CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4416
(562) 590-5071

October 6, 2026

APPLICATION STATUS LETTER - INCOMPLETE

Herman Jack Ajamian
17151 Newhope St, Suite 108
Fountain Valley, CA 92708

Menachem Slavin
1306 N El Camino Real,
San Clemente, CA 92672

RE: **CDP Application No. 5-26-0761 for the project located at 1306 N El Camino Real, San Clemente, Orange County (APN: 692-381-57)**

Dear Herman Jack Ajamian,

On September 10, 2026, our office received the subject coastal development permit application. The project proposes an interior and exterior remodel to an existing one-story, 25-ft high, religious center. The remodel involves approximately 3,424 sq. ft. second-story addition with an attic, storage, approx. 516 sq. ft. mezzanine resulting in a three-story, 32 ft. high religious center. The project plans show the project is entirely within the existing parcel footprint and will include new native and non-native drought tolerative landscaping, restriping the existing parking lot to provide an ADA compliant parking space.

Commission staff have reviewed all submitted materials and have determined that more information is necessary to continue processing your application. To complete your application, please submit the following:

1. **Project Description**. Please clarify the square footage of the proposed second-story addition and mezzanine, and square footage of third-story additions. Additionally, please describe the scope of work for the existing garage. If the garage conversion will reduce the number of onsite parking spaces, identify the changes and any proposed mitigation for the loss of parking, as outlined in Item #5 of this letter.

   According to the San Clemente LUP, the maximum number of stories within the Neighborhood Serving (NC)-2 land use designation is two-stories. If a third story is proposed, please revise the project description and plans accordingly.

2. **Submittal of Noticing Envelopes.** Section IV of the application states: “Stamped envelopes addressed to all applicants and agents, all property owners and occupants of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list of all owners and occupants with addresses. The envelopes must be plain (i.e., no return address), and regular business size (9 1/2" x 4 1/8"). Include first class postage on each one. Metered postage is not acceptable. Use Appendix C for the listing of names and addresses.” Do not include a return address on

the envelopes. Please submit stamped and addressed noticing envelopes for all properties listed in the completed Appendix C. Foundation Plans. Please provide foundation plans for the proposed development.

3. **Local Approval.** Please provide two sets of full size or 11" x 17" project plans with either a stamp from the local government demonstrating approval-in-concept or equivalent local approval of the proposed development.

4. **Site History.** Based on historic aerials, it appears the property was constructed sometime in the 1990s. According to our records, there is no evidence of a coastal development permit for the original construction of the building. Please indicate when the building was originally constructed and provide the coastal development permits, issued by the City and the Coastal Commission, for the original construction of the building and any other work to the building thereafter. Unpermitted development may be subject to after-the-fact development fees as outlined in Appendix E of the CDP application.

5. **Alternatives Analysis - Parking**. Section 30252 of the Coastal Act states, "The location and amount of new development should maintain and enhance public access to the coast by … providing adequate parking facilities…" Additionally, the City's LUP Policy VIII.12 seeks to "provide better transit and parking opportunities both on-street and in designated lots, and/or inland parking with beach transportation and off-street parking facilities throughout the City." Given the proposed project may reduce existing parking onsite through the conversion of the existing garage, please explore any feasible alternatives that may mitigate lack of on-site parking for consistency with Section 30252 of the Coastal Act and past commission action. Such alternatives include but are not limited to:

    a. Maximizing the number of on-site parking spaces;
    b. Maximizing the number of on-site bicycle parking spaces;
    c. Coordinating with the City to remove any red curb to open street parking on adjacent streets; and
    d. Committing to keeping the parking lot open to the public (with proposed signage) outside of business hours for beach access.

6. **Water Quality/Drainage Plans.** Given the potential to impact marine resources, it is important that all construction follow Best Management Practices (BMPs). Please provide any construction practices and responsibilities that will be proposed.
7. **Percentage of Remodel.** Determine whether the project would result in alteration of more than 50% of any major structural component (i.e. interior habitable floor area, exterior walls, roof, and foundation) by completing the table below. Exterior walls can be measured in linear feet, while all other structural components should be measured in square feet. Alteration includes demolition of existing structures and addition of new structures. (For example, demolishing 10 sq. ft. of an existing 100 sq. ft. roof and constructing a new 10 sq. ft. roof overhang would result in 20% cumulative alteration of the original roof structure.) Calculations should account for additions/remodel or

cumulative changes to the structure overtime; for example, if a 2,000 sq ft house had an addition in 2024, the percentage of alteration should reflect the square footage of 2024 addition with the currently proposed project. If alteration of any major structural component exceeds 50%, or if the addition proposed exceeds 50%, the residence would be considered new development and additional coastal hazards analysis may be required. For roofing, include the amount of demolition or alteration of structural elements only.

Structural Component	Existing Area	Proposed Demolition/ Alteration	Proposed Addition	Percentage of Cumulative Alteration
Interior Habitable Floor Area				
Exterior Walls				
Roof				
Foundation				

8. **Posted Site.** Please submit a photograph of the "Notice of Pending Permit" sign located in a conspicuous location(s) onsite.

9. **Grading**. The submitted application indicates that grading is not being proposed, however, the minor grading plan on the plan set submitted indicates that grading will occur along the southern portion of the project site. Please confirm the amount of grading or ground disturbing activities (e.g., cut, fill, trenching) involved with the proposed project.

10. **Fees.** Based on the information submitted to date and information provided in response to this letter, additional fees may be required at a later date.

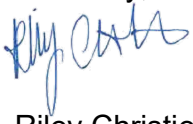
11. **Electronic Copy**. Please submit a digital copy of the requested information above to Riley.Christie@coastal.ca.gov.

12. **Hard Copy**. Please submit a hard copy for the requested information above to our South Coast District Office.

Application Status Letter - Incomplete
5-26-0761

Please do not limit your submittal to the aforementioned items. You may submit any information which you believe may help Commission staff gain a clearer understanding of the scope of your proposed project. Upon receipt of the requested materials, we will proceed with determining the completeness of your application. If you have any questions regarding your application, please contact me at Riley.Christie@coastal.ca.gov or alternatively the phone number listed above.

Sincerely,



Riley Christie
Coastal Program Analyst
cc: File