

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

ITEM #4

DATE: NOVEMBER 10, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
DANNY GIOMETTI, ASSISTANT PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP14-0020 TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, 3,467 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED, 651 SQUARE-FOOT, TWO-VEHICLE GARAGE ON VACANT LAND LOCATED AT 24642 SANTA CLARA AVENUE.

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP14-0020

APPLICANTS: Frank Ultimo/ Lloyd Malear (Design ARC)

PROPERTY OWNER: Vincent Colarossi

REQUEST: Approval of a Coastal Development Permit to allow the construction of a new residential dwelling on land located within the appeals jurisdiction of the California Coastal Commission.

LOCATION: 24642 Santa Clara Avenue (APN 683-202-03)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on October 29, 2014, published within a newspaper of general circulation on October 30, 2014, and posted on October 31, 2014 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (e) (Class 3 – New Construction or Conversion of Small Structures) in that it proposes the construction of one, new single-family dwelling with an attached garage.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Specific Plan (DPSP), Orange County Zoning Code (OCCZ) and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP, DPSP and OCZC for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject site is a 10,125 square foot vacant lot which fronts Santa Clara Avenue to the north and an alleyway to the south. The lot is rectangular in shape and is bordered by existing and similar single-family development to the north across Santa Clara Avenue, to the east, and across the alley to the south. Multiple-family residential development is located across Violet Lantern to the west. The subject site is designated in the DPSP as Coastal Residential Medium Density C-RMD and is located within the City's Coastal Overlay District (the California Coastal Zone) as well as the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The project is a new, single family dwelling comprising two-stories, 3,467 square feet of living area and an attached, 651 square foot, two-vehicle garage. The floor-plan includes four bedrooms, as well as several accessory rooms including a study and grand room. The project proposes a building setback of approximately 42 feet in the front yard (20 feet required), five feet along the side yard (five feet required) and approximately 27 feet in the rear yard (15 feet required). Overall building height would be approximately 25 feet, below the maximum allowed height of 28 feet.

The architectural style is a variation of Italian/Mediterranean, incorporating a mixture of stucco walls, decorative wood and iron elements and clay tile roofing. Various freestanding walls are proposed throughout the site and would be surfaced with materials and colors to match the proposed dwelling. The development would comply with all standards of the property's C-RMD Zoning and no variances or other deviations from the DPSP are requested.

Coastal Development Permit CDP14-0020

The subject application proposes the construction of a new single-family dwelling on vacant land which requires a Coastal Development Permit (CDP). Pursuant to requirements stipulated within the "Coastal Development" District Regulations section of the Dana Point Specific Plan, a Coastal Development Permit application may be approved only after the approving authority has made the following findings:

- a. **Local Coastal Program:** That the development project proposed by the

application conforms with the certified Local Coastal Program.

- b. Zoning or District Regulations: That the application is consistent with the purpose and intent as well as the other provisions of the Orange County Zoning Code or district regulations of this Specific Plan applicable to the property.
- c. California Coastal Act: That the project conforms with the public access and public recreation policies of the California Coastal Act.

The recommended findings for approval of the CDP are outlined in the draft Resolution NO. 14-11-10-XX, attached to this report as Action Document 1.

CORRESPONDENCE: To date, correspondence for this project has not been received.

CONCLUSION: Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Specific Plan, Orange County Zoning Code and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft resolution, approving CDP14-0020 subject to findings and conditions of approval.



Danny Giometti
Assistant Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 14-11-10-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Project Plans (architectural only)

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RESOLUTION NO. 14-11-10-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP14-0020 FOR A NEW, TWO-STORY, 3,467 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED, 651 SQUARE-FOOT, TWO-VEHICLE GARAGE ON VACANT LAND LOCATED AT 24642 SANTA CLARA AVENUE.

Applicants and Property Owners: Frank Ultimo/ Lloyd Malear and Vincent Colarossi

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the applicant filed a verified application for a Coastal Development Permit to allow for additions to an existing single-family dwelling at 24642 Santa Clara Avenue (APN 683-202-03), and;

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code, and;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and;

WHEREAS, the Planning Commission did, on the 10th day of November, 2014, hold a duly noticed public hearing as prescribed by law to consider said request, and;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP14-0020.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP14-0020:

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ATTACHMENT #1

Findings:

Coastal Development Permit CDP14-0020

1. That the development project proposed by the application conforms with the certified Local Coastal Program **in that the site and architectural design of proposed improvements further Urban Design Element Goal No. 2 which states stating that development should “preserve the individual positive character and identity of the City’s communities” by fostering new, aesthetically pleasing residential development of the subject property that is both wholly compatible and complimentary to surrounding structures.**
2. That the application is consistent with the purpose and intent as well as the other provisions of the Orange County Zoning Code or district regulations of this Specific Plan applicable to the property **in that the proposed project has been reviewed by the Planning and Building/Safety Divisions, as well as the Public Works/Engineering Department for conformance with applicable documents and, subject to conditions of approval, has been found consistent.**
3. That the project conforms with the public access and public recreation policies of the California Coastal Act **in that the proposed development would not alter existing public access or public recreation in the vicinity.**

Conditions:

A. General:

1. Approval of this application permits additions to an existing single-family dwelling located at 24642 Santa Clara Avenue. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program and Zoning Code.
2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material,

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not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
6. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The applicant and owner, and their successors in interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

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7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
8. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
9. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.
10. All improvements and construction within the City right-of-way for the alley and Santa Clara Avenue will require a separate encroachment permit. An application for an encroachment permit shall be made in accordance with the current City requirements. Any decorative paving and non-standard improvements will require a standard agreement with the City as a part of the encroachment permit.
11. Separate review, approval, and permits are required for fire sprinklers, retaining walls, swimming pool/spa and site walls over three feet in height
12. The applicant shall submit final landscape plans in accordance with this approval. The landscape plan and all proposed exterior site improvements shall be shown on the plans.

B. Prior to Issuance of a Grading Permit:

13. The applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
14. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The review of the submitted geotechnical report shall be done on a time and materials basis.
15. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

C. Prior to Building Plan Check Submittal and/or prior to Issuance of a

Building Permit or release on certain related inspections:

16. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
17. The applicant shall submit a rough grade certification from the Civil Engineer of Record and the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (along with the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project. The rough grade certification by the geotechnical engineer (along with the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
18. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
19. Building plan check submittal shall include three sets of the following construction documents (as applicable):
 - a. *Building Plans*
 - b. *Energy Calculations*
 - c. *Structural Calculations*
 - d. *Soils/Geology Report*

e. Drainage Plan

All documents prepared by a profession shall be wet-stamped and signed.

20. Project "Condition of Approval" shall appear on the submitted drawings.
21. Review of the project by the Orange County Fire Authority (OCFA) shall be required. The applicant shall submit three separate sets of plans directly to the OCFA for review and approval.
22. Fire sprinkler system is required or waiver from the Fire Chief (All new residential; all new commercial groups A, I, E, & H and groups B, F, M & S exceeding 1,000 s.f. and U-1 exceeding 6,000 s.f.; Additions that increase the total floor area by 50% or 750 s.f. in a two year period or a second story addition regardless of s.f. or an alteration of 50% or greater in a two year period or any building that has fire sprinklers already installed).
23. Building(s) shall comply with 2013 California Codes of Regulations Parts 1-12 and any local amendments thereto. Building(s) shall comply with 2013 T-24 Energy Conservation Regulations.
24. Minimum roofing classification is A.
25. Undergrounding of all onsite utilities is required. An **Approved SDG&E Work Order and Undergrounding Plan** is required prior to permit issuance.
26. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w.c. ratio of 0.45, F'c pf 4500 psi.

D. Prior to Issuance of a Certificate of Occupancy ("C-of-O") and/or Final Inspection by City Staff:

27. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual
28. A written approval by the Geotechnical Engineer of Record approving the grading and wall construction as being in conformance with the approved plan from a geotechnical standpoint.
29. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls

30. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
31. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
32. Verification of all conditions of approval is required by all City Departments.
33. All approvals from outside Departments and Agencies are required
34. "Rough Grad/Pad Certification" or "Grading Release Form" is required from City Engineer.
35. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
36. The applicant shall contact the Planning Division for a final inspection of the project and property prior to contacting the Building/Safety Division for a final inspection and project sign-off. All landscaping approved via the project's final landscaping plan shall be installed within the property's yards prior to final inspection by the Planning Division.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 10th day of November, 2014 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Liz Claus, Chairperson
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

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City of Dana Point
Preliminary Review (CDP14-0020)
Danny Giometti, Assistant Planner
Community Development Department
33282 Golden Lantern (Danny Giometti, City Planner)
Dana Point, CA 92629-1805

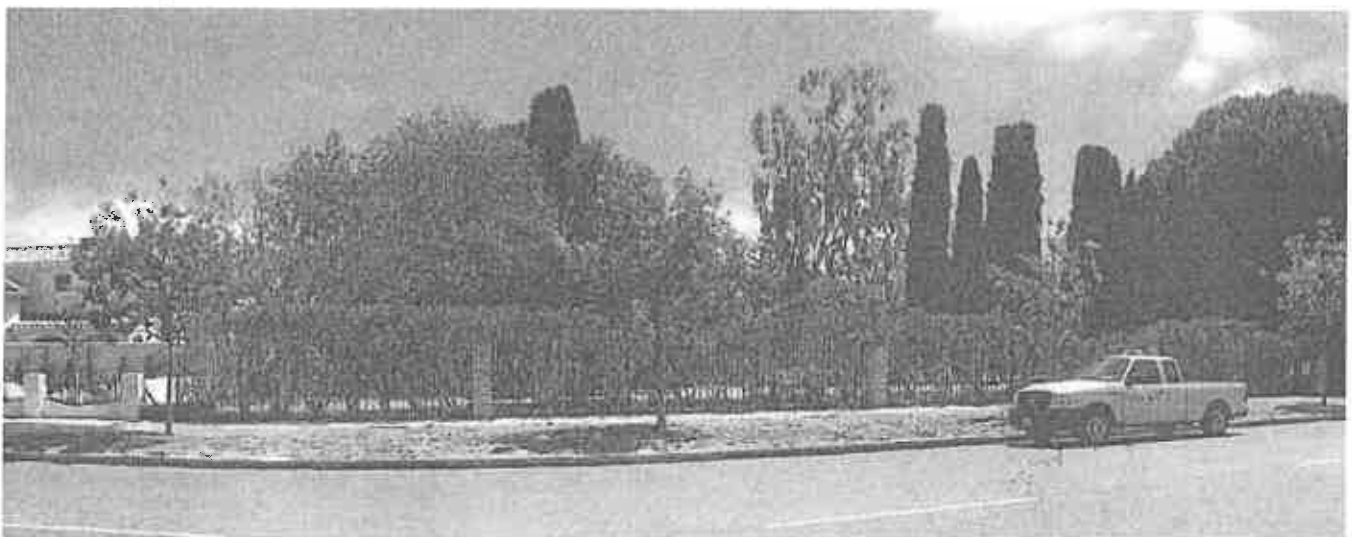
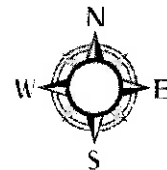
VICINITY MAP



Project : CDP14-0020

Applicants/Owner: Design ARC/ Vincent Colarossi

Location: 24642 Santa Clara Avenue (APN 683-202-03)



**Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA**

RECEIVED

AUG 29 2014

**CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT**



Looking South at Project Site from Santa Clara Ave.

ATTACHMENT #3

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



Looking North from project site across Santa Clara Ave.

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



Looking South from center of project site.

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



Looking East from center of project site.

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



Looking North from alley to project site.

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



Looking South from project site across alley.

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



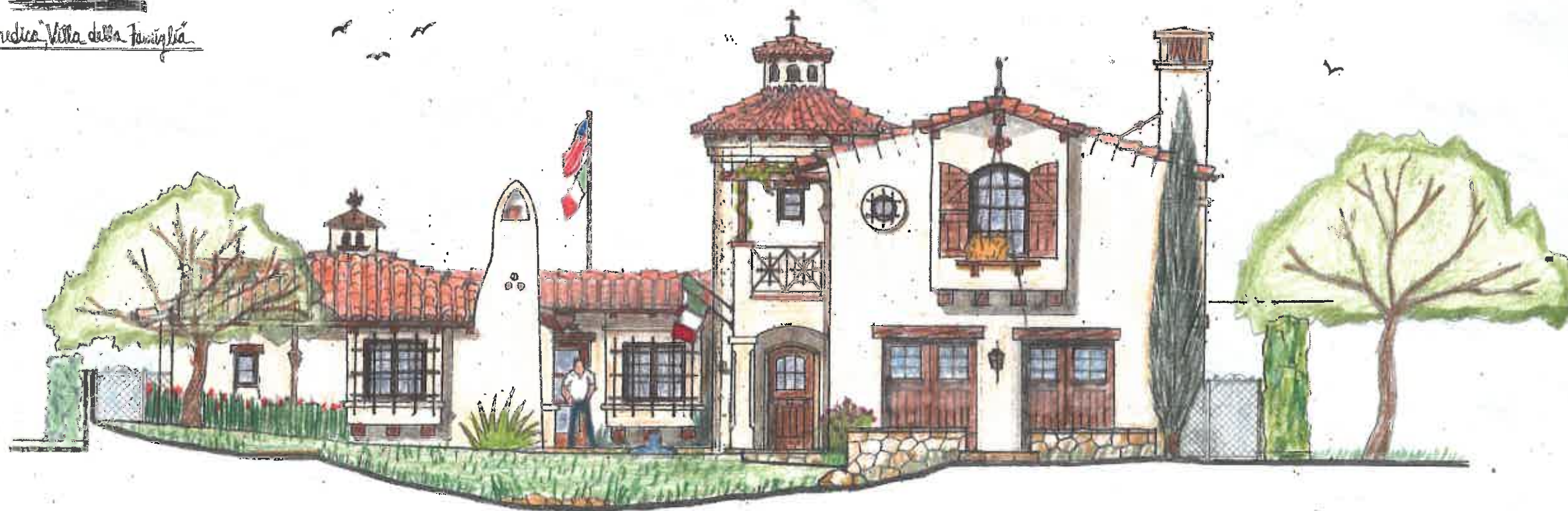
Looking North from center of project site.

Colarossi Residence
24642 Santa Clara Ave.
Dana Point, CA



Looking West from center of project site.

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OCT 02 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT



Villa della Famiglia Sud

ATTACHMENT #4

Villa della Famiglia, Nord
Giovanni Miscione - Disegnator (Designer)
4115 Crescente Dr., Santa Barbara, CA 93100
(805) 898-1694

Franco Ultimo - Appaltatore (Builder)
708 1/2 Marigold, Corona Del Mar, CA 92625
(949) 689-5293

Villa della Famiglia, Sud
Vincenzo Colarossi - Possessore (Owner)
24642 Santa Clara Avenue, Dana Point, CA 92629
A.P.N.: 682-202-03

October 1, 2014



SITE KEY NOTES

Setbacks:	Required	Proposed:
Front:	20'-0"	42'-2"
Side:	5'-0"	5'-0"
Rear:	15'-0"	27'-10"

Note: 1/2 of alley (10'-0") may be utilized as garage rear yard setback.



- 1

Existing concrete sidewalk
- 2

New mailbox
- 3

Used railroad ties with 1/2" spacing
- 4

New Boulder (typ).
- 5

Bench per owner over used railroad ties
- 6

Boulders at bottom of meadow/water detention basin
- 7

New 1/2" Decomposed Granite pathway/driveway
- 8

New cherokee creek flagstone surface with Mesa Buff colored grout in a random pattern.
- 9

Existing 5'-5" Plaster CMU wall on neighbors property.
- 10

Future A/C condenser pad
- 11

New Fountain
- 12

New gas burning firepit
- 13

Santa Barbara Sandstone low wall.
- 14

New 5'-5" high x 8" thick plaster wrapped CMU wall (see ext elevations).
- 15

New 5'-0" high black chain link fence. Stops at existing Juniper trees
- 16

Salted, pitted, mesa buff colored concrete with spaced railroad ties
- 17

New 5'-5" high black chain link gate
- 18

New 5'-5" high wood gate in plastered CMU wall
- 19

New 5'-0" high black chain link gate
- 20

Recessed area for trash and recycling bins
- 21

Centerline of (E) AC paved alley. Pursuant to DPSP, C-RMD District, one half of the width of an alley may be deemed to be a portion of the rear setback
- 22

New 5'-5" high plaster wrapped 8" thick cmu wall with used brick cap. Plaster color to be darker. Provide samples for designer approval.
- 23

Recess for fire sprinkler riser assembly
- 24

Recessed enclosure for exterior lighting and irrigation
- 25

6' tall x 6' deep x 16' wide trellis
- 26

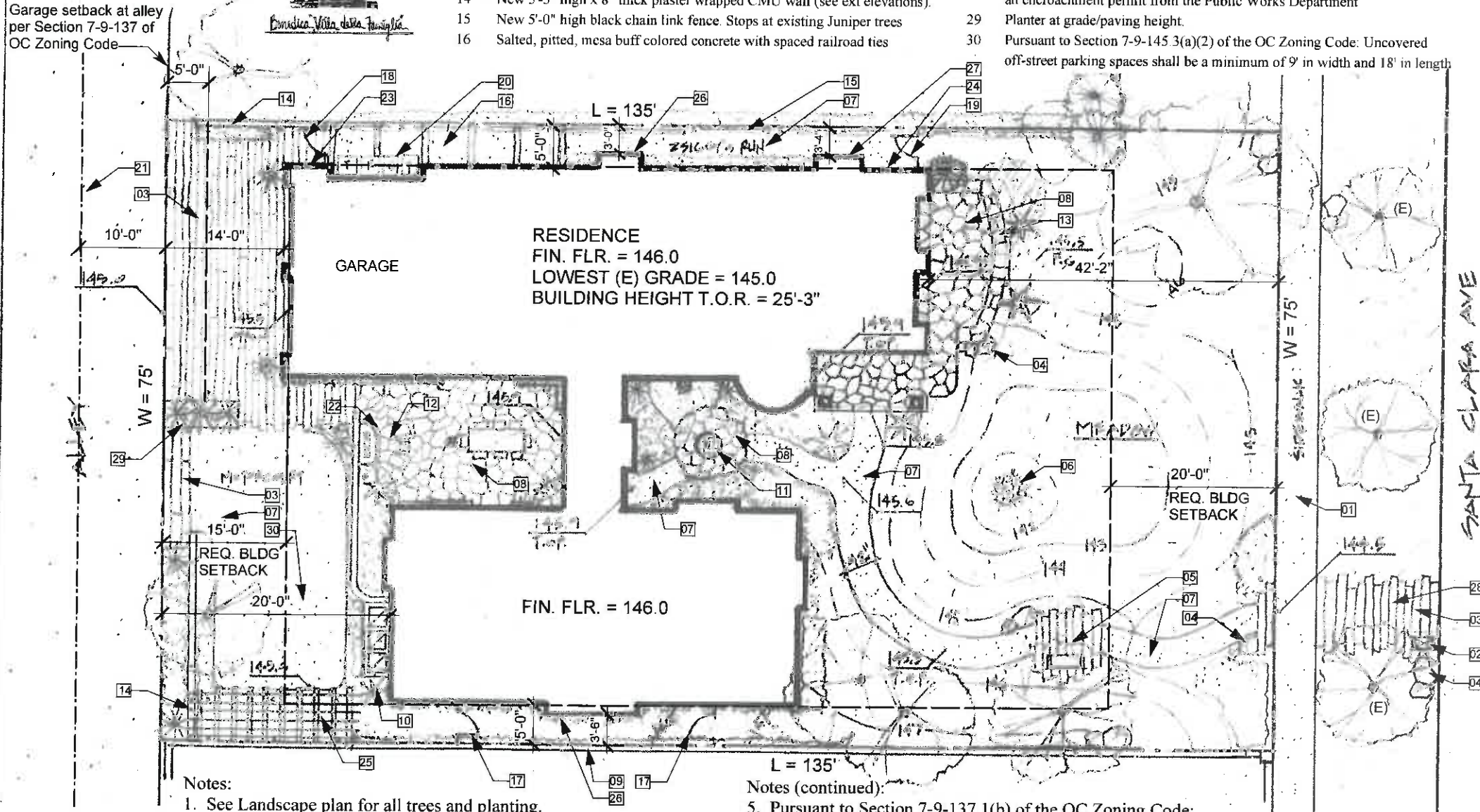
Bay window extending 24" or less into side yard setback
- 27

Fireplace chimney extending 20" into side yard setback
- 28

Improvements within Public Right of way will require prior approval and an encroachment permit from the Public Works Department
- 29

Planter at grade/paving height.
- 30

Pursuant to Section 7-9-145 3(a)(2) of the OC Zoning Code: Uncovered off-street parking spaces shall be a minimum of 9' in width and 18' in length



- Notes:
1. See Landscape plan for all trees and planting.
 2. See Site Plan for all existing conditions, dimensions and demolition.
 3. See Sheet 8 for all Top of Ridge elevation heights.
 4. This plan reflects proposed new grade and hardscape elevation heights. See sheet 8 for existing grade heights.

- Notes (continued):
5. Pursuant to Section 7-9-137.1(b) of the OC Zoning Code: When alleys are provided specifically as vehicular access to garages, attached garages may be placed anywhere within the rear yard setback to within a minimum of five feet from such alley.
 6. Pursuant to Section 7-9-137.1(f) of the OC Zoning Code: Detached Carports may be placed any place within the required rear setbacks.

Project Description:
On a vacant 10,125 sq. ft. lot we are Proposing a new 3,467 sq. ft. 2-story residence with a 651 sq. ft. attached garage. Also proposed is landscaping and hardscape with minor fencing and grading.

Owner: Vincent Colarossi
Project Address: 24642 Santa Clara Avenue
Dana Point, CA 92629

APN: 682-202-03

Property Area: 10,125 Sq. Ft. (.23 Acre)

Zoning: DPSP C-RMD

Occupancy Group: R-3 (dwelling)

Construction Type: V

No. of Bedrooms: 4

Fire Sprinklers: Required

Building Area (Gross):
New Residence: 3,467 sq.ft.
New Garage: 651 sq.ft.
Total: 4,118 sq. ft.

Landscape coverage: 4,108 sq. ft.
Hardscape coverage: 1,647 sq. ft.
Driveway: 1,056 sq. ft.
Building coverage: 3,314 sq. ft.
Total coverage: 10,125 sq. ft.

Grading: 75 Cubic Yards Cut
75 Cubic Yards Fill
Total: 150 Cubic Yards

VICINITY MAP



Villa della Famiglia, Nord
Giovanni Miscione - Disegnator (Designer)
4115 Crescente Dr., Santa Barbara, CA 93100
(805) 898-1694

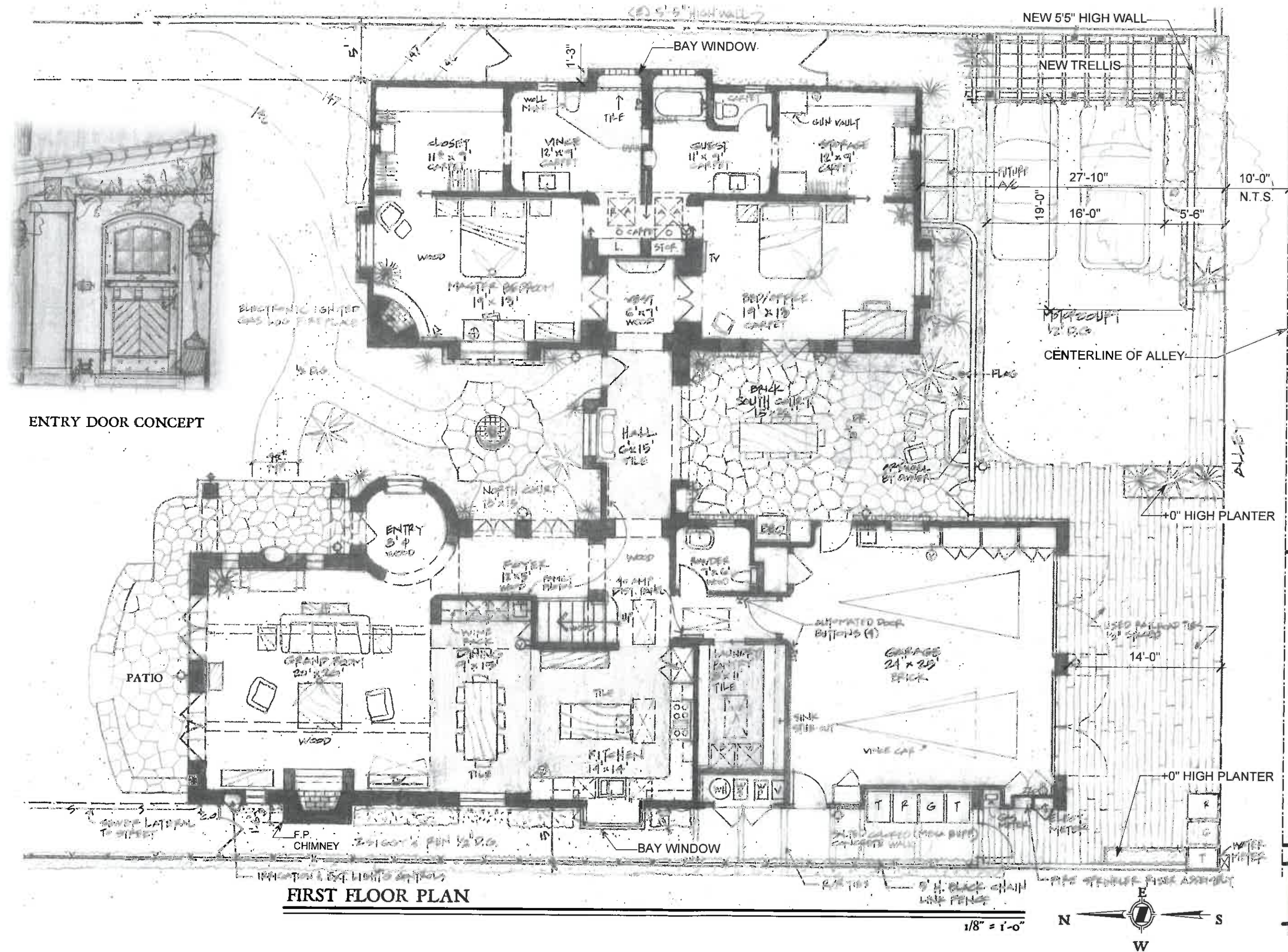
Franco Ultimo - Appaltatore (Builder)
708 1/2 Marigold, Corona Del Mar, CA 92625
(949) 689-5293

Villa della Famiglia, Sud
Vincenzo Colarossi - Possessore (Owner)
24642 Santa Clara Avenue, Dana Point, CA 92629
(818) 612-6000

October 1, 2014

PROPOSED SITE/GRADING PLAN

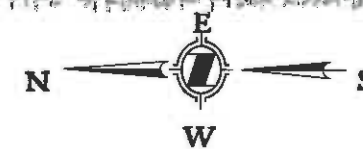
1/16" = 1'-0"



ENTRY DOOR CONCEPT

FIRST FLOOR PLAN

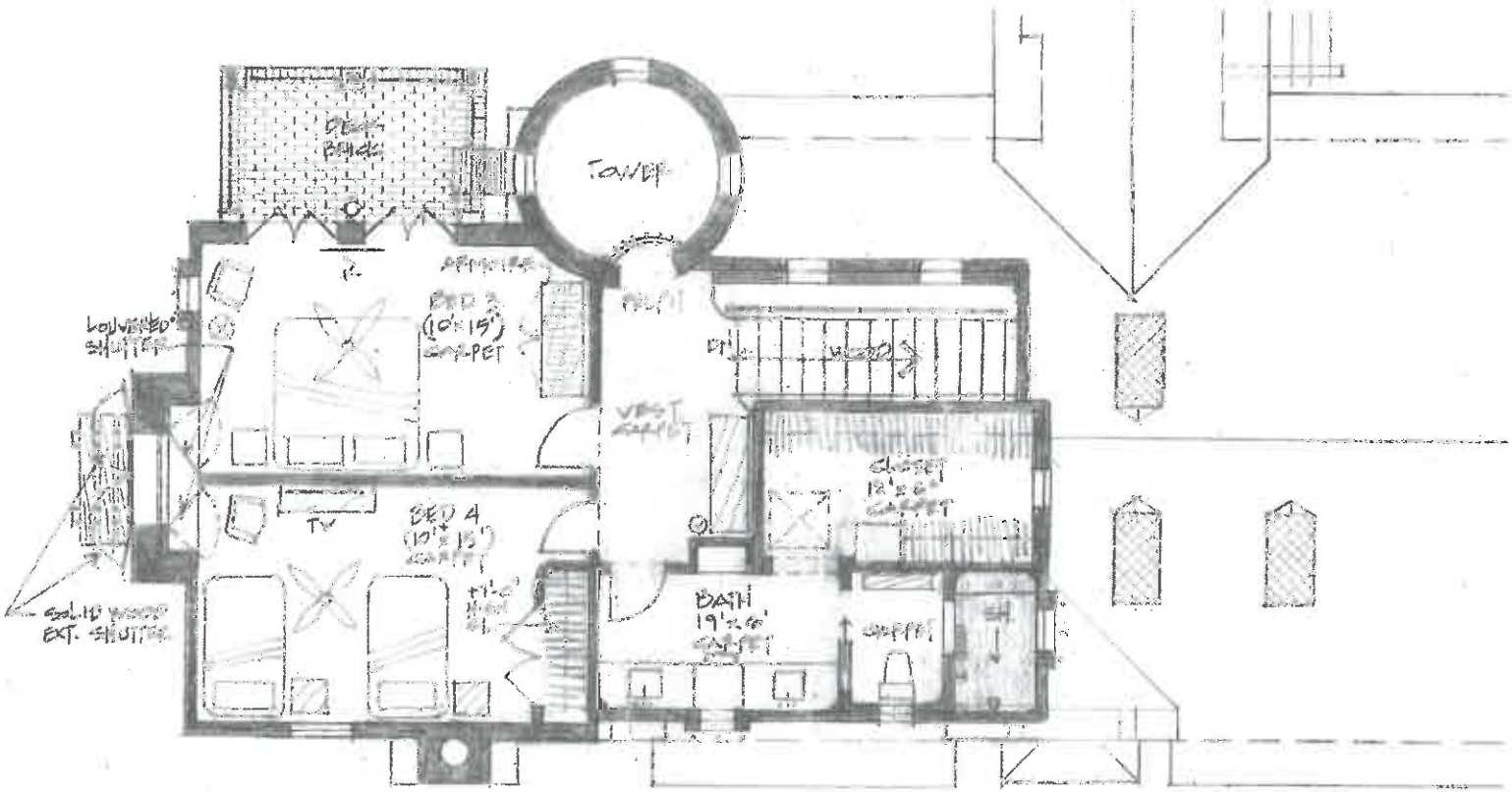
1/8" = 1'-0"



<p>Villa della Famiglia, Nord Giovanni Miscione - Disegnator (Designer) 4115 Crescente Dr., Santa Barbara, CA 9310 (805) 898-1694</p>	<p>Franco Ultimo - Appaltatore (Builder) 708 1/2 Marigold, Corona Del Mar, CA 92625 (949) 689-5293</p>	<p>Villa della Famiglia, Sud Vincenzo Colarossi - Possessore (Owner) 24642 Santa Clara Avenue, Dana Point, CA 92629 (818) 612-6000</p>	<p>October 1, 2014</p> <div style="background-color: green; width: 20px; height: 20px; display: inline-block;"></div> <div style="background-color: red; width: 20px; height: 20px; display: inline-block;"></div>
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GROSS AREA:

RESIDENCE:	3,467 S.F.
GARAGE:	651 S.F.
TOTAL:	4,118 S.F.
SAY @ 8-20-14	4,200 S.F.



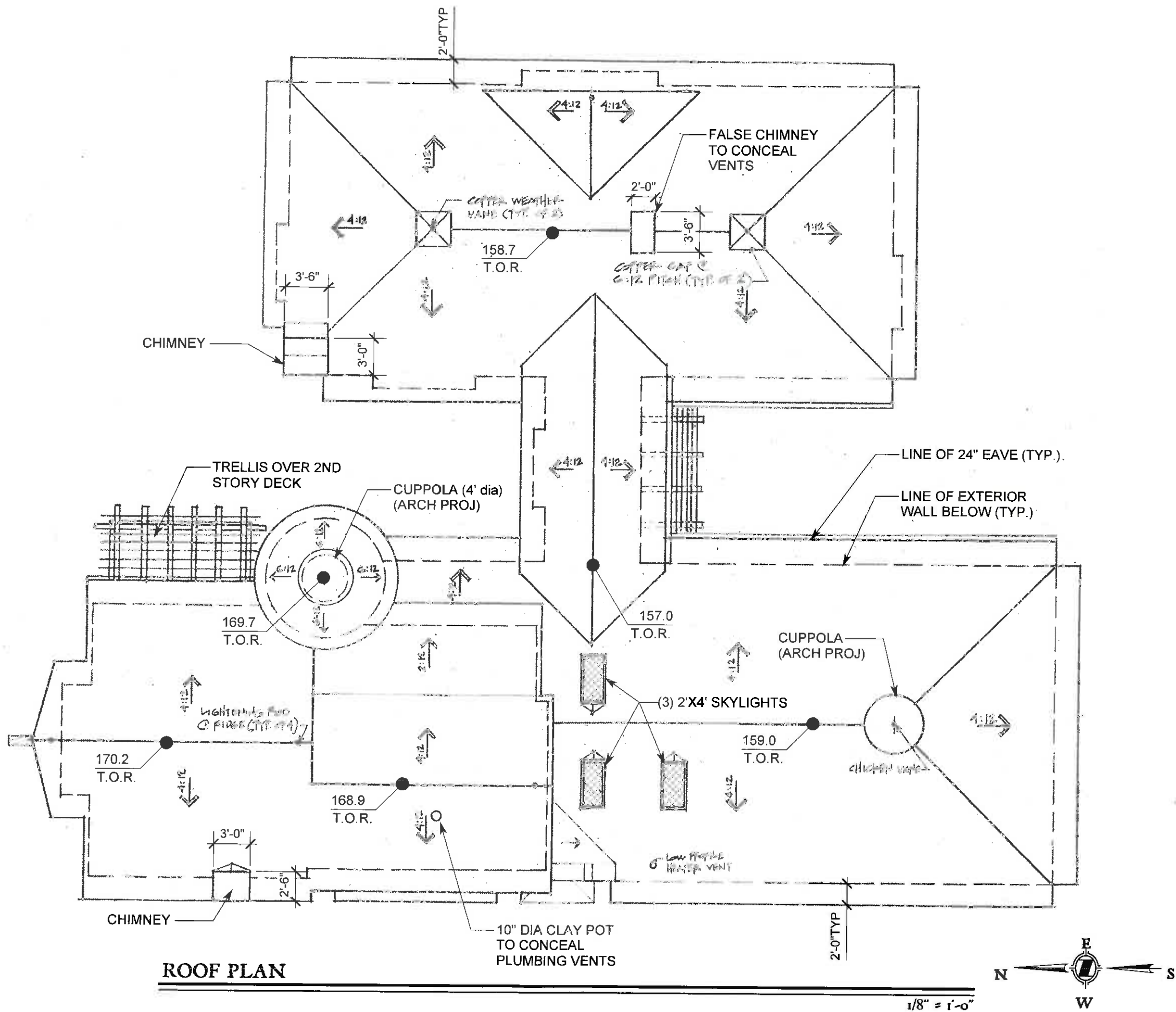
SECOND FLOOR PLAN
BEDROOMS 3 AND 4
1/8" = 1'-0"

Villa della Famiglia, Sud
Vincenzo Colarossi - Possessore (Owner)
24642 Santa Clara Avenue, Dana Point, CA 92629
(818) 612-6000

Franco Ultimo - Appaltatore (Builder)
708 1/2 Marigold, Corona Del Mar, CA 92625
(949) 689-5293

Villa della Famiglia, Nord
Giovanni Miscione - Disegnatore (Designer)
4115 Crescente Dr., Santa Barbara, CA 9310
(805) 888-1694

October 1, 2014



Villa della Famiglia, Nord
 Giovanni Miscione - Disegnator (Designer)
 4115 Crescente Dr., Santa Barbara, CA 93100
 (805) 898-1694

Franco Ultimo - Appaltatore (Builder)
 708 1/2 Marigold, Corona Del Mar, CA 92625
 (949) 689-3293

Villa della Famiglia, Sud
 Vincenzo Colarossi - Possessore (Owner)
 24642 Santa Clara Avenue, Dana Point, CA 92629
 (818) 612-6000

October 1, 2014





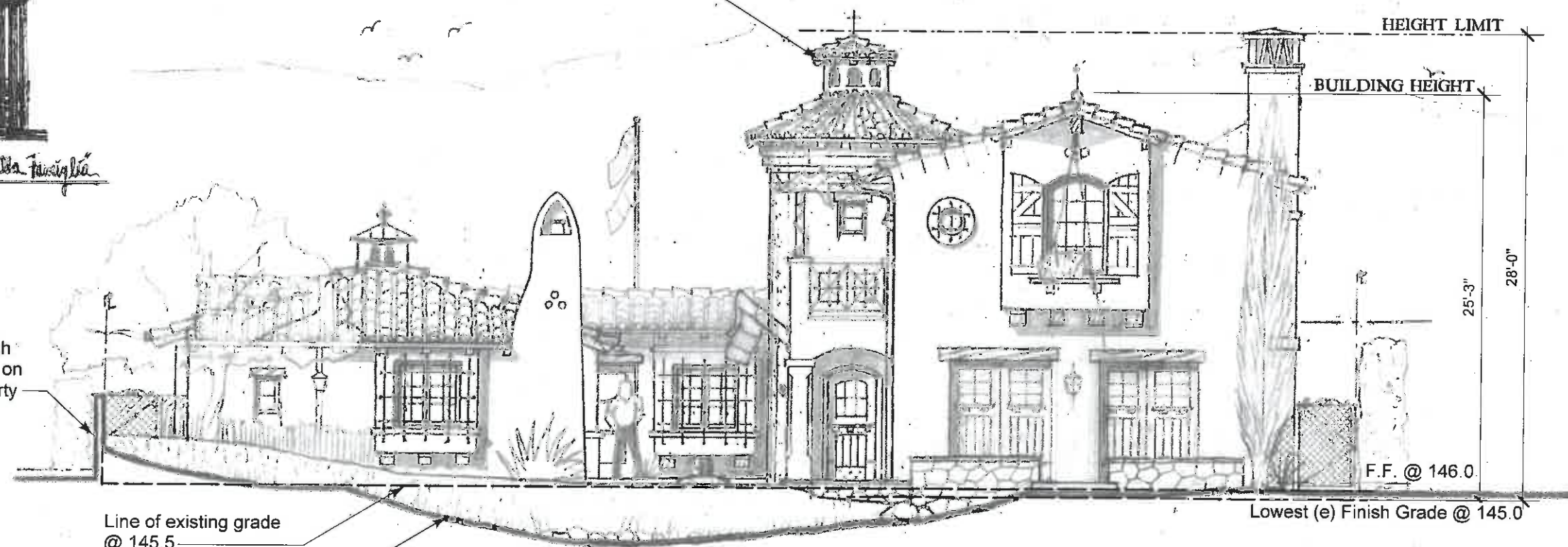
Benedico Villa della Famiglia

Existing 5'-5" high
plaster cmu wall on
neighbors property

Line of existing grade
@ 145.5

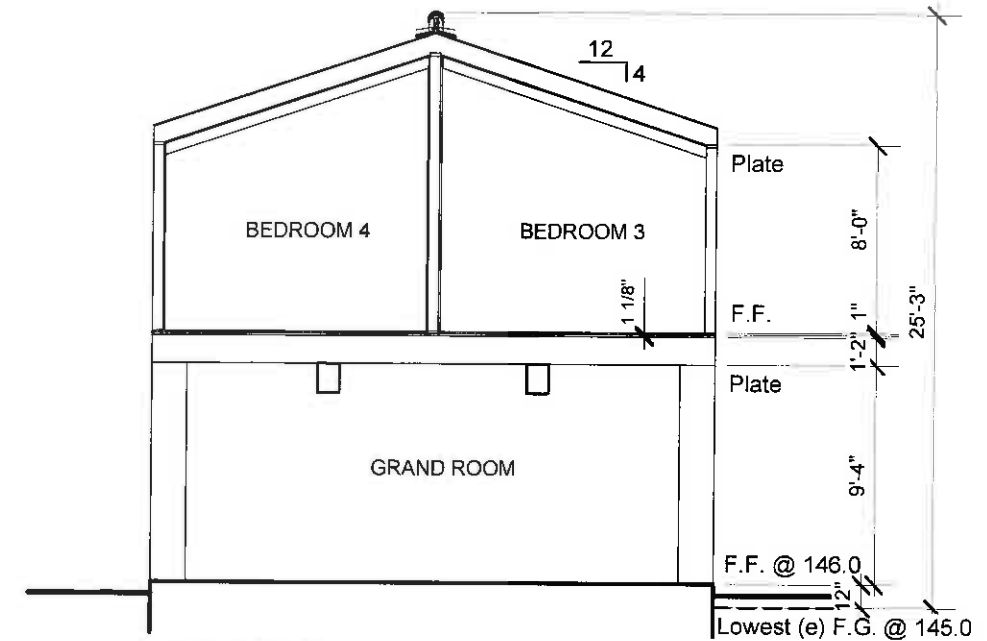
Line of proposed grade

4' dia. Cuppola
(Architectural projection)



NORTH ELEVATION

1/8" = 1'-0"



SECTION

1/8" = 1'-0"

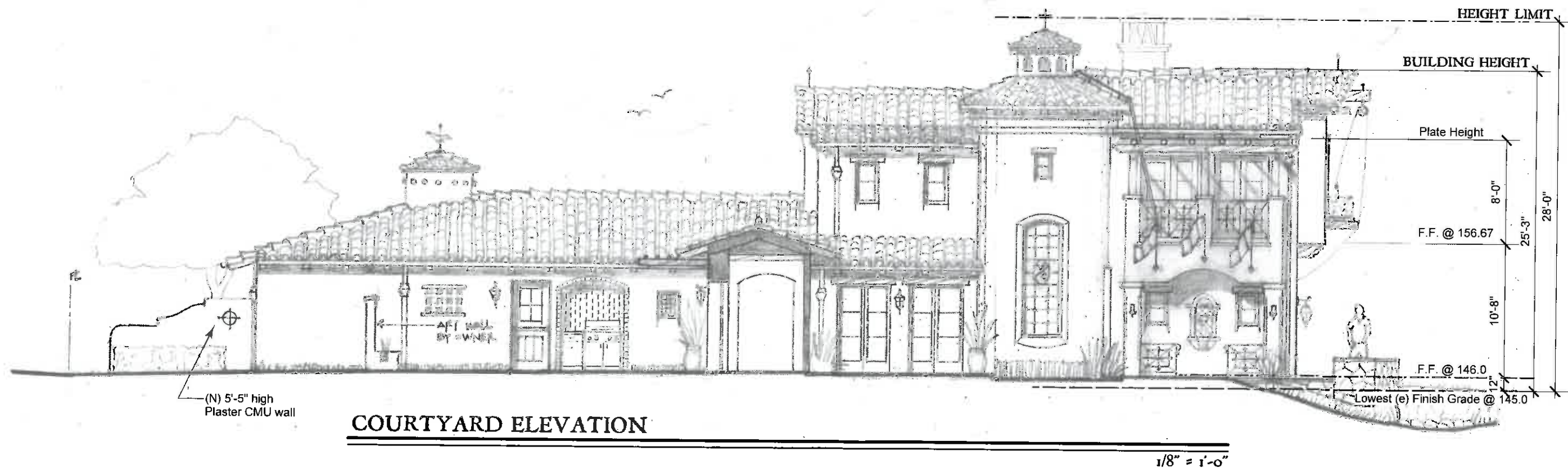
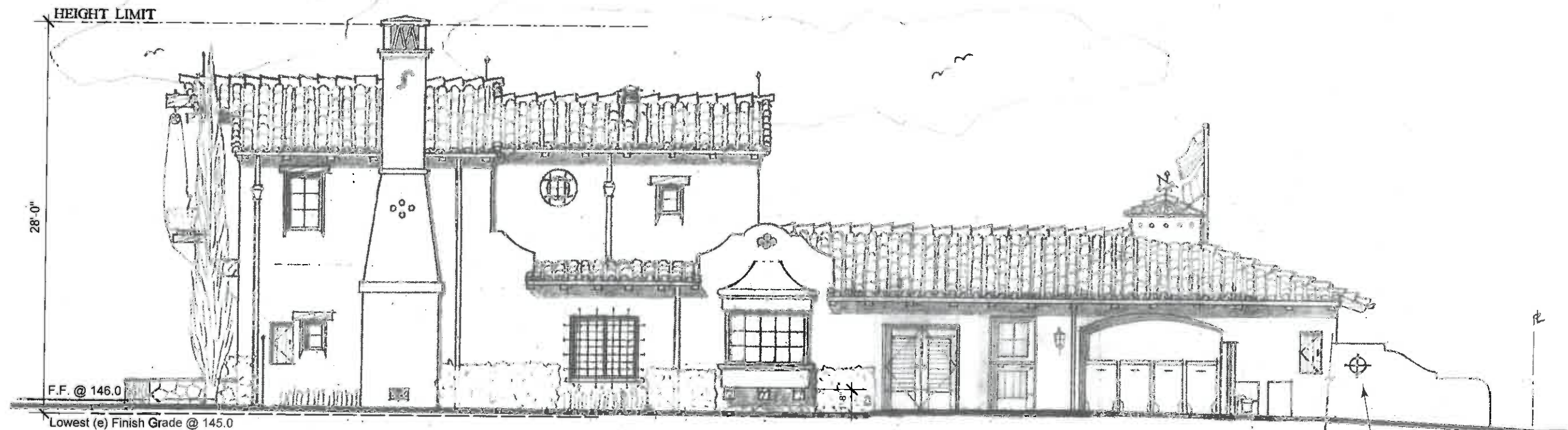
Villa della Famiglia, Nord
Giovanni Miscione - Disegnator (Designer)
4115 Crescente Dr., Santa Barbara, CA 9310
(805) 898-1694

Franco Ultimo - Appaltatore (Builder)
708 1/2 Marigold, Corona Del Mar, CA 92625
(949) 689-5293

Villa della Famiglia, Sud
Vincenzo Colarossi - Possessore (Owner)
24642 Santa Clara Avenue, Dana Point, CA 92629
(818) 612-6000

October 1, 2014





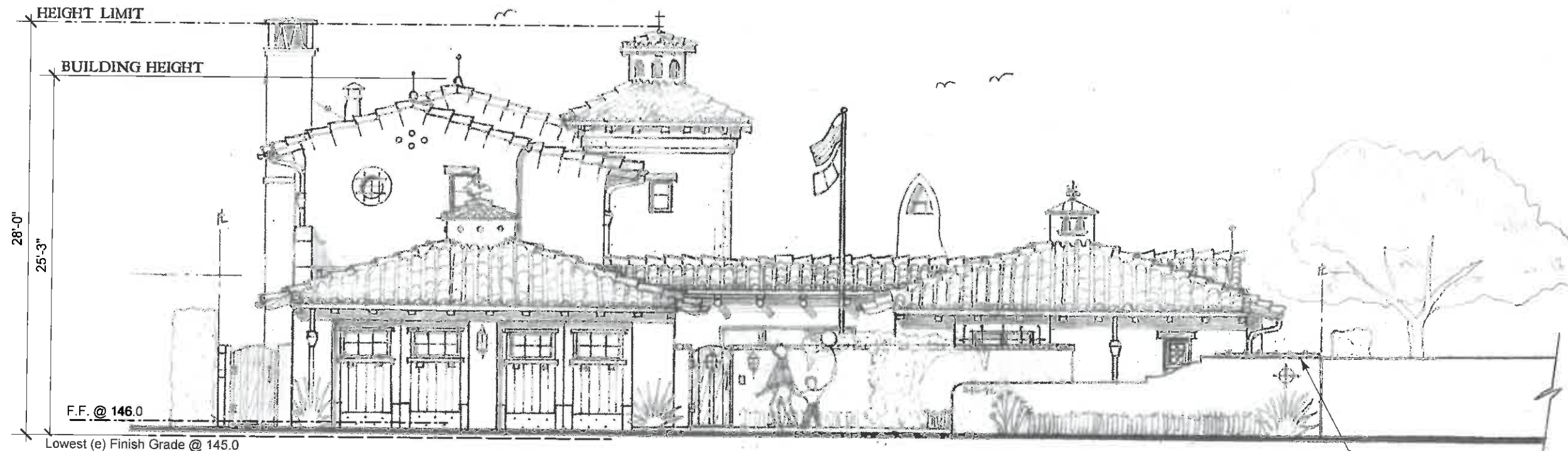
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 Giovanni Miscione - Disegnator (Designer)
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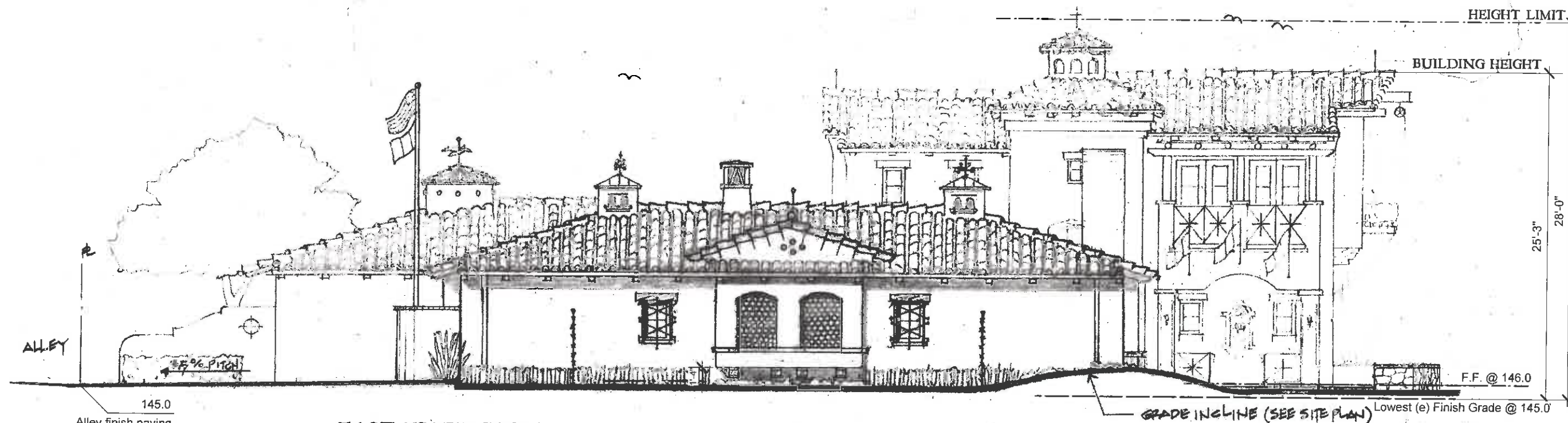
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SOUTH ELEVATION



EAST ELEVATION

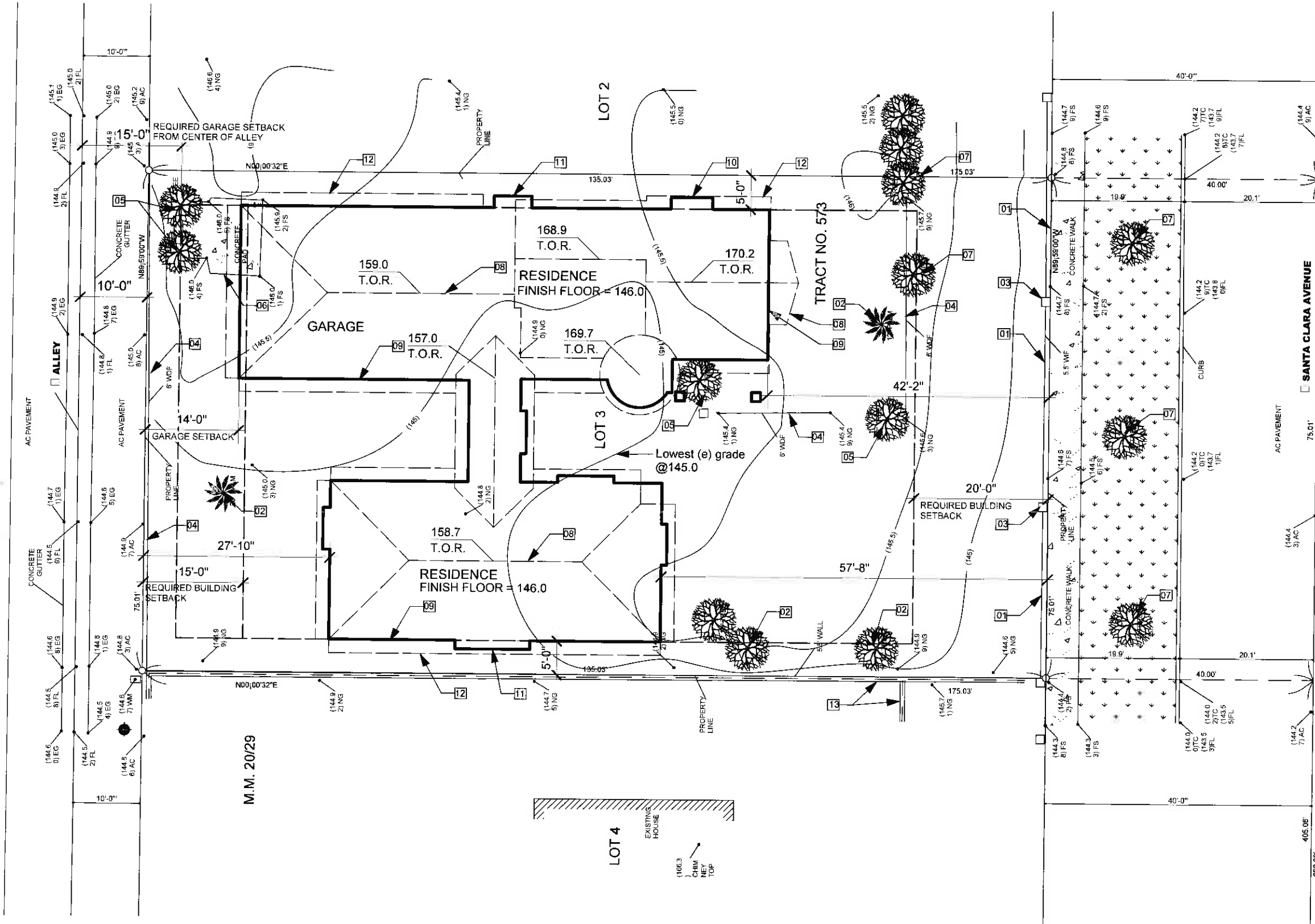
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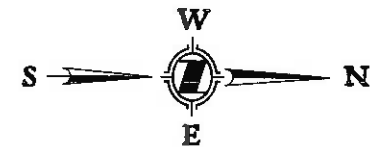
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October 1, 2014





SITE DIMENSION/DEMO PLAN



1/16" = 1'-0"

Villa della Famiglia, Nord
 Giovanni Miscione - Disegnator (Designer)
 4155 Crescente Dr., Santa Barbara, CA 9310
 (805) 898-1694

Franco Ultimo - Appaltatore (Builder)
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 (949) 689-3293

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October 1, 2014

8

CM+LA

Charles +
McClure
Landscape
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5290 Overpass Road
Suite 115
SANTA BARBARA
CA 93111
Ca. License No. 3114
Ph (805) 696-6864
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what can be conserved, can be created

landscape planning for:
Villa della Famiglia, Sud
Vincenzo Colarossi (owner)
24642 Santa Clara Avenue, Dana
Point, Ca. 92629



signature
August 2014
date

REVISION:
9-30-14 revised per
plan check corrections

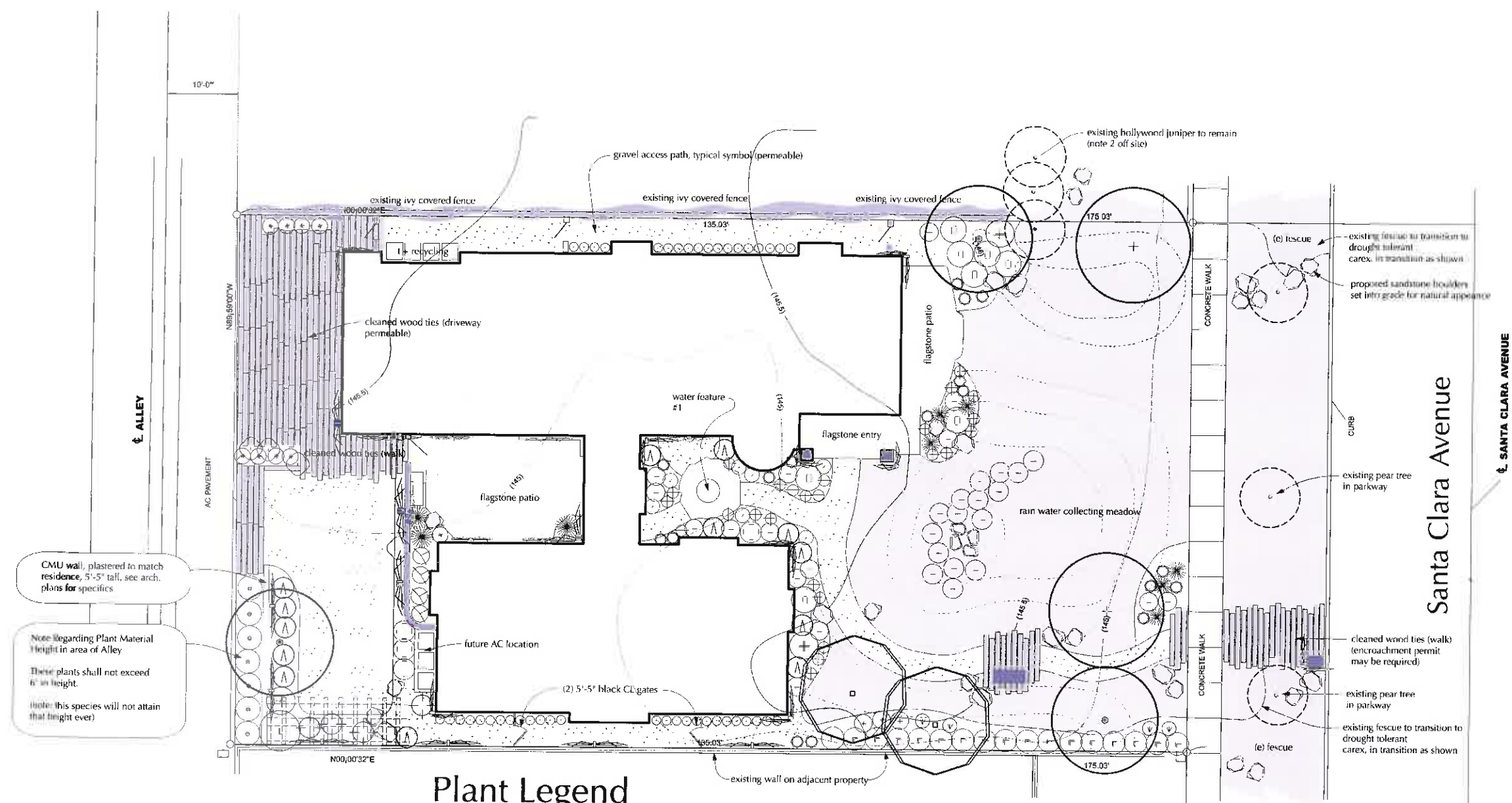
SHEET TITLE:
Planting Plan

DATE: August 2014
SCALE: 1/8" = 1'-0"
DRAWN: C.M.
JOB:

SHEET:

L-1

OF 2 SHEETS



CMU wall, plastered to match residence, 5'-5" tall, see arch. plans for specifics
Note regarding Plant Material Height in area of Alley
These plants shall not exceed 6' in height.
(note: this species will not attain that height ever)

Plant Legend

plan symbol, size, botanical name, (common name), contractor to verify quantities, plan view shall prevail

2 - field grown specimen 14" tall and 12" wide olea europaea (olive tree)	1 - 5 gal laurus nobilis (bay laurel)	7 - 5 gal raphiolepis umbellata 'minor'
2 - 24" box jacaranda mimosifolia	3 - 5 gal arbutus marina (shrub form)	7 - 1 gal rosmary 'irene'
4 - 24" box platanus 'bloodgood'	7 - 5 gal pittosporum 'wheelers dwarf'	16 - 5 gal dietes grandiflora 'variegata' (striped leafed fornight lily)
	3 - 5 gal phoridium tenax 'yellow wave' (new zealand flax) (various)	12 - 1 gal trachelospermum jasminoides (star jasmine)
	17 - 5 gal pittosporum 'oak leaf'	6 - 1 gal pennisetum 'fireworks' (fountain grass)
	7 - 1 gal miscanthus sinensis 'adagio' (fountain grass)	13 - 5 gal pittosporum 'cream de mint'
	7 - 1 gal pennisetum 'orientale' (non-invasive fountain grass)	4 - 5 gal agave kara's stripe
		7 - 1 gal phoridium 'apricot queen'
		6 - 1 gal begonia richmondensis
		4 - 1 gal anemone hybrida 'september charm'
		25 - 1 gal agapanthus 'peter pan' (dwarf agapanthus)
		12 - 1 gal chondropetalum tectorum (small cape rush)
		46 - 1 gal buxus japonica 'winter gem' (boxwood)

3365 SF = 374.1 gal plants @ 36" o.c. carex divulsa (european gray sedge)
VINES provide galvanized wire supports as applicable.
12 - 1 gal hostia ivy
2 - 5 gal wisteria sinensis (chinese wisteria)
3 - 5 gal rosa 'altissimo' (clear red climbing rose), alternate: bougainvillea, species by Owner
6 - 4" hedera helix 'hahns' (hahn's ivy)

Irrigation Notes

All proposed plantings shall be automatically irrigated. Irrigation design shall be performed by C-27 landscape contractor

Water Feature Data

1. At entry courtyard, water feature #1 consists of a round approximately 42" water basin x 9" deep, with a water stream that rises up approx. 8" from surrounding water surface. The water basin is below the surrounding sidewalk level.

Fountain construction shall be performed by licensed contractors.

Site and Landscape Data

Total Lot:	10,125 SF
Total Bldg:	3,314
Hardscape:	1,647
Driveway:	1,056
Landscape:	4,108
Total Lot:	10,125 SF

Sheet Index

- L-1 Planting Plan
- L-2 Annual Irrigation Water Consumption Estimate

Planting Plan

Scale: 1/8" = 1'-0"

August 2014

Annual Water Consumption Estimate for Landscape, as Represented on Sheet L-1 of this Landscape Set.

Project Address:

24642 Santa Clara Avenue,
Dana Point, Ca. 92629

A new home and residential facilities are proposed at the above address.

The following is a water consumption estimate. Notice: The irrigation is estimated to run 40 out of 52 weeks per year, therefore, the 3 months of winter is estimated to be irrigation by winter rain.

Keep in mind the following facts and abbreviations:

- an acre foot of water would flood (an acre) 43,560 square feet to a depth of 12".
- a cubic foot of water = 7.48 gallons
- an acre foot = 325,828.8 gallons
- a unit of water = 750 gallons
- gph = gallons per hour
- gpm = gallons per minute
- s.f. = square foot
- c.f. = cubic foot

Proposed Data:

My office produced a scaled Planting Plan for this project dated August 2014. Based on that plan, and the intended irrigation rates for these plantings, a landscape water consumption estimate is offered below.

Proposed Element	quantity	times per week/gal per week	number of weeks irrigated	gallons per year	units consumed per year	units consumed per month (annual average)
2. Field grown trees:	2	2 / 40	40	1600.	2.13	
24" box tree:	6	2 / 72	40	2880	3.84	
3. 15 gal shrub	1	3 / 7.9	40	316	0.42	
4. 5 gal shrubs	75	3 / 300	40	12,000	16.0	
5. 1 gal shrubs/g.c.	512	3 / 1024	40	40,960	54.6	
6. Hose bib use:	4	5 / 250	40	10,000	13.3	
Total proposed (landscape) water consumption, annually, in gallons and units:				67,756	90.34	7.52

Calculations:

1. Field Grown Trees: each tree shall receive (10) 2 gal per hour emitter. Watering shall occur 2 times per week for 30 minutes. 20 gph / 60 min. = .33 gal per minute. 2 x .33 gpm = .66 gallons per minute. .66 gpm x 60 minutes = 40 gallons per week. 40 gallons x 40 weeks = 1600 gal per year. 1600 gal / 750 gal = 2.13 units per year.
2. 24" box Trees: each tree shall receive (6) 2 gal per hour emitter. Watering shall occur 2 times per week for 30 minutes. 12 gph / 60 min. = 20 gal per minute. 6 x 20 gpm = 1.2 gallons per minute. 1.2 gpm x 60 minutes = 72 gallons per week. 72 gallons x 40 weeks = 2880 gal per year. 2880 gal / 750 gal = 3.84 units per year.
3. 15 gal shrubs: each plant will receive (4) 2 gal per hour emitter. Watering shall occur 3 times per week for 20 minutes. 8 gph / 60 = .13 gpm. 1 x .13 = .13 gpm. .13 gpm x 60 min. = 7.9 gal per week. 7.9 x 40 weeks = 320 gal. 320 / 750 = .42 units.
4. 5 gal shrubs: each shrub shall receive (2) 2 gal per hour emitter. Watering shall occur 3 times per week for 20 minutes. 4 gph / 60 min. = .06 gpm. .06 x 75 = 5 gpm. 5 gpm x 60 min. = 300 gal per week. 300 x 40 weeks = 12000 gal per year. 12000 / 750 gal = 16 units.
5. 1 gal shrubs: each shrub or groundcover shall receive (2) 1 gph emitter. Watering shall occur 3 for 20 minutes. 2 gph / 60 min. = .03. .03 x 512 = 17 gpm. 17 gpm x 60 min. = 1024 gal per week. 1024 x 40 weeks = 40,959 gal per year. 40,959 gal per year / 750 gal = 54.6 units per year.
6. Hose bib use. I am estimating that a hose bibs (garden valve) might be used 5 times per week. Estimating that the valve stays open for 5 minutes each time. Estimating the bib is conveying 10 gal per minute. 5 times per week x 5 minutes = 25 minutes. 25 minutes x 10 gal per minute = 250 gallons. 250 gal. x 40 weeks = 10,000 gallons. 10,000 / 750 gal. = 13.3 units.

I certify the accuracy of this data.
Sincerely,



Charles McClure
California Landscape Architect # 3114
5290 Overpass Road Suite 115
Santa Barbara, Ca. 93111
Phone: (805) 696-6864
Email: cmfasantabarbara@verizon.net

Sheet Index
L-1 Planting Plan
L-2 Annual Irrigation Water Consumption Estimate

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Landscape Architect & Associates, Inc.

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signature
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DRAWN: C.M.

JOB:

SHEET:

L-2

OF 2 SHEETS