

SAN CLEMENTE SENIOR HOUSING ENTITLEMENT SET

MARCH 21, 2022



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PROJECT DESCRIPTION

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

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

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

PROJECT SUMMARY

SITE INFORMATION

TENTATIVE PARCEL MAP # 2022-116
 ASSESSOR PARCEL # 675-072-19
 ADDRESS 654 Camino de los Mares, San Clemente, CA, 92673
 SITE AREA 288,803 SF
 6.63 AC

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	61		32,940 SF
Subtotal		61	25%	30,780 SF
1 Bedroom:				
A1	650	4		2,600 SF
A2	700	78		54,600 SF
A3	740	23		17,020 SF
A4	897	14		12,558 SF
Subtotal		119	47%	86,778 SF
2 Bedrooms:				
B1	985	9		8,865 SF
B2	995	15		14,925 SF
B3	1,060	5		5,300 SF
B4	1,120	41		45,920 SF
Subtotal		70	28%	75,010 SF
TOTAL	770	250	100%	192,568 SF

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

FLOOR AREA SUMMARY**

Senior Housing Bldgs. 1 & 2	192,568 SF
Circulation	28,800 SF
Residential Amenities	9,325 SF
Storage	1,000 SF
Leasing Office	695 SF
TOTAL	232,388 SF

Commercial

Medical Office Building	7,500 SF
TOTAL	7,500 SF

REQUIRED PARKING

Use	Parking Ratio	Number of Units / Bldg. SF	Parking Spaces Required (Spaces)
Senior Apartments	1 covered space / DU	249	249
Senior Apartments Manager Unit	2 Spaces	1	2
Senior Apartment Guests	0.2 / DU	250	50
Medical Office Building	1 Space per 200 SF	7,500 SF	38
Total Parking Spaces Required			339

PROVIDED PARKING

Covered Spaces (Senior Apartments)	250
Senior Apartments Manager Unit	1
Guest Spaces (Senior Apartments)*	8
Shared Parking - Guest Spaces (Senior Apartments) / Medical Office Building	42
Total Parking Spaces Provided	301

VICINITY MAP



SAN CLEMENTE SENIOR HOUSING

SAN CLEMENTE, CA
 TCA # 2021-055

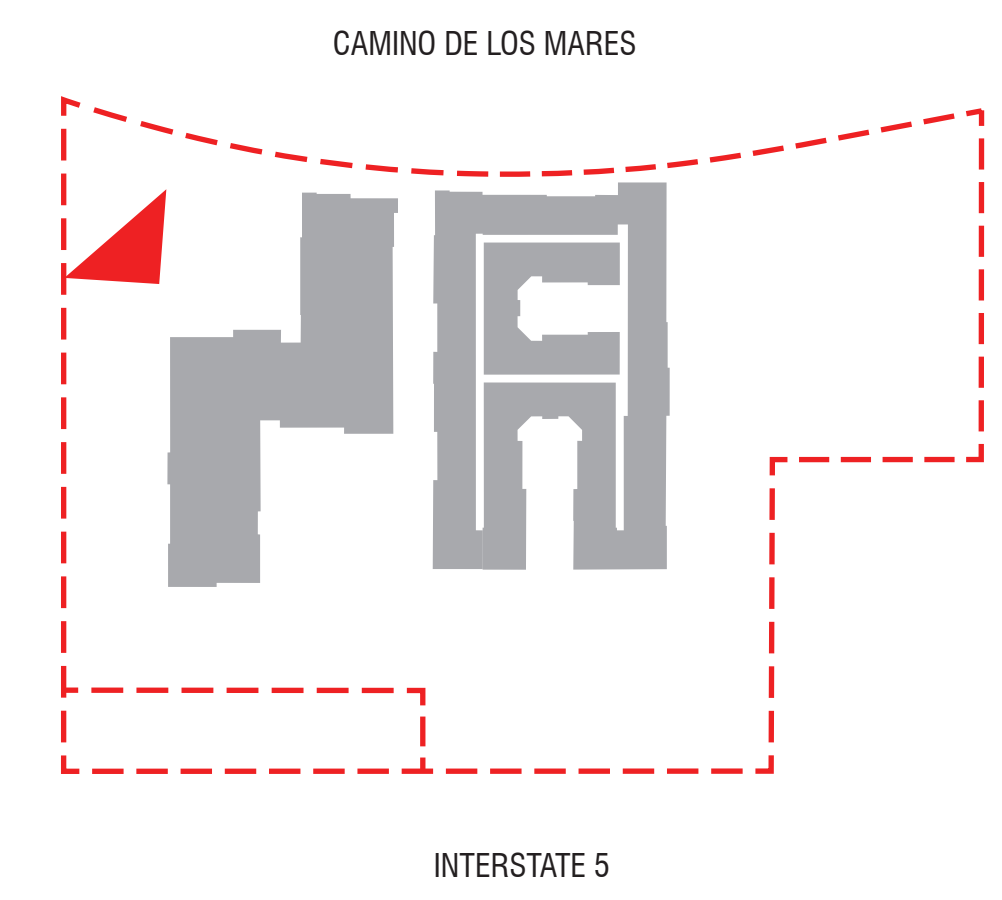


SADDLEBACK MEMORIAL
 MEDICAL CENTER

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PROJECT INDEX & SUMMARY

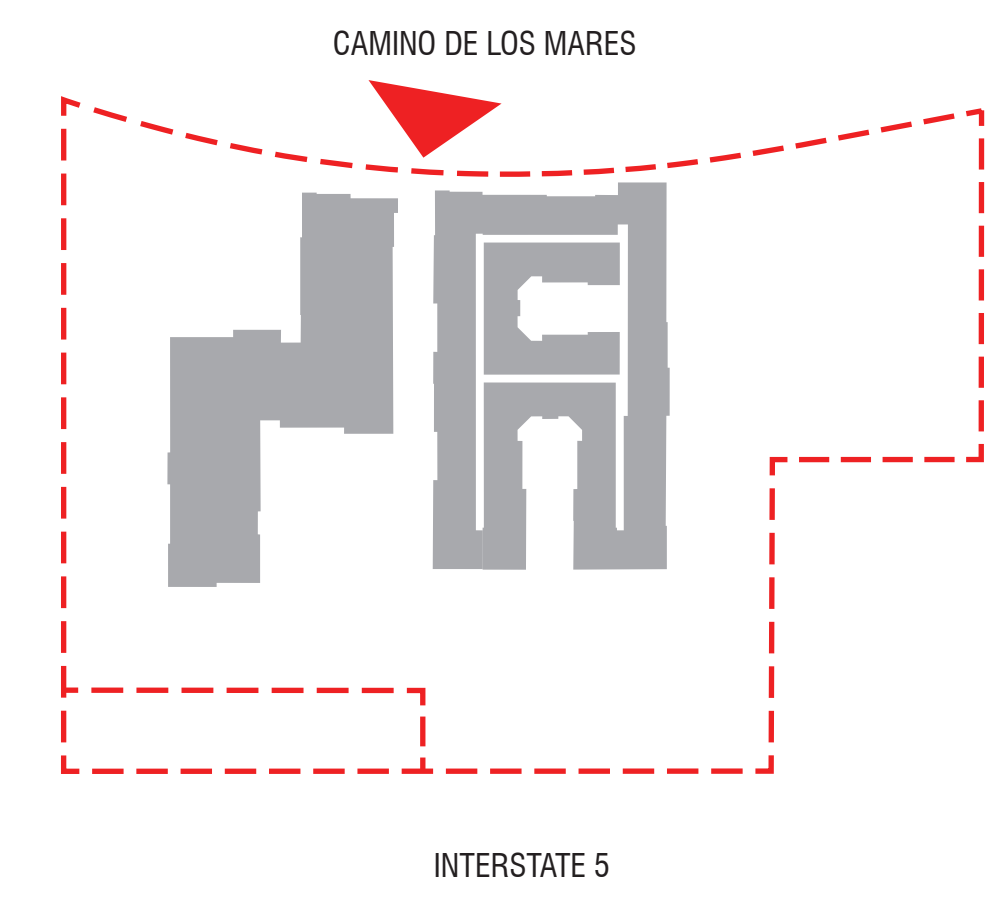
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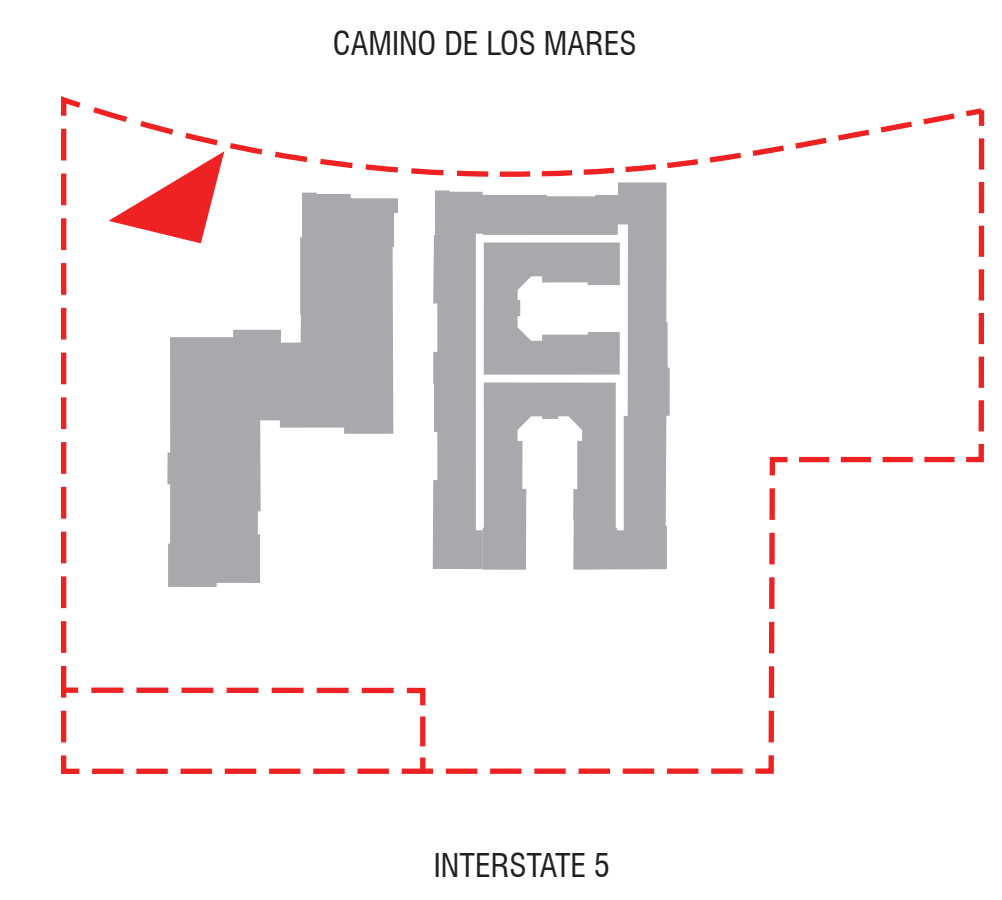
CAMINO DE LOS MARES

INTERSTATE 5

SITE KEY PLAN



SITE KEY PLAN



CAMINO DE LOS MARES

INTERSTATE 5

SITE KEY PLAN

SAN CLEMENTE SENIOR HOUSING
 SAN CLEMENTE, CA
 TCA # 2021-055



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PERSPECTIVE 3

A-1.3



