICS (2018)



EDUCATIONAL ATTAINMENT (2018)



DEMOGRAPHICS (2018)	Study Area	San Clemente	Orange County
Total Population (2018)¹	1,714	65,045	3,164,182
Population Density (Per Sq. Mile)	3,571	3,405	3,338
Annual Growth Rate²			
Historic (2012-2020)*	1.3%	0.4%	0.8%
Projected (2020-2040)	-	0.1%	0.3%
Total Households (2018)¹	766	24,530	1,032,373
Average HH Size	2.47	2.65	3.06
Annual Growth Rate²			
Historic (2012-2020)	1.3%	0.4%	0.9%
Projected (2020-2040)	-	0.1%	0.3%
Median Age³			
0-17 Years	22%	21%	23%
18-64 Years	69%	61%	64%
64 Years and Over	9%	17%	14%
Jobs per Household⁴	1.3	0.9	1.5
Unemployment Rate³	5.9%	4.7%	5.1%
Median Household Income³	\$62,573	\$105,812	\$85,398

¹ ESRI/ACS 5 Year Estimates for 2018

² SCAG 2040 Projections

³ ACS 5 Year Estimates for 2018

⁴ HR&A Advisors, Inc.

*Historic Population Growth Calculated using ESRI estimated population between 2010-2020

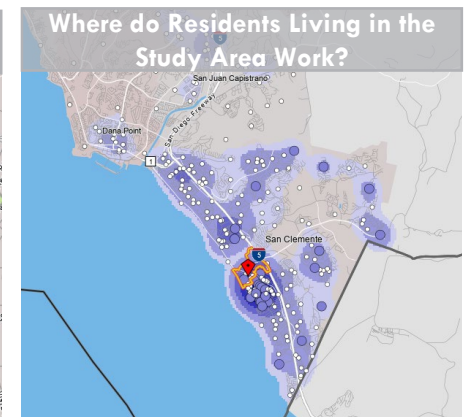
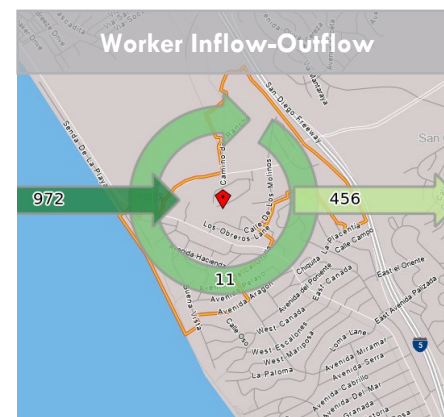
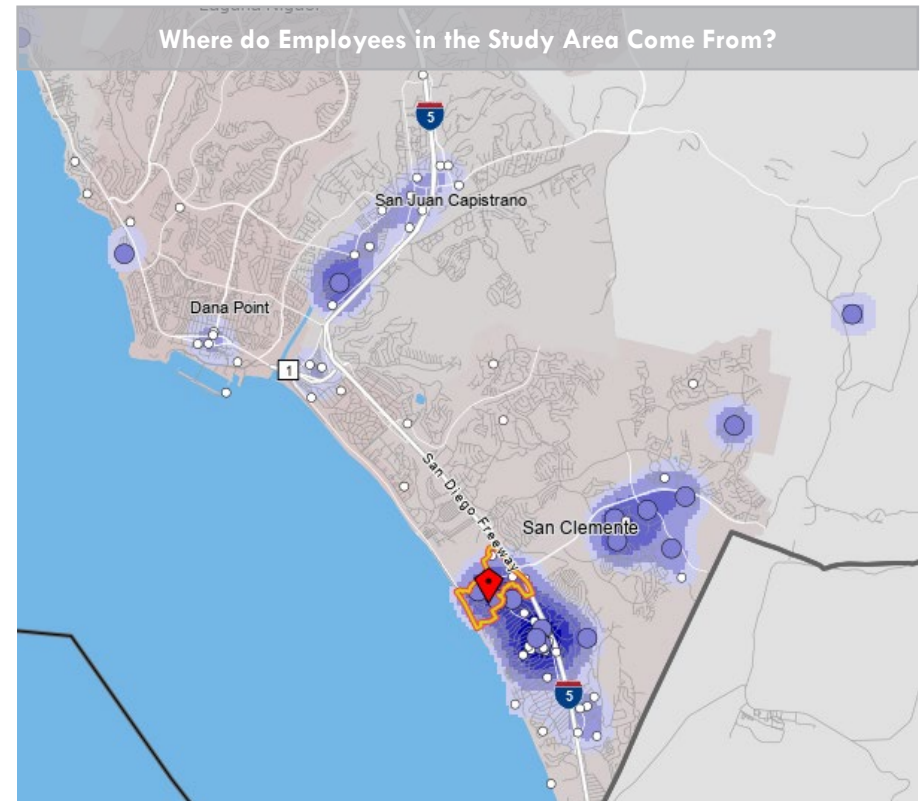
- The City has several dense employment centers, which are mostly retail and industrial. Two centers are in the Study Area: the San Clemente Outlets and the industrial park between Avenida Pico and El Camino Real.
- The El Camino Real corridor has significant retail activity, especially food and beverage.
- Of all jobs in Orange County, 1.4% are located in San Clemente. Of those jobs, 4.4% are located in the Study Area.
- According to SCAG employment forecasts, job growth in the City is likely to lag the County's rates. This trend is on par with historic growth trends.
- Residents of the Study Area are mostly employed in and around the City. Most people who work in the Study Area commute in from other areas.
- In the Study area, just over 50% of the population travels under 30 minutes to work. This is on par with commute times at the County level, though the City's population tends to have longer commutes.
- Employment in the Study Area is primarily Accommodation and Food Services, which is prominent in the City and County as well.

EMPLOYMENT (2018)	Study Area	San Clemente	Orange County
Total Worker Population	983	22,072	1,536,307
Job Density (per sq. mile)	2,050	1,160	1,620
Annual Growth Rate			
Historic (2012-2020)*	5.7%	1.4%	1.6%
Projected (2020-2040)	-	0.3%	0.5%
Top Three Industry Clusters	Accommodation and Food Services (18.5%)	Administration & Support, Waste Management and Remediation(16.4%)	Health Care and Social Assistance (11.1%)
	Professional, Scientific, and Technical Services (15.9%)	Accommodation and Food Services (11.4%)	Manufacturing (10.1%)
	Retail Trade (13.8%)	Construction (10.6%)	Accommodation and Food Services (9.5%)

Source: LEHD

Growth projections from SCAG

*Historic Growth for Study Area Calculated using LEHD Employment Data between 2010-2018.



Employment Trends

- Orange County, the City, and the Study Area all experienced significant growth in number of jobs between 2010 and 2018.
- The County lost the highest percentage of jobs in the Natural Resources industry cluster, as did the City.
- Construction experienced the most growth in the City and County, followed by Entertainment and Education and Medical.
- The City's growth most significantly outpaced the County's growth in Production, Distribution, and Repair, Retail, and Entertainment. It lagged the County's growth in Government and Knowledge-Based jobs.

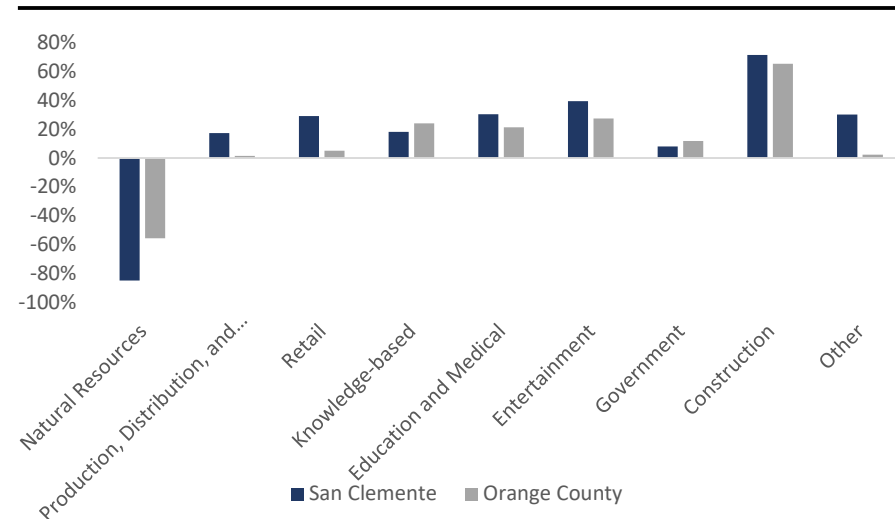
HQTA OPPORTUNITIES

- Through infill development, the Study Area, particularly along El Camino Real and Avenida Pico offer opportunities for unique, authentic main street development with a mix of retail, office, and residential opportunities.
 - The Study Area's current mix of businesses broken up by parking lots could be used for infill development, but small parcel size is likely a limiting factor.
- With the growth in medical employment, medical office could be an important tenant for commercial spaces on main streets.
- With limited access to existing residential, the Study Area would benefit from innovative ways to increase foot traffic. These could include tourism initiatives and programming based around the bike trail.
- There are currently a number of proposed projects along El Camino Real, which include "The Gallery," a commercial center, new restaurant construction, and new mixed-use development.
 - Development of one or more of these projects could help to create an anchor closer to the ocean and along El Camino Real to attract new visitors.
- There are potential opportunities for redevelopment of the underutilized industrial sites and self-storage site on Avenida Pico near its intersection with El Camino Real, though that redevelopment is unlikely to occur in the near future. There may be more near-term opportunities for redevelopment within the Calle de Los Molinos and Calle Valle industrial area.

EXISTING CONDITIONS INVENTORY

Employment Growth in Industry Clusters (2010-2018)	Study Area	San Clemente	Orange County
Natural Resources	-23	-33	-2,852
Production, Distribution, and Repair	55	537	4,195
Retail	62	459	6,908
Knowledge-based	121	536	63,176
Education and Medical	55	603	49,293
Entertainment	10	810	40,849
Government	-10	327	19,307
Construction	8	972	40,632
Other	24	179	983
Total	302	4,390	222,491

Percentage Change in Employment by Industry Clusters (2010-2018)



EMPLOYMENT INDUSTRY CLUSTER CLASSIFICATION

The classification is based on Center for Transit-Oriented Development 2010 Report. Natural Resources includes agriculture and mining; Production, Distribution, and Repair ("PD&R") includes manufacturing, wholesale trade, transportation and warehousing; Knowledge-based includes information, finance and insurance, real estate, scientific, professional, and technical services, and management of companies; Entertainment includes arts, entertainment, and recreation, and accommodation and food services; Government includes utilities, public administration and other administrative and support services; Other includes other services (excluding public administration).

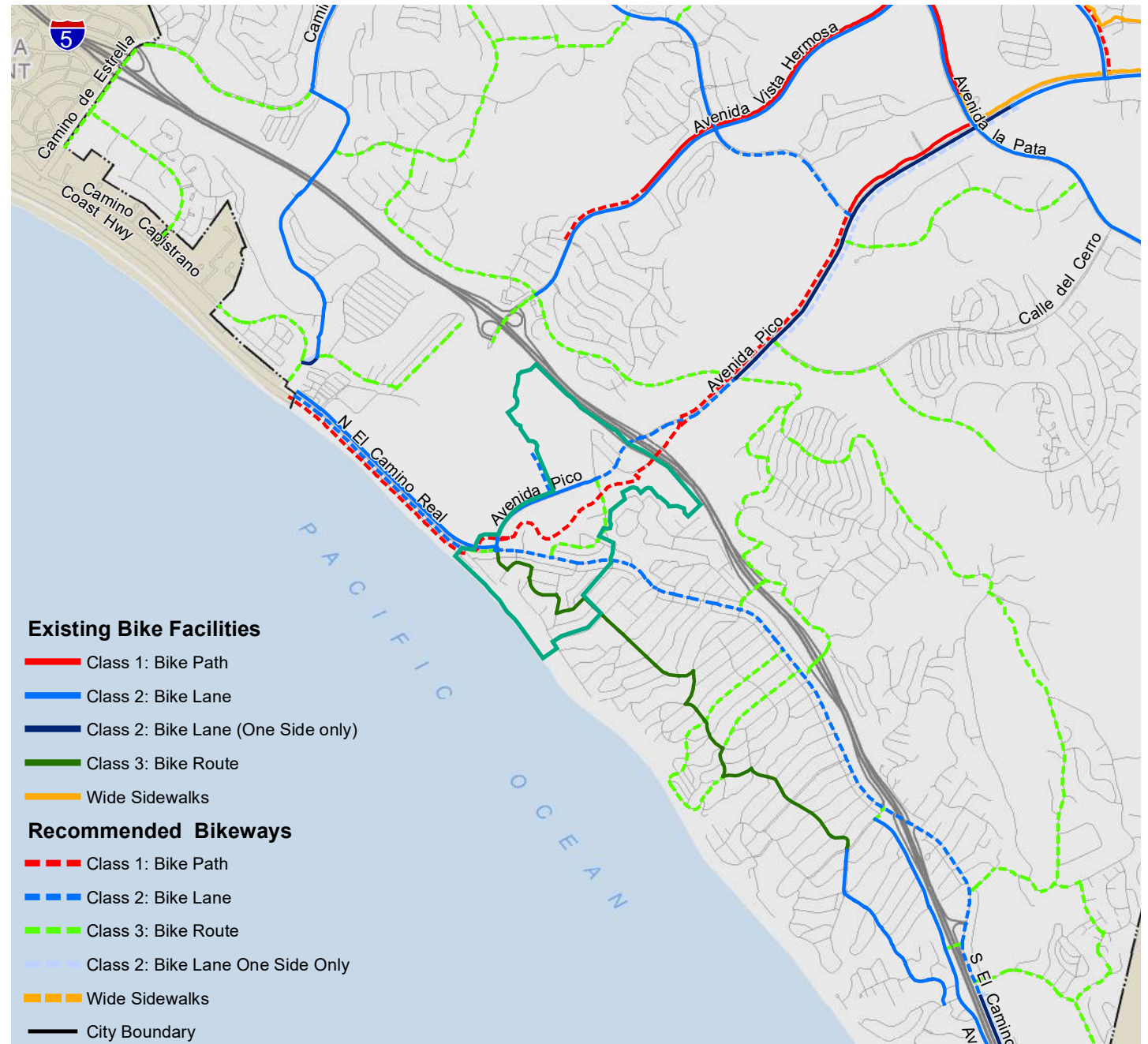
Source: LEHD

Bicycle Facilities

According to the 2016 General Plan:

- A Class 1 Bike Path is proposed along the drainage channel.
- An extension of existing Class 2 Bike Lanes is proposed along El Camino Real.
- A Class 3 Bike Route is proposed along Calle De Los Molinos.

EXISTING CONDITIONS INVENTORY



Source: San Clemente Centennial General Plan (2016)

Public Transportation

- Aside from the Metrolink line, the other public transit in the study area is provided by Orange County Transportation Authority (OCTA).
- Local bus service is provided as follows by OCTA Route 91 along Avenida Pico and OCTA Route 1 along El Camino Real.

EXISTING CONDITIONS INVENTORY



Public Transportation

- The San Clemente Trolley is a free public transportation ride services that only operates during the Summer. The season begins from Memorial Day weekend to the last Sunday in September. The system is made up of two routes, a Downtown Red Line and a North San Clemente Blue Line.
- Both Blue and Red Lines run within the HQTAs. The Blue Line stops at the Outlets at San Clemente and the North Beach Metrolink Station within the HQTAs. The Red Line stops at the Outlets at San Clemente, Avenida Vista Hermosa, El Camino Real & Calle de Los Molinos, and North Beach Metrolink Station within the HQTAs.
- The trolley consists of approximately 15 minute headways. Table 1 shows the Blue Line 2019 ridership by stops and Table 2 shows the Red Line 2019 ridership by stops, both within the HQTAs. The trolley was suspended in 2020 due to the Covid-19 pandemic.

EXISTING CONDITIONS INVENTORY

Table 1 – Blue Line 2019 Ridership by Stop

Stop Number	Stop Name	Ridership
8	North Beach Metrolink Station	3,136
9	Outlets at San Clemente	10,528

Table 2 – Red Line 2019 Ridership by Stop

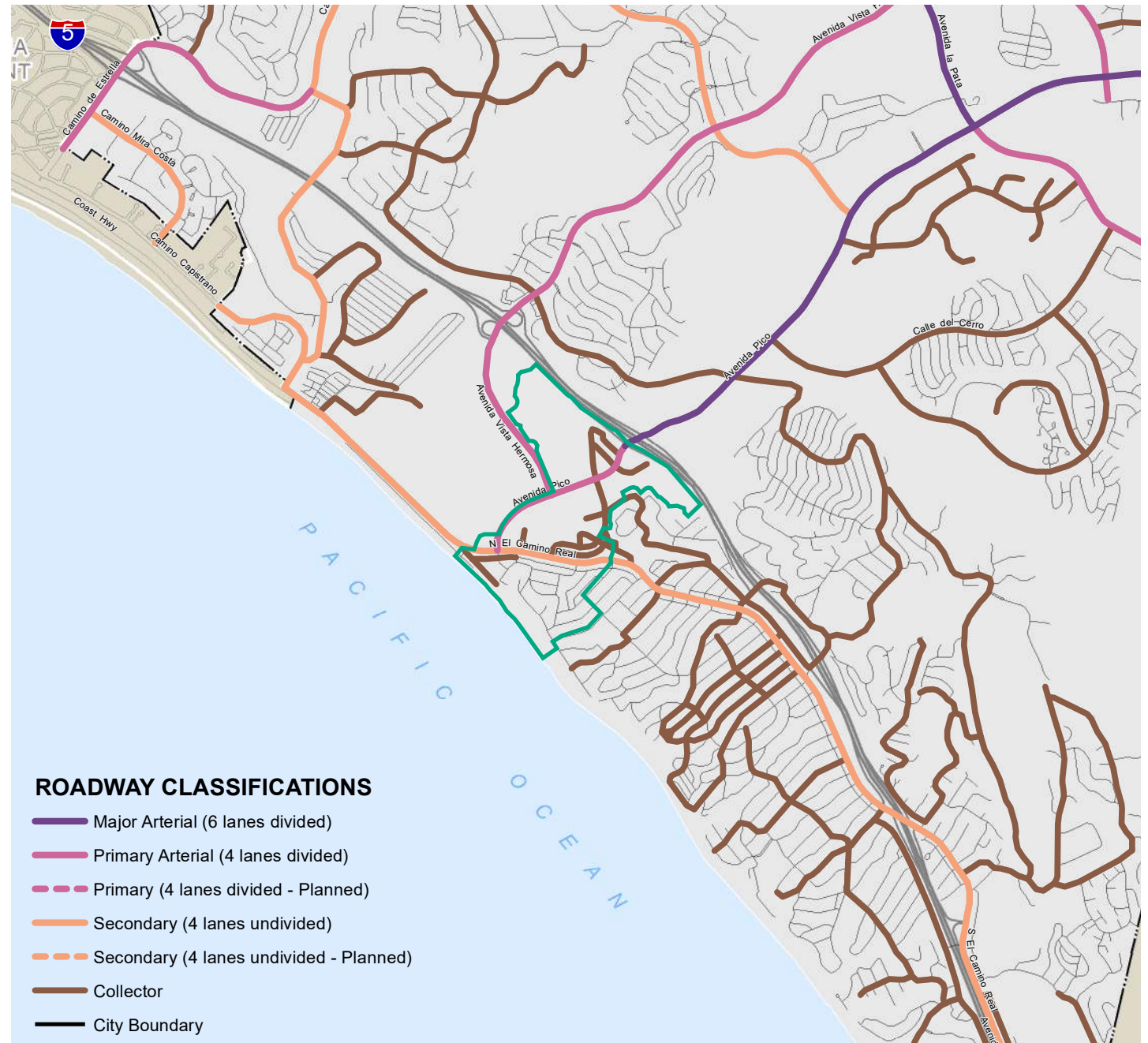
Stop Number	Stop Name	Ridership
7	Los Molinos (WB)	1,097
8	North Beach Metrolink Station	6,549
9	Outlets at San Clemente	42,548
10	Avenida Vista Hermosa at Via Pamiona	1,022
11	San Clemente Metrolink	2,768
12	Los Molinos (EB)	3,583

Major Corridors

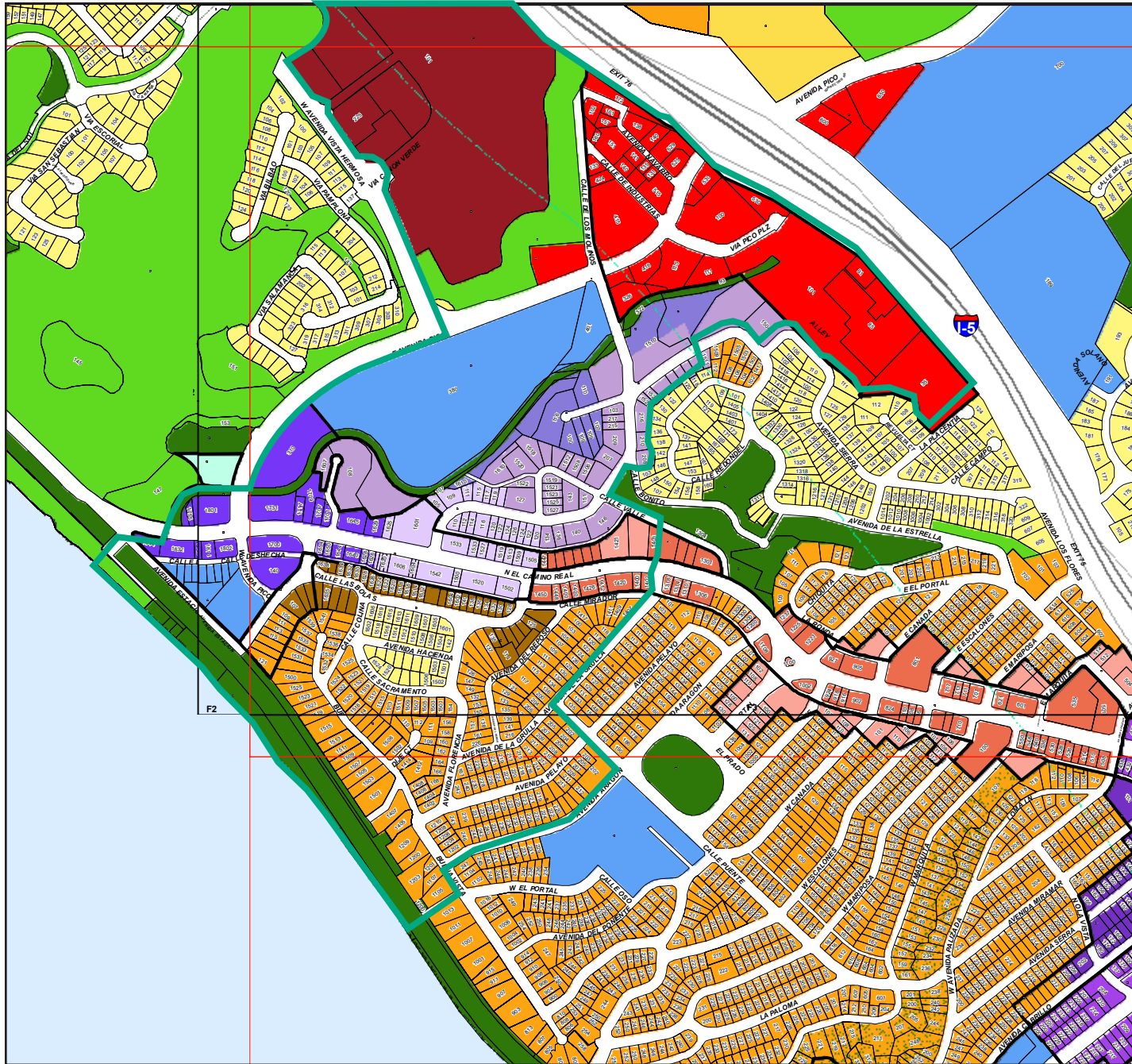
According to the 2016 General Plan:

- Many of the roadways in the study area are local streets
- El Camino Real is identified as a Secondary Arterial
- Avenida Pico is identified as a Primary Arterial
- A few other roadways connecting to El Camino Real are identified as Collector roads

EXISTING CONDITIONS INVENTORY



Source: San Clemente Centennial General Plan (2016)



General Plan Land Use Map

Adopted: 12.17.19

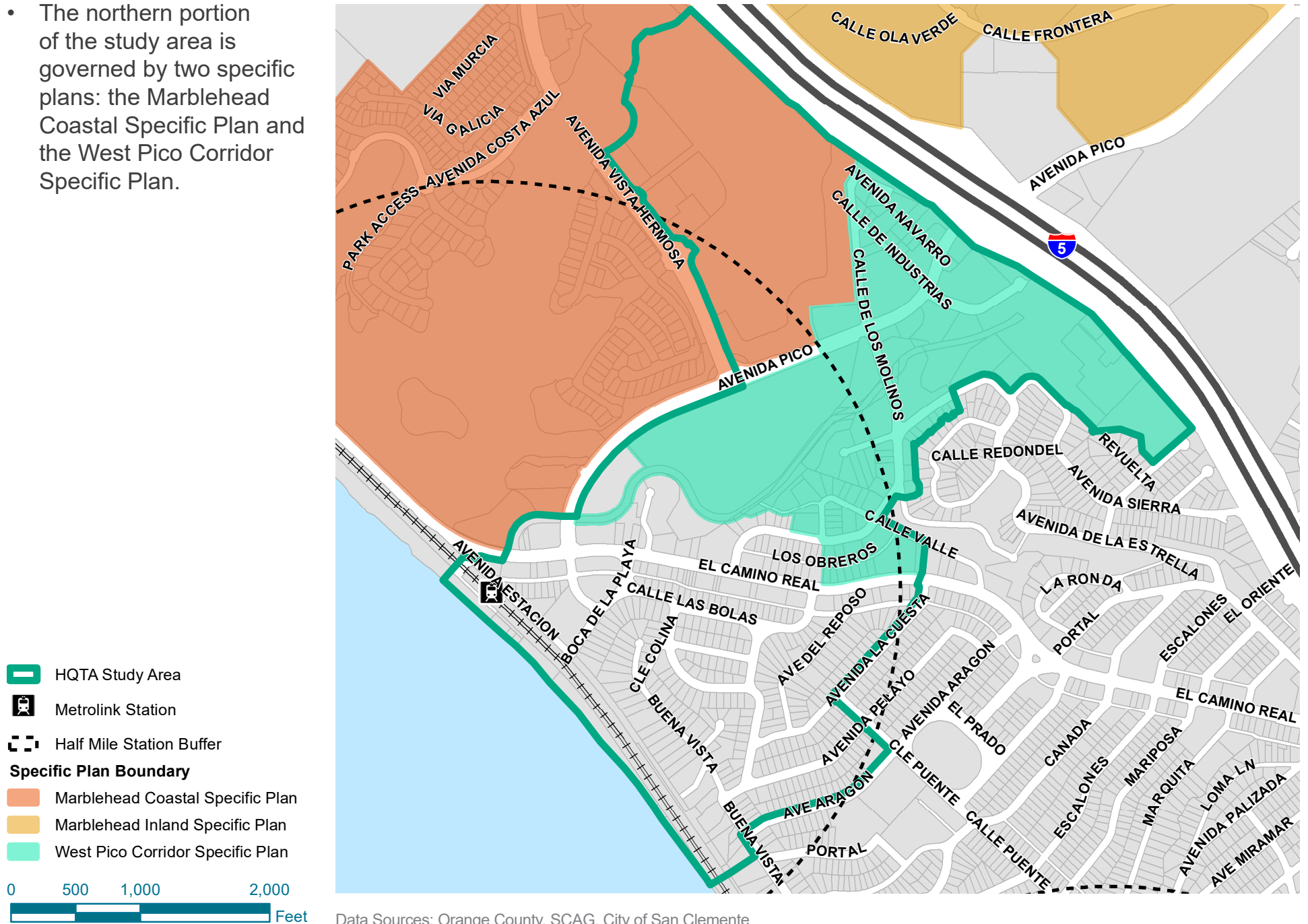
- Coastal Canyons
- Coastal Zone Boundary
- Overlays
- Commercial**
 - CC2 - Community Commercial 2
 - CRC - Coastal and Recreation Serving Commercial
 - NC1.2 - Neighborhood Commercial 1.2
 - NC2 - Neighborhood Commercial 2
 - RC
- Industrial**
 - LI - Light Industrial
 - HI - Heavy Industrial
- Mixed Use**
 - MU1 - Mixed Use 1
 - MU2 - Mixed Use 2
 - MU3.0 - Mixed Use 3.0
 - MU3.1 - Mixed Use 3.1
- Open Space**
 - OS1 - Open Space Public
 - OS2 - Open Space Private
- Public Facilities**
 - P - Public
- Residential**
 - RL - Residential Low Density
 - RML - Residential Medium Low Density
 - RM - Residential Medium Density
 - RH - Residential High Density

Source: San Clemente Centennial General Plan (2016)

Specific Plan Boundaries

- The northern portion of the study area is governed by two specific plans: the Marblehead Coastal Specific Plan and the West Pico Corridor Specific Plan.

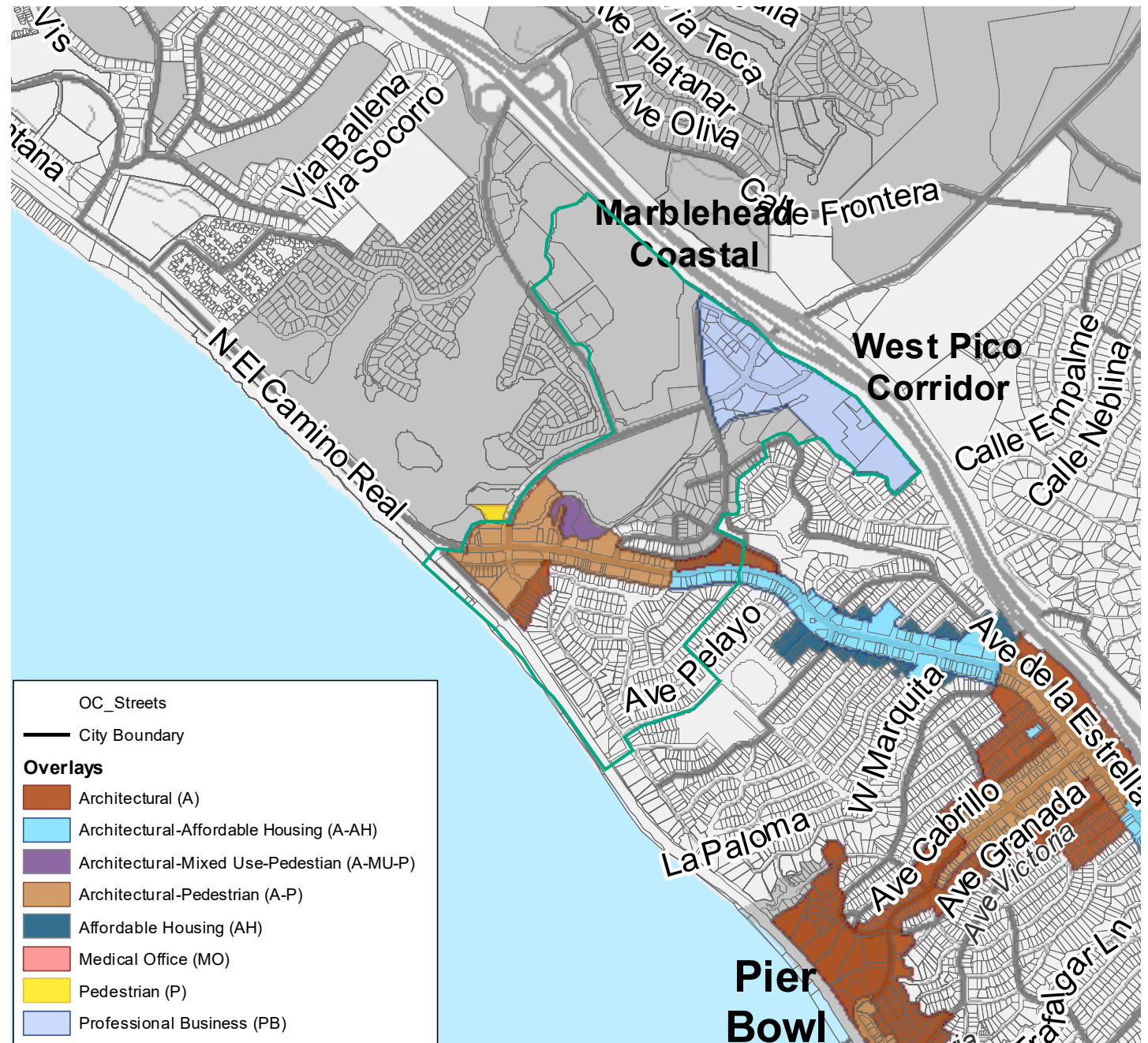
EXISTING CONDITIONS INVENTORY



Overlay Zones

According to the 2016 General Plan several overlay zones overlap with the study area:

- The northeast portion of the study area is within a Professional Business (PB) overlay zone.
- The portion of the study area near the station and along El Camino Real is within a Architectural-Pedestrian (A-P) overlay zone.
- Further east along El Camino Real the study area is within a Architectural-Affordable Housing (A-AH) overlay zone.
- A small portion of the study area is within a Architectural-Mixed Use-Pedestrian (A-MU-P) overlay zone.

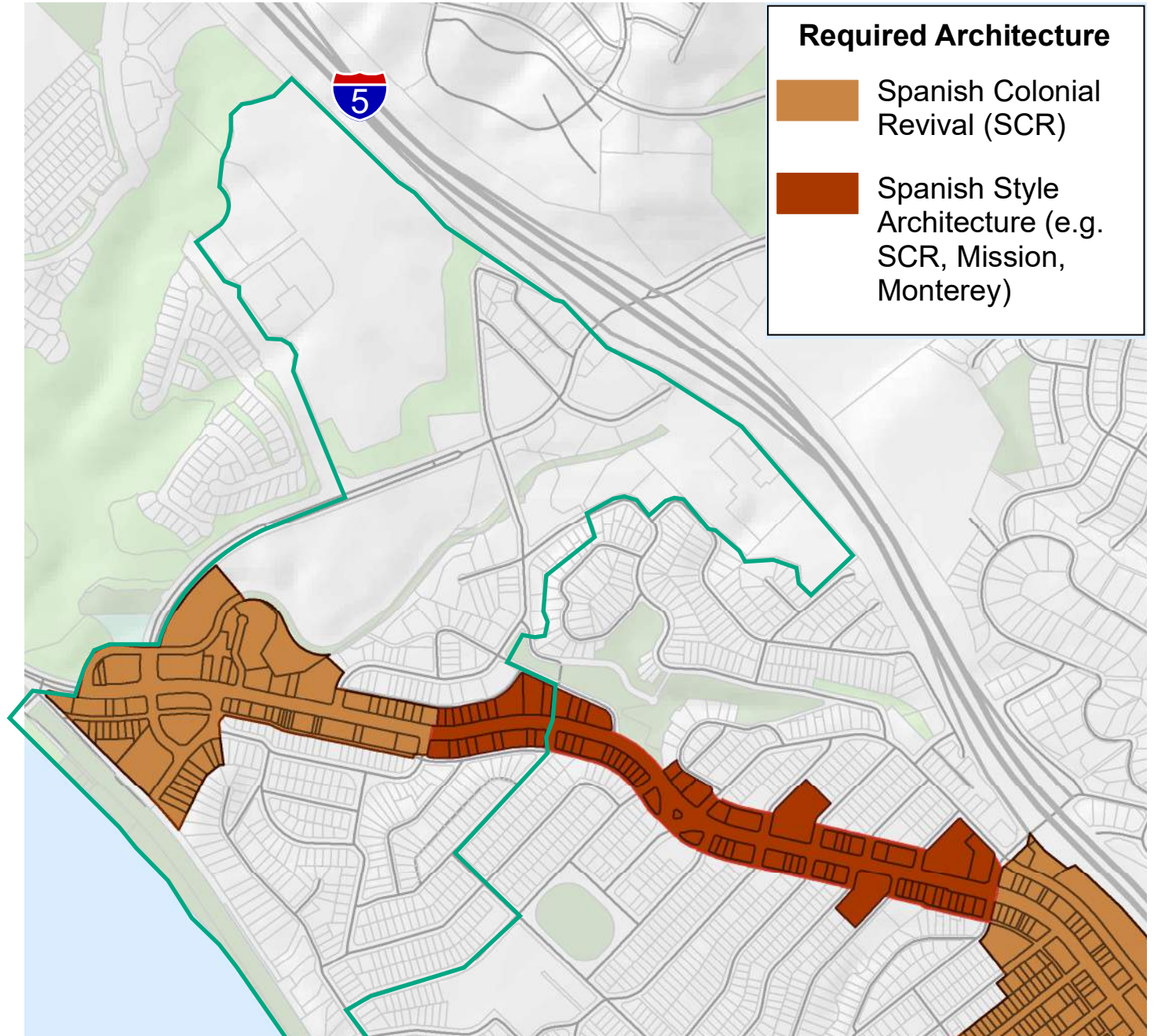


Source: San Clemente Centennial General Plan (2016)

Architectural Overlay Zones

According to the 2016 General Plan:

- Much of the area surrounding the Metrolink station is required to have Spanish Colonial Revival architecture.
- Parcels along El Camino Real at the eastern edge of the study area are required to have some type of Spanish Style Architecture.

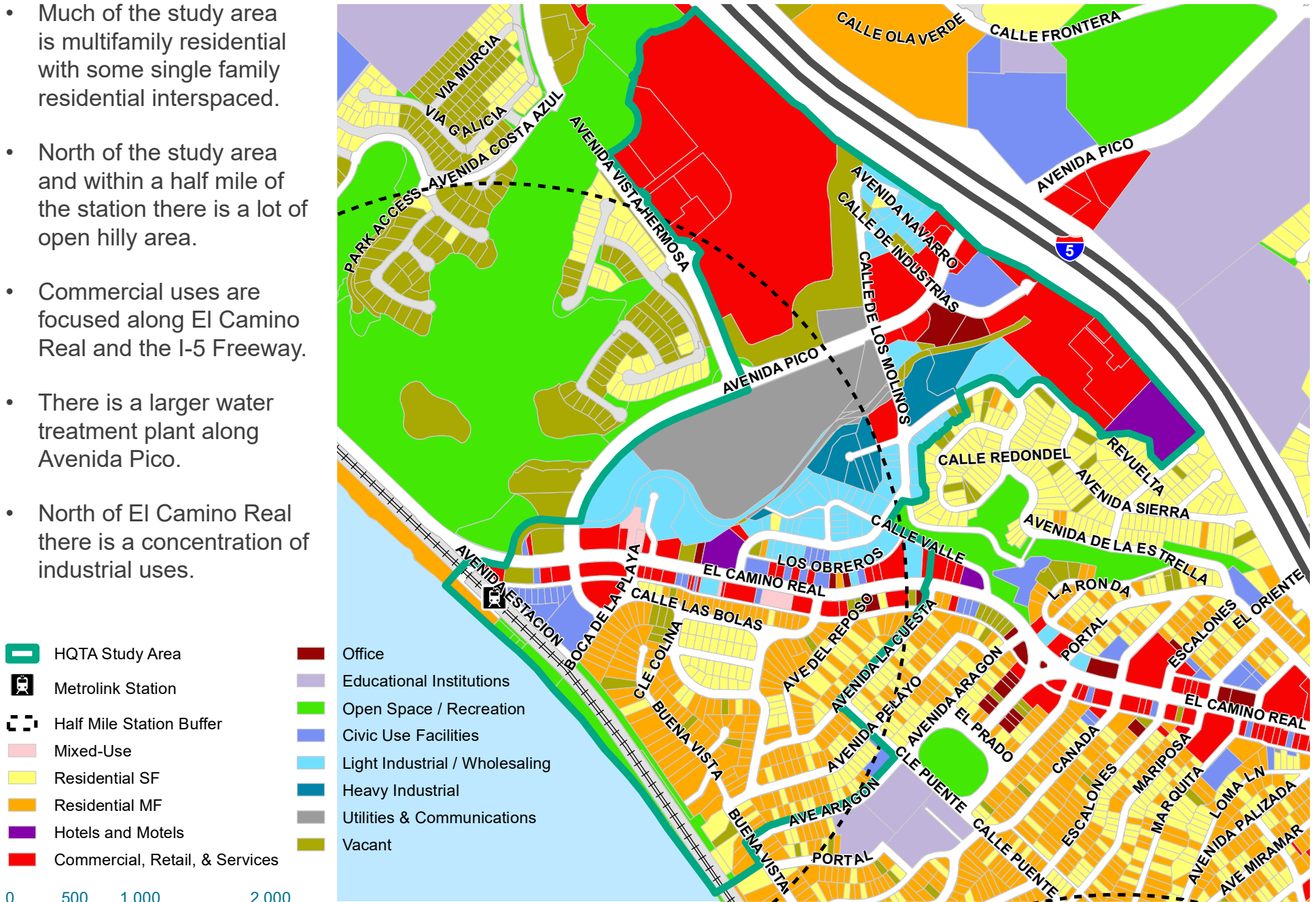


Source: San Clemente Centennial General Plan (2016)

Existing Land Use

- Much of the study area is multifamily residential with some single family residential interspaced.
- North of the study area and within a half mile of the station there is a lot of open hilly area.
- Commercial uses are focused along El Camino Real and the I-5 Freeway.
- There is a larger water treatment plant along Avenida Pico.
- North of El Camino Real there is a concentration of industrial uses.






EXISTING CONDITIONS INVENTORY

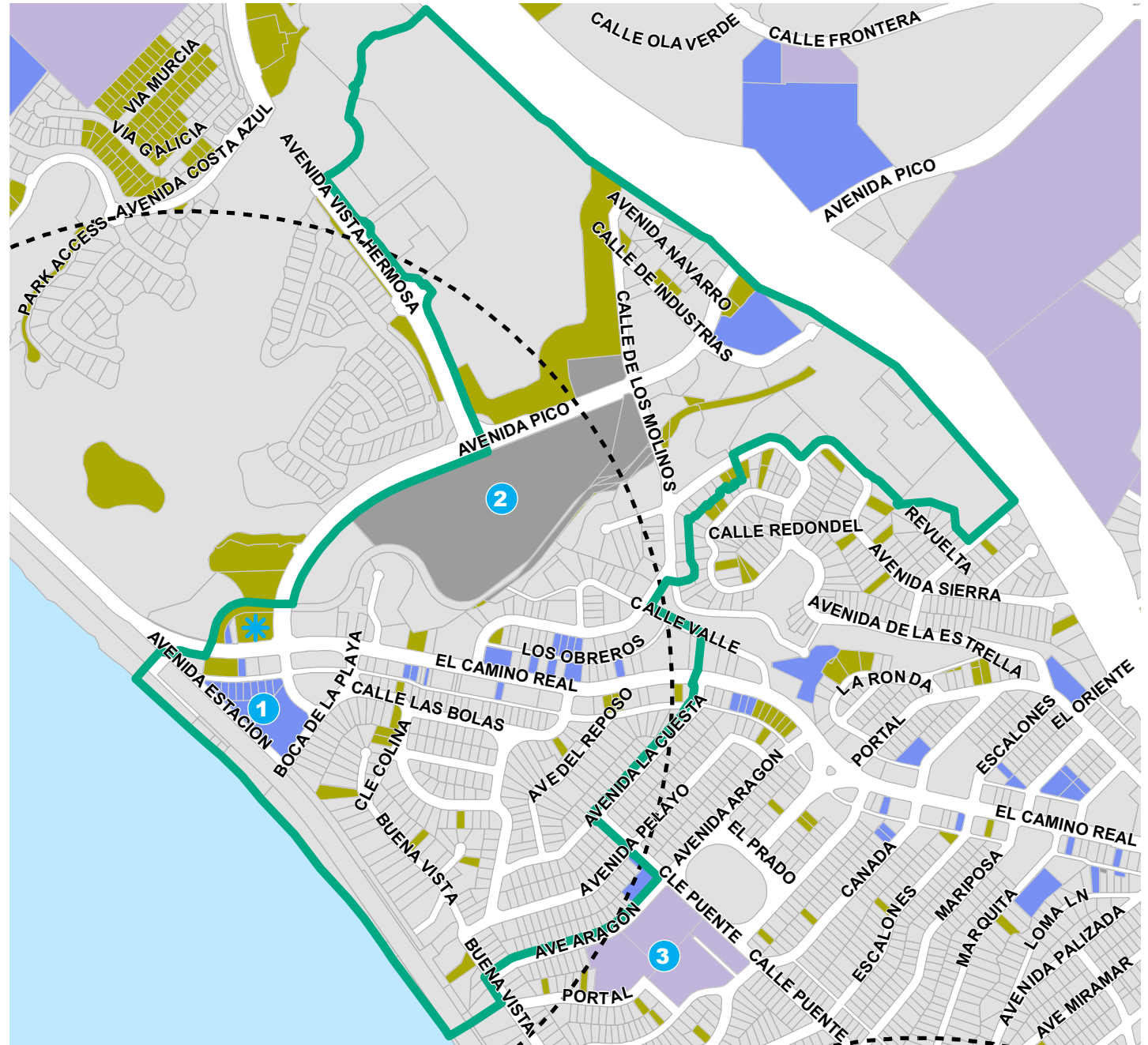


Data Sources: Orange County, SCAG, City of San Clemente

Vacant Land & Public Facilities

- Many of the vacant parcels have steep slopes or otherwise difficult terrain to build upon.
- 1 Transit Station parking & Ole Hanson Beach Club
- 2 San Clemente Water Reclamation Plant
- 3 Las Palmas Elementary School
- * Development proposed, see “Recent Developments” maps on the following pages.

-  HQTA Study Area
-  Half Mile Station Buffer
-  Educational Institutions
-  Civic Use Facilities
-  Utilities & Communications
-  Vacant



Data Sources: Orange County, SCAG, City of San Clemente

EXISTING CONDITIONS INVENTORY

Recent Developments

- 6 The Gallery.** Proposed commercial center on a vacant 1.80-acre parcel in North Beach.
- 9 North El Camino Real Mixed Use.** Addition to existing one-story commercial building to create 1st floor commercial space with one residence above.
- 18 Publik House.** A request to adapt the historic San Clemente Art Supply building into a multi-use building comprised of a special events venue, café, and office space.
- 21 La Colombiana Restaurant Expansion.** A request to expand the existing restaurant.
- 27 Beach Hut Deli.** A façade remodel at the former Kaylani Coffee building at North Beach.

- 39 Los Molinos Beer Co.** Exterior building façade remodel and beer and wine license for a new micro-brewery and tasting room.
- 41 Miramar Event Center and Restaurants.** Rehabilitate and adaptively reuse the historic Miramar Theater into a performance and event center.
- 53 OC Fresca.** Rehabilitate the historic Aquarium Café building and request live acoustic entertainment and alteration to hours of operation for alcohol service.



- Under Review
- Approved
- Under Construction
- Completed

Data Sources: City of San Clemente (2021)

Recent Developments

17 The Lodge Rooftop Venue.

A request to increase the allowable height for the zone to allow for a rooftop bar/venue at the Lodge at San Clemente.

19 Pico Plaza In-N-Out.





Demolition of an existing two-story office building and construction of a one-story In-N-Out drive-thru restaurant.

20 Chevron Convenience Store and Car Wash.

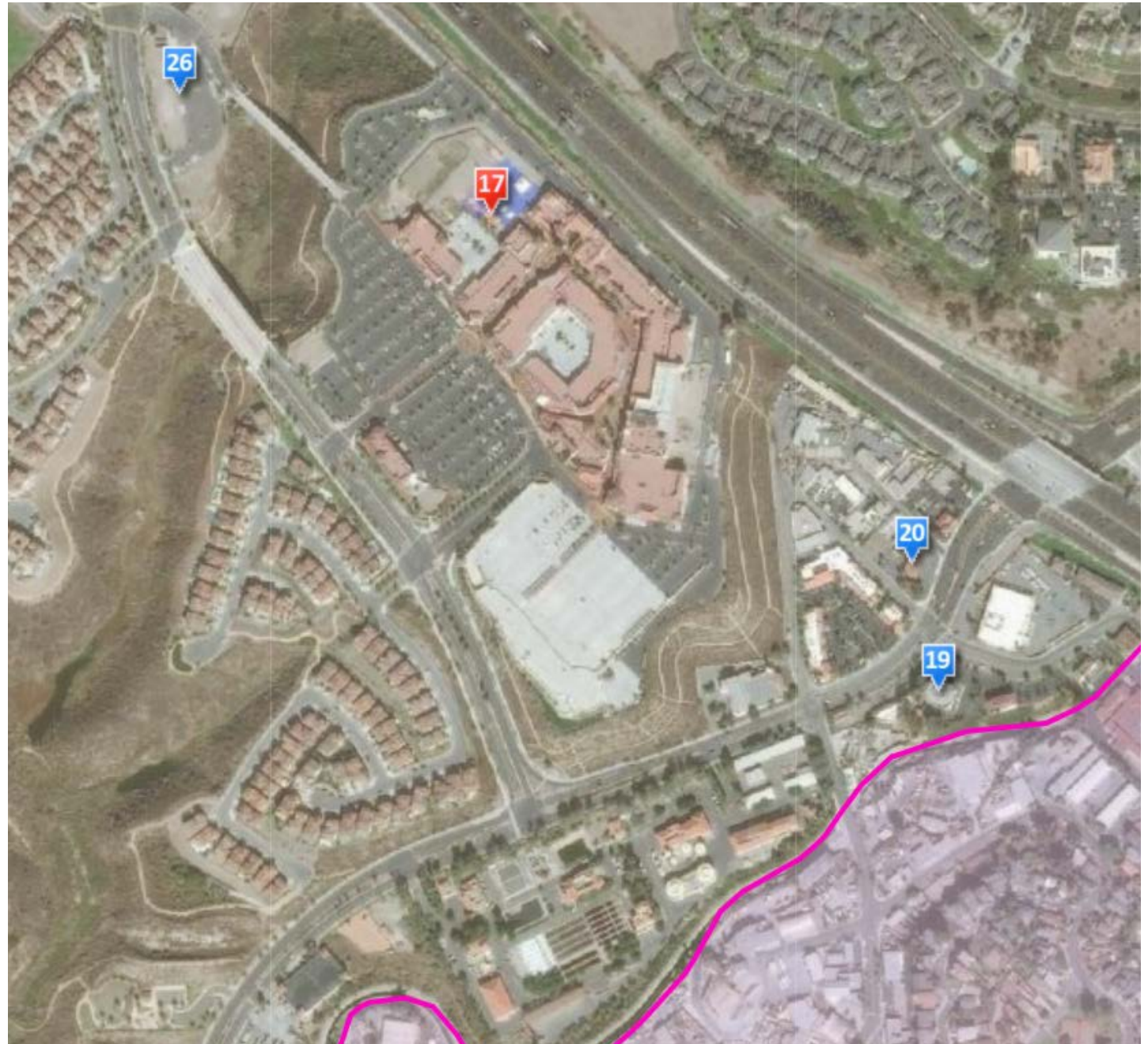
A request to demolish the existing convenience store and build a new convenience store and new car wash.

26 Outlets Buildings.

A request to modify the approved site plan for undeveloped buildings 9, 10 & 11.

	Under Review
	Approved
	Under Construction
	Completed

EXISTING CONDITIONS INVENTORY

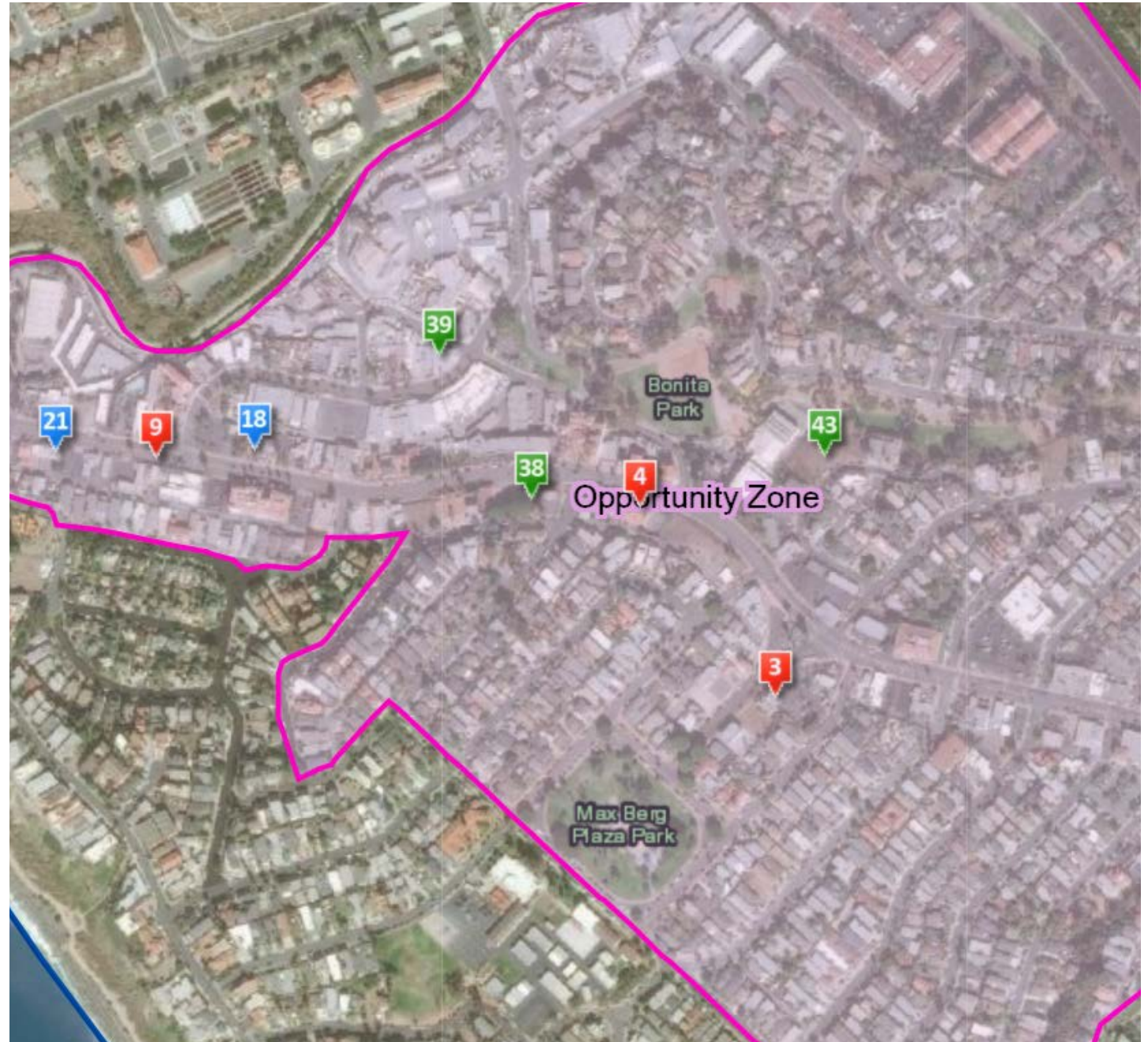


Data Sources: City of San Clemente (2021)

Recent Developments

EXISTING CONDITIONS INVENTORY

- 3 SC Ranch Market Remodel.** A request to remodel the exterior of an existing commercial building, and construct a new attached storage area, new attached patio cover, and new detached kiosk.
- 4 Chabad Jewish Center Addition/Remodel.** A request for small addition and interior and exterior remodel of the existing Chabad Jewish Center.
- 38 North Beach Bed and Breakfast.** New building to include a residence and 3 guest rooms.
- 43 La Ronda Apartments.** Construction of a six-unit apartment building on a vacant site at 109-111 La Ronda in the Residential Medium (RM) Zone.









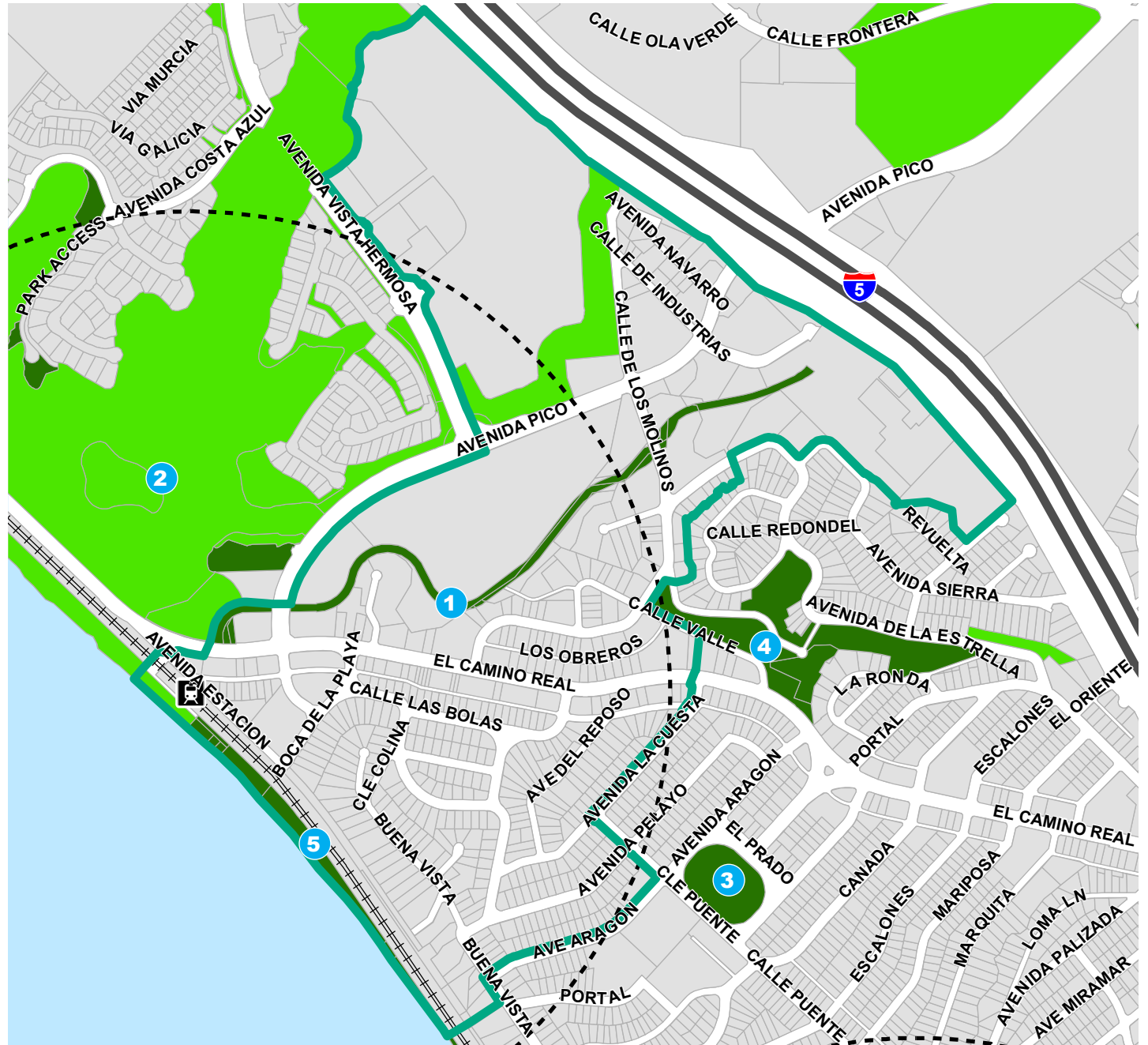
- Under Review
- Approved
- Under Construction
- Completed

Data Sources: City of San Clemente (2021)

Open Space

- 1 Drainage channel
- 2 Protected area
- 3 Max Berg Plaza Park
- 4 Bonito Canyon Park
- 5 San Clemente Pedestrian Beach Trail

-  HQT Study Area
-  Metrolink Station
-  Half Mile Station Buffer
-  Parcels
-  Open Space, Public
-  Open Space, Private



Data Sources: Orange County, SCAG, City of San Clemente

Gateways

EXISTING CONDITIONS INVENTORY

The 2016 General Plan identified several gateways within the study area:

- (2) along Avenida Vista Hermosa
- (1) at the El Camino Real / Avenida Pico intersection
- (1) at the Avenida Pico / Avenida Vista Hermosa intersection
- (1) at the Avenida Pico / Calle de los Molinos intersection
- (1) at the El Camino Real / Calle de los Molinos intersection



Source: San Clemente Centennial General Plan (2016)



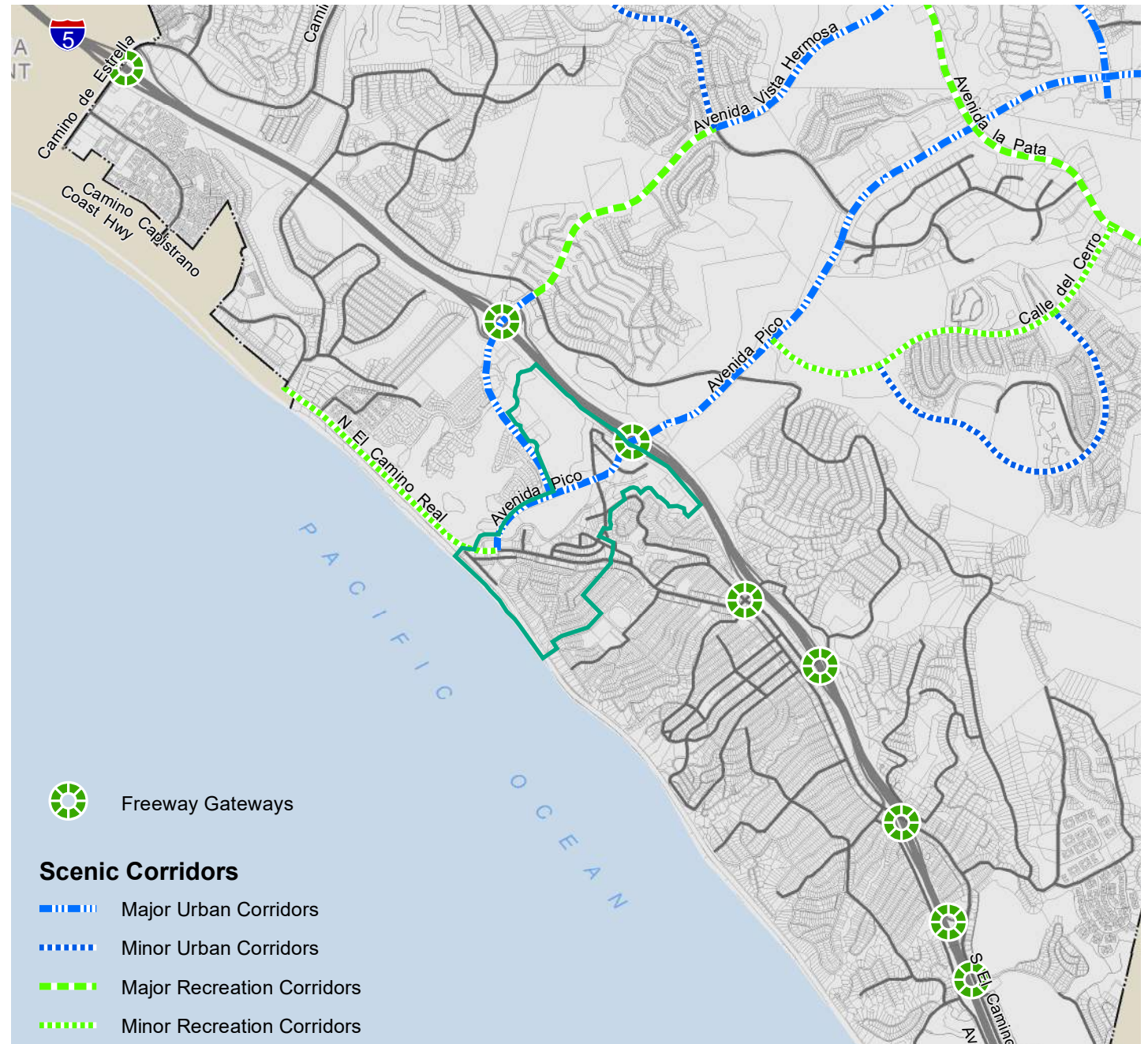
Source: San Clemente Centennial General Plan (2016)

Scenic Corridors

EXISTING CONDITIONS INVENTORY

According to the 2016 General Plan:

- Avenida Pico is identified as a Major Urban Corridor
- A portion of El Camino Real is identified as a Minor Recreation Corridor



Source: San Clemente Centennial General Plan (2016)

Coastal Access Points

According to the 2016 General Plan there are four Coastal Access Points:

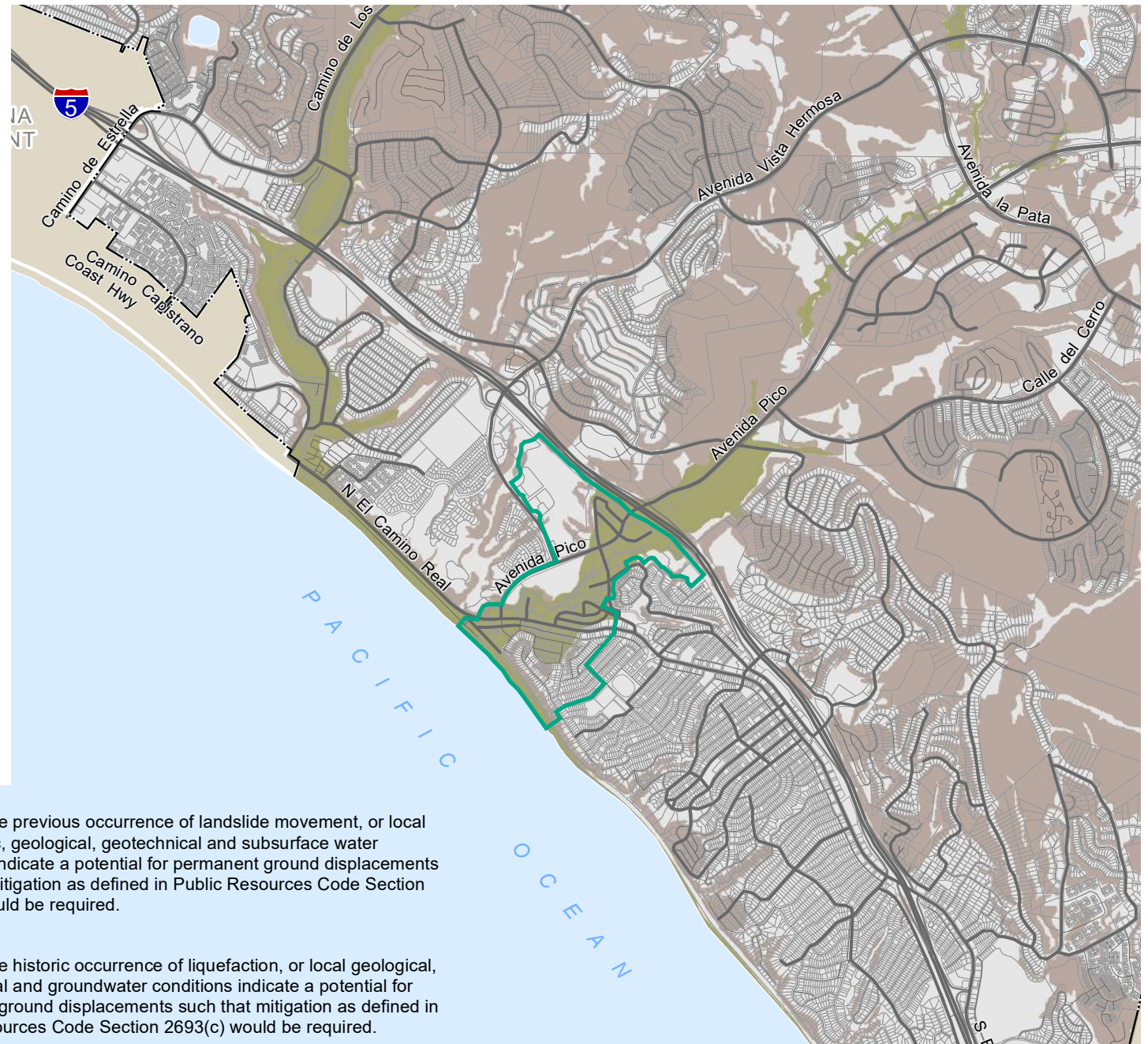
- Capistrano Shores
- North Beach
- Diji Court
- El Portal



Source: San Clemente Centennial General Plan (2016)


According to the 2016 General Plan:

- Much of the study area is within a Liquefaction Zone Area
- There are small portions of the study area identified as Landslide Zone Areas



 Landslide Zone Area

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

 Liquefaction Zone Area

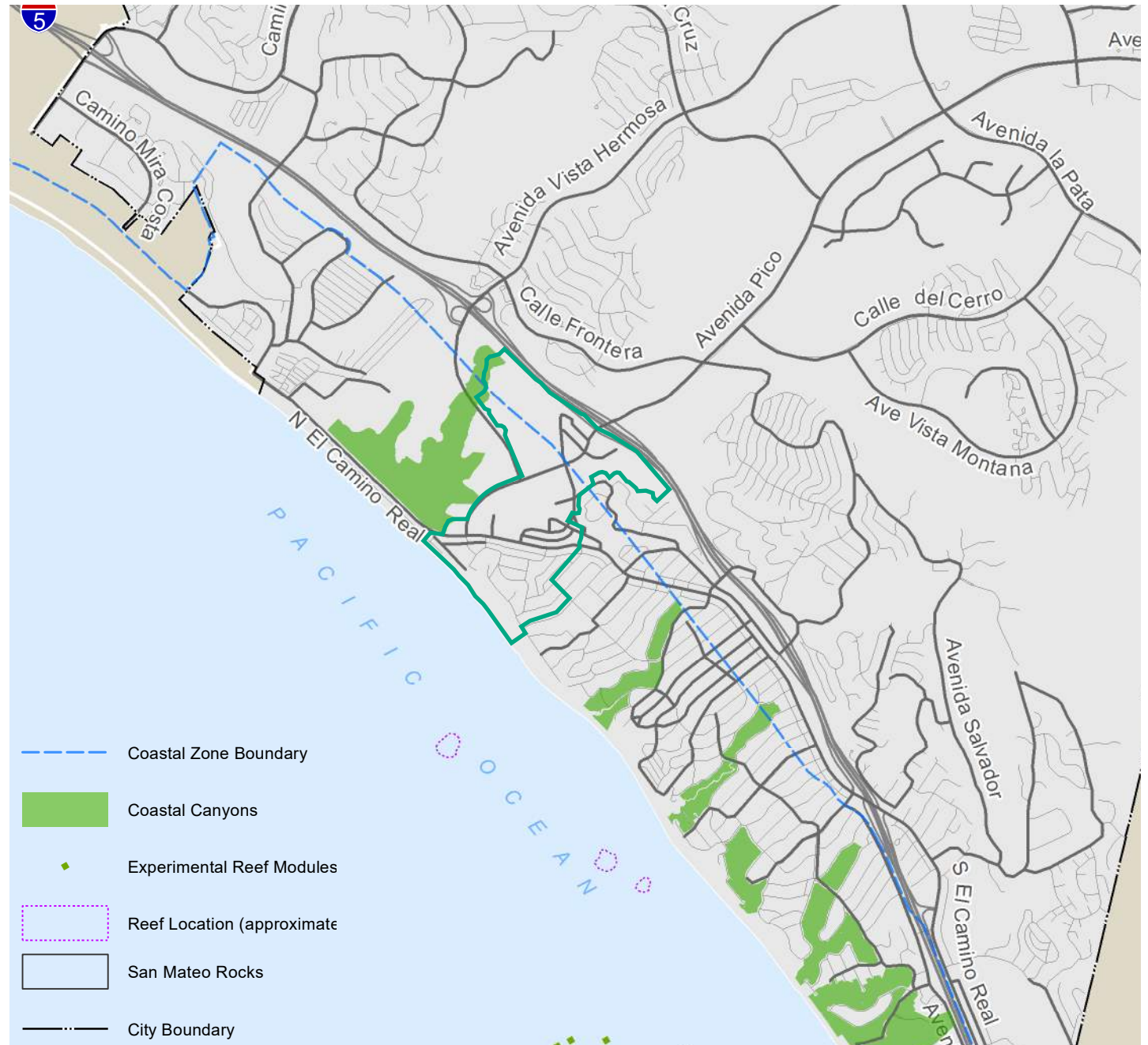
Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Source: San Clemente Centennial General Plan (2016)

Coastal Zone and Environmentally Sensitive Habitat Areas

EXISTING CONDITIONS INVENTORY

- Nearly all of the study area is within the Coastal Zone Boundary.

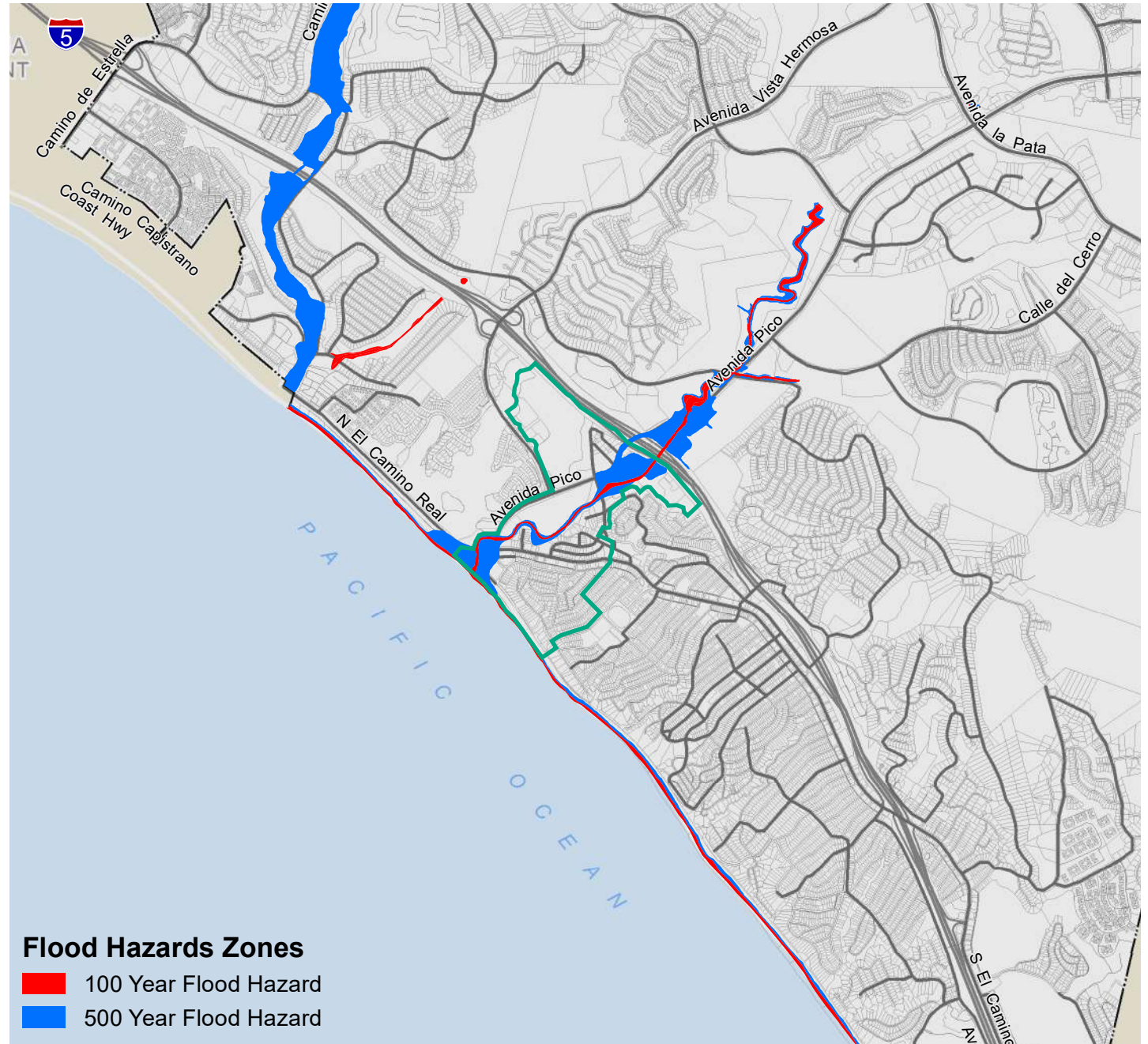


Source: San Clemente Centennial General Plan (2016)

Flood Hazards

- Portions of the study area near the shoreline and near the I-5 freeway are within the 500 Year Flood Hazard area.
- The area directly around the drainage channel are within the 100 Year Flood Hazard area.

EXISTING CONDITIONS INVENTORY



Source: San Clemente Centennial General Plan (2016)