



AGENDA REPORT

CITY OF SAN CLEMENTE

CITY COUNCIL MEETING

910 Calle Negocio
2nd Floor
San Clemente, California
www.san-clemente.org

Meeting Date: April 21, 2026

Agenda Item: 10E.

Submitted By: City Manager

Prepared By: Andy Hall, City Manager

Adam Atamian, Community Development Director

Subject:

CONSIDERATION TO INTRODUCE (FIRST READING) AN ORDINANCE, AND ADOPT AN URGENCY ORDINANCE, TO MODIFY AND STANDARDIZE THE PARKING TIME LIMITS ON PORTIONS OF AVENIDA DEL MAR, NORTH & SOUTH EL CAMINO REAL, NORTH & SOUTH OLA VISTA, AND THE CITY OWNED PARKING LOT LOCATED AT THE SAN CLEMENTE LIBRARY AND COMMUNITY CENTER, WITH AMENDMENTS TO SECTION 28 OF THE CITY'S TRAFFIC REGULATIONS, AND FINDING THE ORDINANCES EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Summary and Considerations Identified by Staff:

The parking time limit on portions of Avenida Del Mar, El Camino Real, and North and South Ola Vista has traditionally been 2 hours, while adjacent off-street and nearby parking areas have generally allowed 3-hour or all-day parking. In an effort to support local businesses, standardize the parking time limits, and improve public access to these areas, it is necessary to modify the parking time limits.

The proposed changes in the City's traffic regulations are being processed as both a typical Ordinance and an Urgency Ordinance due to the time-sensitive nature of the issue, and because the standard ordinance adoption process would not allow these changes to take effect prior to the peak economic season and will limit access of residents and visitors to these critical areas. However, to the extent possible, the traditional process should be followed. Staff has determined that the proposed urgency ordinance is necessary to preserve the public peace, health, and safety by improving parking availability and access in high-demand coastal and commercial areas during peak seasonal activity.

In addition to the urgent items identified above, there is a direct operational relationship between these proposed changes and the potential modification or extension of the outdoor dining parklet program that is set to expire on July 1, 2026, unless extended by the City Council. Proper parking regulations and effective enforcement will be critical and will inform the decisions of the City Council associated with the parklet discussion. Finally, staff has identified that certain existing parking regulations in the Municipal Code are unclear, inconsistently applied, and difficult to enforce. The provisions of the proposed Ordinance and Urgency Ordinance will address these various concerns in a timely manner.

Proposed modifications to the City-owned parking lot located at the San Clemente Library and Community Center (Library Lot) are also intended to improve parking circulation and increase availability for public use. At the current time, parking at the Library Lot is allowed throughout the

day without a time limit (except early morning hours intended to deter overnight parking). It is possible that the Library Lot is being used by employees that work shifts longer than 3 hours, so locations for parking longer than 3 hours are being explored to accommodate employee parking. These changes are intended to better align the Library Lot with parking management practices in other high-demand public facilities.

Staff has reviewed this issue and determined that an increase in the parking time limit coupled with enhanced parking enforcement will allow visitors to have ample time to frequent a local restaurant and still have time to support local businesses. The current 2-hour parking time limit results in time limitations that impact non-restaurant businesses located on Del Mar. Allowing patrons to have more time will increase the potential for walk-in business that is essential to the success of local retail businesses on Avenida Del Mar, El Camino Real and South Ola Vista.

In addition to the proposed near-term modifications, the City is currently undertaking a broader evaluation of parking management strategies through the development of a comprehensive Parking and Transportation Demand Management (TDM) Plan. This effort is being advanced as part of the City's ongoing work program to achieve certification of its Local Coastal Program (LCP), and includes a range of potential strategies related to parking supply, time limits, pricing, enforcement, and multimodal access.

The Parking and TDM Plan has been introduced to both the Beaches, Parks, and Recreation Commission and the Planning Commission in recent months for initial review and feedback. The Plan is scheduled to return to the Beaches, Parks, and Recreation Commission on April 14, 2026, and to the Planning Commission on April 22, 2026, for continued discussion. Following completion of the Commission review process, the Plan is anticipated to be presented to the City Council later this year as part of the broader LCP process.

Several of the concepts currently under consideration in the Parking and TDM Plan are consistent with, or expand upon, the issues raised by the City Council in directing this agenda item. Accordingly, while the proposed ordinance amendments are intended to address more immediate operational and enforcement concerns, they are also informed by, and generally aligned with, this broader, Council-directed planning effort.

Background:

Historically, the City of San Clemente has established parking time limits to encourage regular parking circulation, improve public access, and support local businesses. Without the parking time limits, it is very possible that downtown residents and employees would consume a majority of the parking stalls with very little turnover. The introduction of COVID-era parklets, the changing nature of businesses to include a higher percentage of sit-down restaurants, the increasing popularity of San Clemente as a destination for visitors, the general lack of transit options and similar factors has resulted in the need to review and adjust the parking regulations near the Del Mar commercial hub.

The City Council must decide whether to maintain or modify the existing parklet program prior to July 1, 2026. The two primary considerations include parking and impacts on non-parklet businesses. Recent implementation of enhanced parking enforcement will provide important information regarding the current parking circulation, but it is already clear that some immediate

modifications are necessary to support local businesses, standardize the parking time limits, and improve public access. Parking time limitations in San Clemente are established by Ordinance.

Proposed Modifications

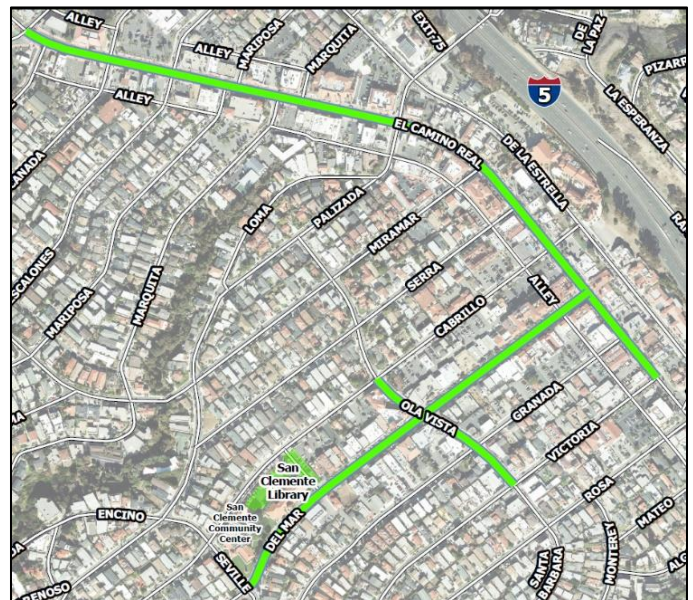
Two modifications to Section 28 of the Codification of the Traffic Regulations of San Clemente, California (“Traffic Code”) are proposed for immediate implementation: (1) clarification and standardization of street parking time limits; and (2) the establishment of parking time limits in the City owned parking lot at the San Clemente Library.

Street Parking Time Limits:

It is proposed that street parking time limits be standardized to three (3) hours along Avenida Del Mar between El Camino Real and Calle Seville, on El Camino Real between Avenida Victoria and El Portal, and on North and South Ola Vista between Avenida Cabrillo and Avenida Victoria. The existing parking spaces designated as 20-minute parking will remain intact. Violations of this Section shall be subject to enforcement and penalties as provided in applicable municipal and state laws, codes and regulations.

In most instances the modification will result in an additional hour of on-street parking allowed on these streets. The added time will allow patrons to have enough time to park, wait to be seated, dine and spend some extra time frequenting the non-restaurant businesses in the area. Many reports, including a discussion with the members of the Retired Senior Volunteer Program that conducts parking enforcement for the City, indicate that the two hour parking limit does not allow ample time for many patrons to complete their business in the area. As the busiest visitor season (Summer) is approaching, it is important to address this issue quickly.

Additional parking enforcement resources have been deployed to support implementation of the revised time limits and to provide data on parking utilization and turnover. This information will be essential in not only monitoring the impact of the parking time limits, but it will also inform the impending decision of the City Council in relation to the parklet program extension, modification or termination.



Parking Lot Time Limits:

Currently, no parking time limits apply to the City-owned parking lot located at the San Clemente Library. In an effort to support local businesses and improve public vehicular access, staff proposes implementation of a three (3) hour time limit within this parking lot. It is important to note that at the current time, several of the parking stalls in the lot are reserved for Library Staff and City vehicles.



While the amount of reserved parking may be studied in the future, no change to the reserved parking would occur at this time. One of the key elements to observe with this change is the impact on employee parking in the commercial area. Often, employees work longer shifts than the proposed three (3) hour time limit. To address this, staff will evaluate alternative employee parking options and review the existing employee parking program.

If introduced now and adopted after a second reading of the Ordinance at the next City Council meeting, the regular Ordinance will go into effect 30 days after its passage pursuant to Government Code section 36937. The Urgency Ordinance would become effective immediately, if passed by a 4/5ths vote of the City Council and accompanied by findings supporting the immediate preservation of the public peace, health or safety, and containing a declaration of the facts constituting the urgency.

Council Options:

The City Council has a variety of options including, but not limited to:

- Introduce Ordinance 1806 and direct staff to return with the Ordinance for second reading and adoption.
- Introduce Ordinance 1806, direct staff to return with the Ordinance for second reading and adoption, and adopt Urgency Ordinance No. 1807, by a 4/5ths vote, to allow for immediate implementation based on findings supporting the immediate preservation of the public peace, health, or safety.
- Continue the item with specific direction to staff.
- Decline to introduce the Ordinance and Urgency Ordinance.

Fiscal Impact:

There is no direct fiscal impact associated with the adoption of the Ordinances. There are potential fiscal impacts related to increased enforcement, but they are anticipated to be nominal.

Environmental Review/Analysis:

The Ordinances are categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities, 14 CCR section 15301) of the State CEQA Guidelines. The Ordinances will not impact an environmental resource of hazardous or critical concern, will not result in a cumulative impact from successive projects of the same type and there are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, rock outcroppings, or similar 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.

Recommended Action(s):

Staff Recommendation

STAFF RECOMMENDS the City Council:

1. Consider introduction and conduct a first reading of Ordinance No. 1806 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE AMENDING SECTION 28 OF THE CODIFICATION OF THE TRAFFIC REGULATIONS OF SAN CLEMENTE, CALIFORNIA TO REPEAL AND REPLACE CERTAIN TIME LIMITATIONS FOR PARKING ON PORTIONS OF AVENIDA DEL MAR, NORTH & SOUTH EL CAMINO REAL, NORTH & SOUTH OLA VISTA, AND THE CITY OWNED PARKING LOT AT THE SAN CLEMENTE LIBRARY/ COMMUNITY CENTER, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 (EXISTING FACILITIES, 14 CCR SECTION 15301) OF THE STATE CEQA GUIDELINES.
2. Find that immediate action and implementation of an Urgency Ordinance is necessary to preserve the public peace, health, and safety by improving parking availability and access in high-demand coastal and commercial areas during peak seasonal activity, and introduce, and adopt, by at least 4/5^{ths} vote, Urgency Ordinance No. 1807 entitled AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE AMENDING SECTION 28 OF THE CODIFICATION OF THE TRAFFIC REGULATIONS OF SAN CLEMENTE, CALIFORNIA TO REPEAL AND REPLACE CERTAIN TIME LIMITATIONS FOR PARKING ON PORTIONS OF AVENIDA DEL MAR, NORTH & SOUTH EL CAMINO REAL, NORTH & SOUTH OLA VISTA, AND THE CITY OWNED PARKING LOT AT THE SAN CLEMENTE LIBRARY/ COMMUNITY CENTER, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 (EXISTING FACILITIES, 14 CCR SECTION 15301) OF THE STATE CEQA GUIDELINES.

Attachments:

1. Ordinance 1806
2. Urgency Ordinance 1807

Notification:

San Clemente Downtown Business Association
San Clemente Chamber of Commerce

ORDINANCE NO. 1806

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE AMENDING SECTION 28 OF THE CODIFICATION OF THE TRAFFIC REGULATIONS OF SAN CLEMENTE, CALIFORNIA TO REPEAL AND REPLACE CERTAIN TIME LIMITATIONS FOR PARKING ON PORTIONS OF AVENIDA DEL MAR, NORTH & SOUTH EL CAMINO REAL, NORTH & SOUTH OLA VISTA, AND THE CITY OWNED PARKING LOT AT THE SAN CLEMENTE LIBRARY/ COMMUNITY CENTER, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 (EXISTING FACILITIES, 14 CCR SECTION 15301) OF THE STATE CEQA GUIDELINES.

WHEREAS, Section 28 of the Codification of the Traffic Regulations of San Clemente, California (“Traffic Code”) currently provides regulations for parking in specific locations within the City; and

WHEREAS, the City Council seeks to clarify and standardize the parking time limitations on portions of Avenida Del Mar, North and South El Camino Real, North and South Ola Vista, and the City-owned parking lot located at the San Clemente Library/ Community Center; and

WHEREAS, this ordinance is necessary to support local businesses during the upcoming peak economic season, improve access to coastal resources, implement meaningful parking enforcement.

NOW, THEREFORE, the City Council of the City of San Clemente does ordain as follows:

SECTION 1. The recitals above are true and correct and each incorporated fully herein by reference and adopted as findings by the City Council.

SECTION 2. All parking time limitations on Avenida Del Mar (between El Camino Real and Calle Seville), North and South El Camino Real (between Avenida Victoria and El Portal), North and South Ola Vista (between Avenida Cabrillo and Avenida Victoria), and the parking lot owned by the City of San Clemente located at the San Clemente Library/ Community Center, with the exception of existing 20-minute parking zones, are hereby repealed.

SECTION 3. Parking time limitations on Avenida Del Mar (between El Camino Real and Calle Seville), North and South El Camino Real (between Avenida Victoria and El Portal), North and South Ola Vista (between Avenida Cabrillo and Avenida Victoria), and

the parking lot owned by the City of San Clemente located at the San Clemente Library/ Community Center, with the exception of existing 20-minute parking zones, are hereby added to Section 28 of the City's Traffic Code with a three (3) hour parking time limit as further described in Section 6 below.

SECTION 4. All existing 20-minute parking time limits in Section 28 of the City's Traffic Code shall remain as currently identified and regulated without change.

SECTION 5. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that this Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities, 14 CCR section 15301) of the State CEQA Guidelines.

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 Ordinance involves maintaining an existing use with clarification in hours of operation and thus qualifies for the Class 1 exemption.

Furthermore, it is the finding of the City Council that this Ordinance will not impact an environmental resource of hazardous or critical concern, will not result in a cumulative impact from successive projects of the same type and there are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, rock outcroppings, or similar 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.

SECTION 6. Subsection 28.d.2j is hereby added to Section 28 of the San Clemente Traffic Code to read as follows:

With the exception of previously identified parking stalls or parking stalls identified in the future by the City Council to be 20 minute parking zones (as indicated by signage and green curb painting), all public on-street parking on Avenida Del Mar (between El Camino Real and Calle Seville), North and South El Camino Real (between Avenida Victoria and El Portal), North and South Ola Vista between Avenida Victoria and Avenida Cabrillo), and within parking lot owned by the City of San Clemente located at the San Clemente Library/ Community Center shall be limited to three (3) hours.

SECTION 7. This ordinance takes effect 30 days after its final adoption.

SECTION 8. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 9. The City Council hereby directs staff to prepare, execute, and file with the Orange County Clerk a notice of exemption within five working days of the adoption of this Ordinance.

SECTION 10. The custodian of records for this Ordinance is the San Clemente City Clerk, and the records comprising the administrative record for this Ordinance are located at 910 Calle Negocio, San Clemente, CA 92673.

First read and introduced at the regular meeting of the City Council on April 21, 2026.

APPROVED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

Laura Campagnolo, City Clerk
of the City of San Clemente

Rick Loeffler, Mayor of the City
of San Clemente

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) ss.
 CITY OF SAN CLEMENTE)

I, LAURA CAMPAGNOLO, City Clerk of the City of San Clemente, California, hereby certify that Ordinance No. 1806 having been regularly introduced at the meeting of _____, was again introduced, the reading in full thereof unanimously waived, and duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, _____, and said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this ____ day of _____, 2026.

 Laura Campagnolo, City Clerk
 of the City of San Clemente

APPROVED AS TO FORM:

 Elizabeth A. Mitchell, City Attorney

URGENCY ORDINANCE NO. 1807

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE AMENDING SECTION 28 OF THE CODIFICATION OF THE TRAFFIC REGULATIONS OF SAN CLEMENTE, CALIFORNIA TO REPEAL AND REPLACE CERTAIN TIME LIMITATIONS FOR PARKING ON PORTIONS OF AVENIDA DEL MAR, NORTH & SOUTH EL CAMINO REAL, NORTH & SOUTH OLA VISTA, AND THE CITY OWNED PARKING LOT AT THE SAN CLEMENTE LIBRARY/ COMMUNITY CENTER, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 (EXISTING FACILITIES, 14 CCR SECTION 15301) OF THE STATE CEQA GUIDELINES.

WHEREAS, Section 28 of the Codification of the Traffic Regulations of San Clemente, California (“Traffic Code”) currently provides regulations for parking in specific locations within the City; and

WHEREAS, the City Council seeks to clarify and standardize the parking time limitations on portions of Avenida Del Mar, North and South El Camino Real, North and South Ola Vista, and the City-owned parking lot located at the San Clemente Library/ Community Center; and

WHEREAS, to protect the public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with Government Code section 36937(b); and

WHEREAS, immediate action and implementation of this ordinance is necessary to support local businesses during the upcoming peak economic season, improve access to coastal resources, implement meaningful parking enforcement and for the immediate preservation of the public peace, health and safety in the City’s critical downtown area.

NOW, THEREFORE, the City Council of the City of San Clemente does ordain as follows:

SECTION 1. The recitals above are true and correct and each incorporated fully herein by reference and adopted as findings by the City Council.

SECTION 2. All parking time limitations on Avenida Del Mar (between El Camino Real and Calle Seville), North and South El Camino Real (between Avenida Victoria and El Portal), North and South Ola Vista (between Avenida Cabrillo and Avenida Victoria) and the parking lot owned by the City of San Clemente located at the San Clemente

Library/ Community Center, with the exception of existing 20-minute parking zones, are hereby repealed.

SECTION 3. Parking time limitations on Avenida Del Mar (between El Camino Real and Calle Seville), North and South El Camino Real (between Avenida Victoria and El Portal), North and South Ola Vista (between Avenida Cabrillo and Avenida Victoria), and the parking lot owned by the City of San Clemente located at the San Clemente Library/ Community Center, with the exception of existing 20-minute parking zones, are hereby added to Section 28 of the City's Traffic Code with a three (3) hour parking time limit as further described in Section 6 below.

SECTION 4. All existing 20-minute parking time limits in Section 28 of the City's Traffic Code shall remain as currently identified and regulated without change.

SECTION 5. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that this Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities, 14 CCR section 15301) of the State CEQA Guidelines.

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 Ordinance involves maintaining an existing use with clarification in hours of operation and thus qualifies for the Class 1 exemption.

Furthermore, it is the finding of the City Council that this Ordinance will not impact an environmental resource of hazardous or critical concern, will not result in a cumulative impact from successive projects of the same type and there are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, rock outcroppings, or similar 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.

SECTION 6. Subsection 28.d.2j is hereby added to Section 28 of the San Clemente Traffic Code to read as follows:

With the exception of previously identified parking stalls or parking stalls identified in the future by the City Council to be 20 minute parking zones (as indicated by signage and green curb painting), all public on-street parking

on Avenida Del Mar (between El Camino Real and Calle Seville), North and South El Camino Real (between Avenida Victoria and El Portal) and North and South Ola Vista between Avenida Victoria and Avenida Cabrillo), and within parking lot owned by the City of San Clemente located at the San Clemente Library/ Community Center shall be limited to three (3) hours.

SECTION 7. This ordinance takes effect immediately upon its adoption.

SECTION 8. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 9. The City Council hereby directs staff to prepare, execute, and file with the Orange County Clerk a notice of exemption within five working days of the adoption of this Ordinance.

SECTION 10. The custodian of records for this Ordinance is the San Clemente City Clerk, and the records comprising the administrative record for this Ordinance are located at 910 Calle Negocio, San Clemente, CA 92673.

APPROVED AND ADOPTED this 21st day of April, 2026.

ATTEST:

Laura Campagnolo, City Clerk of
the City of San Clemente

Rick Loeffler, Mayor of the City
of San Clemente

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) ss.
 CITY OF SAN CLEMENTE)

I, LAURA CAMPAGNOLO, City Clerk of the City of San Clemente, California, hereby certify that Urgency Ordinance No. 1807 , the reading in full thereof unanimously waived, was duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this ____ day of _____, _____.

 CITY CLERK of the City of
 San Clemente, California

APPROVED AS TO FORM:

 Elizabeth, A. Mitchell, City Attorney