

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

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**DATE:** JULY 13, 2015

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
URSULA LUNA-REYNOSA, DIRECTOR  
EVAN LANGAN, AICP, ASSOCIATE PLANNER

**SUBJECT:** COASTAL DEVELOPMENT PERMIT CDP15-0004 TO ALLOW THE  
DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND  
CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON LAND  
LOCATED WITHIN THE RESIDENTIAL SINGLE-FAMILY 4 (RSF-4)  
ZONING DISTRICT AT 195 MONARCH BAY DRIVE

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**RECOMMENDATION:** That the Planning Commission adopt the attached resolution  
approving Coastal Development Permit CDP15-0004.

**PROJECT APPLICANT:** Jim Conrad (Architect)

**PROPERTY OWNER:** 195 Monarch Bay LLC

**REQUEST:** Approval of a Coastal Development Permit to allow the  
demolition of an existing single-family dwelling and the  
construction of a new, 4,654 square foot single-family dwelling  
and an attached 633 square foot garage, on land located  
within the City's Coastal Overlay District (the California  
Coastal Zone) and the Appeals Jurisdiction of the California  
Coastal Commission.

**LOCATION:** 195 Monarch Bay Drive (APN 670-111-56)

**NOTICE:** Notices of the Public Hearing were mailed to property owners  
within a 500-foot radius and occupants within a 100-foot  
radius on July 1, 2015, published within a newspaper of  
general circulation on July 2, 2015, and posted on July 7,  
2015 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 found to be Categorical Exempt per Section  
15303 (Class 3 – New Construction or Conversion of Small  
Structures) in that the project proposes the construction of  
one, single-family dwelling.

**ISSUES:**

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

**BACKGROUND:** The subject property measures 14,145 square feet (.32 acres) in area and is located within the Monarch Bay Homeowners Association, a built-out community of exclusively single-family dwellings. The lot is flat, of an irregular shape and located at the intersection of two stretches of Monarch Bay Drive. The property presently contains a single-story, 4,038 square foot, single-family dwelling (proposed for demolition under the present scope of work) and is surrounded on all sides by existing residential dwellings.

The property is zoned "Residential Single-Family 4" (RSF-4) and 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 proposed scope of work would demolish all development onsite and construct a new, single-story, single-family dwelling with a two-vehicle garage standing a maximum of 13 feet tall. The dwelling would contain four bedrooms in addition to several accessory rooms, including a study/office and a "kids' room." A detached accessory structure containing a single bedroom, bathroom and storage space is proposed in the rear yard. This structure would not contain kitchen facilities and would not be defined or utilized as a "second dwelling unit."

The floor-plan of the proposed dwelling would surround a courtyard containing a swimming pool/spa as well as outdoor living spaces (covered patios, a raised deck and areas for seating). Exterior/site improvements would include new landscaping throughout, as well as a fire-pit and fountain. Overall architectural style for the dwelling would be contemporary with a horizontal façade utilizing a mixture of natural materials (stone and metal trim) in addition to stucco. The project is found to comply with all development standards of the Dana Point Zoning Code - including height, setbacks from property lines, etc. - and no variances or other deviations are requested.

**Coastal Development Permit CDP15-0004**

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of a single-family dwelling and/or construction of a new single-family dwelling on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal

Commission shall require approval of a Coastal Development Permit (CDP). The subject application proposes the demolition of onsite development and the construction of a new single-family dwelling, thusly requiring approval of a CDP.

Section 9.69.070 of the DPZC stipulates a minimum of seven findings to approve a CDP, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *(If located between the nearest public roadway and the sea or shoreline of any body of water), be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following and that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

Draft findings to approve the CDP request are enumerated in the project's draft resolution (Attachment 1).

**CORRESPONDENCE:** To date, no correspondence has been received for this project.

The project has been reviewed and approved by the Monarch Bay HOA with stamped plans submitted to and on file with the City.

**CONCLUSION:** Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Zoning Ordinance 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 resolution, approving CDP15-0004 subject to findings and conditions of approval.

  
Evan Langan, AICP  
Associate Planner

  
Ursula Luna-Reynosa, Director  
Community Development Department

**ATTACHMENTS:**

**Action Documents**

1. Draft Planning Commission Resolution No. 15-07-13-xx

**Supporting Documents**

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

**RESOLUTION NO. 15-07-13-xx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP15-0004 TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON LAND LOCATED WITHIN THE RESIDENTIAL SINGLE-FAMILY 4 (RSF-4) ZONING DISTRICT AT 195 MONARCH BAY DRIVE**

**Project Applicant:** Jim Conrad (Architect)  
**Property Owners:** 195 Monarch Bay Drive LLC

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 demolition of an existing single-family dwelling and the construction of a new single-family dwelling at 195 Monarch Bay Drive (APN 670-111-56); 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 13<sup>th</sup> day of July, 2015, 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 CDP15-0004.

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 CDP15-0004 subject to conditions of approval:

Findings:

Coastal Development Permit CDP15-0004

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that it proposes the construction of a one new single-family dwelling.**

4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would not result in adverse impacts.**
5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is an already developed property located within an established area of residential uses with little to no natural landforms present and; in that the proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project would construct a new single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and so resulting in development of the property in a manner that is complementary to surrounding development.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staffs as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

**A. General:**

1. Approval of this application permits demolition of all onsite development and the construction of a new, single-story, single-family dwelling at 195 Monarch Bay Drive as on file with the Community Development Department. 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, 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.

7. A grading permit shall be obtained prior to any work.
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, telephone and cable television/internet services.
9. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures. The erosion control measures shall be shown and specified on a plan and shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion control devices until the final approval of all permits.
10. 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.

**B. Prior to Issuance of a Grading Permit;**

11. The applicant shall submit a Grading Plan to the Public Works/Engineering Department for review and approval. The grading Plan shall comply with City standards and further include all documents as required by current Public Works Department plan check policies, the City of Dana Point Municipal Code and Grading Manual as well as the City's Municipal Separate Storm Sewer Systems (MS4s) Permit.
12. The applicant shall submit a "wet-stamped and signed" topographic survey of the subject property, as prepared by a CA licensed surveyor.
13. The applicant shall submit a geotechnical report in compliance with all City of Dana Point standards.
14. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

15. 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.

**B. Prior to Issuance of a Building Permit**

16. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with approved grading plans and reports.
17. Building plan-check submittal shall include four sets of the following construction documents:
  - *Building (structural) plans*
  - *Structural calculations*
  - *Energy calculations*
  - *Soils/geology report*
  - *Drainage plan*
18. Project approval from the Orange County Fire Authority (OCFA) is required. The applicant shall three sets of building plans directly to that agency for review and approval.
19. Fire sprinklers shall be required for this project and be illustrated in submitted structural or other plans as required by the Building Official and/or the CA Building Code.
20. All improvements authorized under this approval shall comply with 2013 CA Code of Regulations, Parts 1 - 12 and any local amendments thereto as well as with 2013 T-24 Energy Conservation Regulations.
21. All onsite utilities shall be undergrounded.
22. The foundation system shall provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise.
23. A Rough Grade/Pad Certification or Grading Release Form shall be obtained from the Building/Safety Division, completed, and returned for review and approval.
24. The applicant shall submit a rough grade certification from the Civil Engineer of Record for review and approval by the City Engineer. 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.

25. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. 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.
26. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP15-0004. The City's standard "Line & Grade Certification" form shall be obtained from the Project Planner at time of Building Permit issuance, prepared by a CA licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval.

**B. Prior to Issuance of a Certificate of Occupancy**

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 as being in conformance with the approved grading 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.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 13<sup>th</sup> day of July, 2015 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
April O'Connor, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Ursula Luna-Reynosa, Director  
Community Development Department



City of Dana Point  
**Coastal Development Permit CDP15-0004**  
Evan Langan, AICP, Associate Planner  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

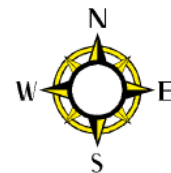
## VICINITY MAP



**Project :** *CDP15-0004*

**Project Applicant:** *Jim Conrad*

**Location:** *195 Monarch Bay Drive*





# SITE PHOTOS



PC Meeting 7-13-2015  
Item #2  
Supporting Document #3

# 195 Monarch Bay

RECEIVED

JUN 30 2015

CITY OF DANA POINT

COMMUNITY DEVELOPMENT  
DEPARTMENT

## Required Special Inspections & Observations

Special Inspection Program:  
Address or Legal Description: 195 Monarch Bay Dr., Dana Point, CA 92629  
Plan Check Number:

Owner: 195 Monarch Bay LLC

I, as Legal Owner or Agent of the Owner (Contractor may not Employee the Special Inspector), certify That the Architect or Engineer of record will be Responsible for Employing the Special Inspector(s) as required by the California Building Code for the Construction Project Located at the Site Listed Above.

Signed: \_\_\_\_\_

I, as Engineer or Architect of record, certify that I have Prepared the Following Special Inspection Program as Required by the California Building Code for the Construction project Located at the Site Listed Above.

Signed: \_\_\_\_\_  
Engineer/Architect's Seal

1. List of Work requiring Special Inspections:

- Soils Compliance Prior to Foundation Inspection
- Post-tension Concrete Greater than 2,500 psi
- Field Welding
- High Strength Bolting
- Masonry Where Indicated on Plans and details

See Structural Plans and Details for Further Special Inspection Instructions

2. Names of Individuals or Firms responsible for Special Inspections Listed Above:

A. \_\_\_\_\_

B. \_\_\_\_\_

3. Duties of the Special Inspector(s) for Work Listed Above:

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

D. \_\_\_\_\_

Special Inspectors Shall Check in With the City and Present Their Credentials for Approval Prior to Beginning Work on the Job Site.

## This Project Will Comply With The Following Codes

Residential.....2013 CRC / 2012 IRC  
Building.....2013 CBC / 2012 IBC  
Mechanical.....2013 CMC / 2012 UMC  
Electrical.....2013 CEC / 2012 NEC  
Plumbing.....2013 CPC / 2012 UPC  
Energy.....2013 Building Energy Efficiency Standards (BEES)  
Environmental.....2013 Calgreen Standards  
And All Applicable Local Codes & Ordinances NPDES,  
SUSMP, & BMP Requirements  
Contact Dig Alert Prior to Construction 800-227-2600  
Soils Engineer Shall Review, Stamp & Sign the Foundation Plan for  
Compliance with the Soils Report Recommendations

## Project Data & Consultants

Owner:  
195 Monarch Bay LLC  
2885 E. La Cresta  
Anaheim, CA 92806  
949-497-022

Legal Description:  
Lot 37, Tract No. 3748  
City of Dana Point, County of Orange,  
State of California

Building Description:  
Construction Type - V-B,  
Occupancy - R3/U  
Single Story  
Single Family Dwelling

Scope of Project:  
New Single-Family Residence with 3-Car  
Garage

Structural Engineer:  
Ron Stern Consulting  
25295 Vista Hermosa  
Lake Forest, CA 92650  
949-770-4706

Landscape Design:  
Garden Studio Design  
2732 East Coast Highway, Suite A  
Corona Del Mar, CA 92625  
949-673-5450

Energy Calculations:  
Southland Energy Consultants  
1491 Glenneyre Street  
Laguna Beach, CA 92651  
949-497-5591

## Sheet Index

T-1.0	Title Sheet
G-1.0	Drainage Plan
A-1.0	Site Plan
A-2.0	Roof Plan
A-3.0	Floor Plan
A-4.0	East & West Elevations
A-4.1	South, North Elevation & Guest House Elevations
A-5.0	Building Sections
L-1	Hardscape Plan
L-2	Planting Plan

## Project Summary

Zoning Standards	
Description	Proposed
Use:	SFD
Zone:	RSE-4
Lot Area:	14,145 SF
Average Lot Width:	85'-0"
Average Lot Depth:	157'-7"
Max Building Height From Pad:	24'-0"
Lot Coverage:	5,363 SF / 38%
Landscape Coverage:	8,780 SF / 62%

Setbacks:	
Front Yard:	20'-0"
Rear Yard:	38'-4"
Side Yard:	5'-0"

## Project Data

Description	Proposed
Living Area:	4,279 SF
Living Area (Casita):	375 SF
Garage Area:	633 SF

## Notes:

- A separate plan check & permit is required for swimming pools, spas, fences, accessory buildings & grading.
- Prior to any excavation a meeting shall be held at the site attended by the project engineering geologist, project building inspector, general contractor and shoring contractor.
- Owners of adjacent properties that must underpin their buildings due to the proposed excavation shall be notified in writing 10 days prior to beginning excavation. Copies of these notification letters shall be provided to the city prior to beginning excavation.
- CAL OSHA permit shall be obtained for all excavations deeper than 5 feet. A copy of the permit shall be provided to the city prior to issuance of the building permit.
- Provide a lateral stability plan showing how lateral stability will be maintained when cuts exceed 5' in depth. Project engineering geologist & architect shall sign the plan.
- This structure requires an approved automatic sprinkler system. Quick-response standard sprinkler heads shall be used in the dwelling unit of the building. Install under a separate permit.
- Maintenance information: the builder shall provide to the building owner at occupancy maintenance information for all features, materials, components & manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated & incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation maintenance manual for that model & type of feature, material, component or manufactured device.
- All Site retaining walls not part of main building structure shall be under Separate permit.

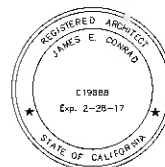


## Vicinity Map

PC Meeting 7-13-2015  
Item #2  
Supporting Document #4

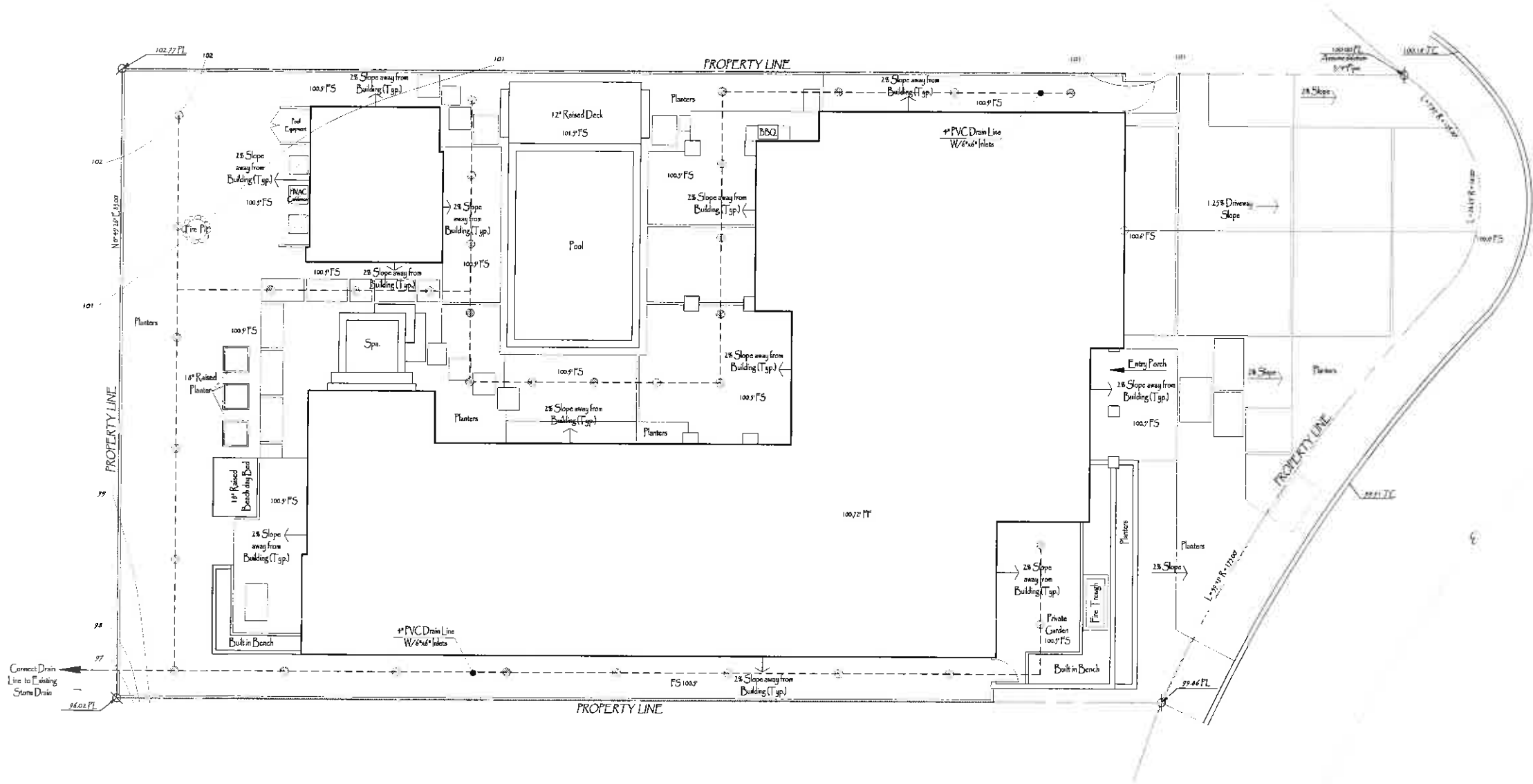
Revisions

195 Monarch Bay  
195 Monarch Bay Drive, Laguna Beach, CA 92629



1550 So. Coast Hwy #201  
Laguna Beach, CA 92651  
(949) 497-0200 Office  
jconradarc@gmail.com  
**James Conrad Architect**

Drawn By:  
AA  
Date:  
30 January 2015  
Scale:  
N.T.S.  
Format:  
AutoCAD 2004  
Sheet #  
T-1.0



MONARCHBAYDR.

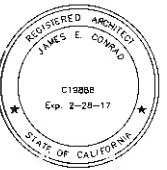


LEGEND  
 TC - TOP CURB  
 FT - FINISH FLOOR  
 PL - PROPERTY LINE  
 CONC - CONCRETE  
 TW - TOP WALL  
 CL - CENTER LINE

99.79' *Mushale rim*

Revisions

**195 Monarch Bay**  
 195 Monarch Bay Drive, Laguna Beach, CA 92629

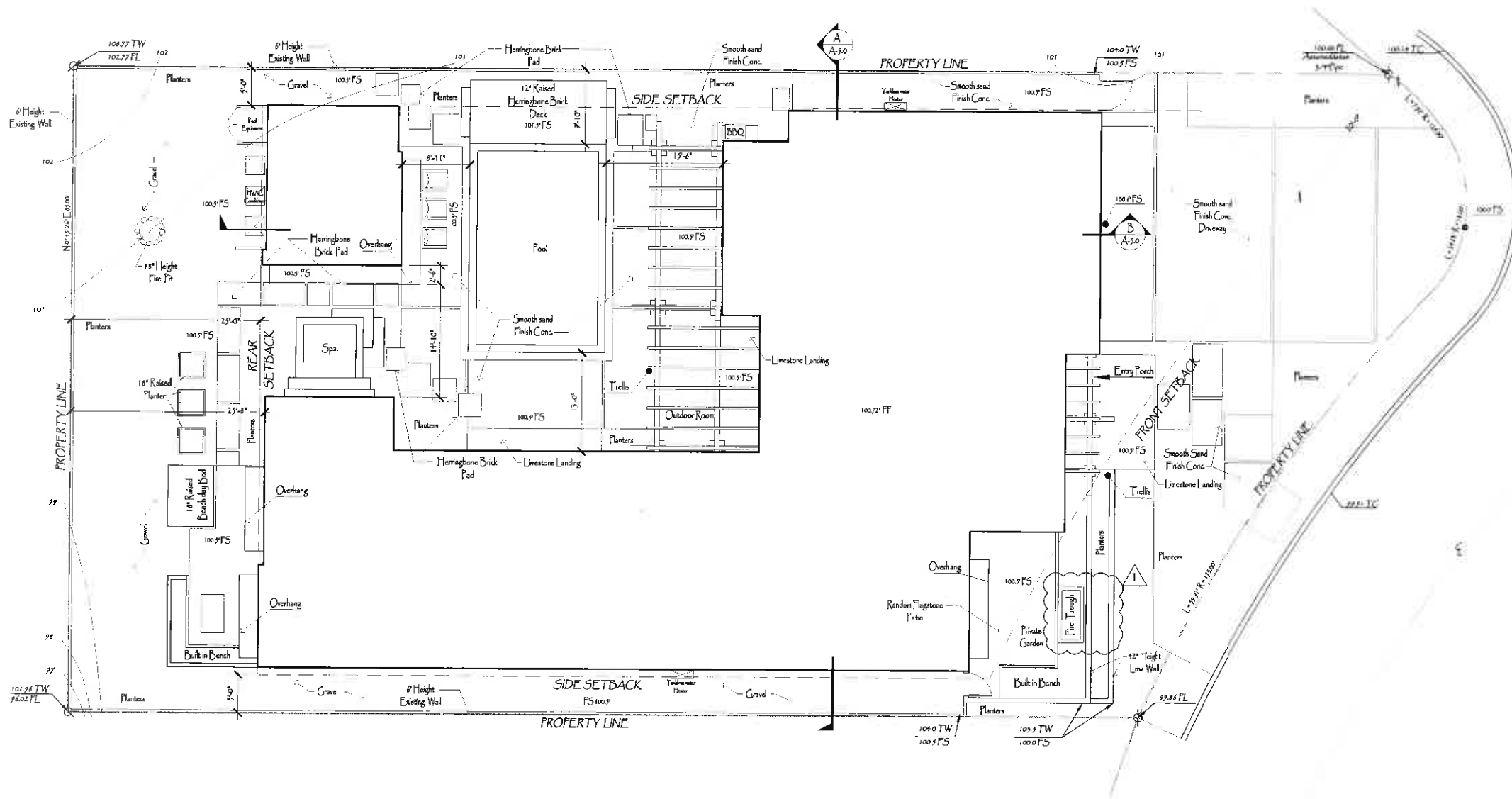


1550 So. Coast Hwy #201  
 Laguna Beach, CA 92651  
 (949) 497-0200 Office  
 jconradarc@gmail.com

**James Conrad Architect**

Drawn By:
AA
Date:
30 January 2015
Scale:
1/8" = 1'-0"
Format:
AutoCAD 2004
Sheet #
G-1.0





MONARCHBAYDR.

EASEMENT NOTE:  
THE FLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.  
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:  
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN  
ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE FLAT UPON COMPLETION  
OF A BOUNDARY SURVEY.

LEGEND  
TC - TOP CURB  
TF - FINISH FLOOR  
PL - PROPERTY LINE  
CONC - CONCRETE  
TW - TOP WALL  
CL - CENTER LINE



# Site Plan

Revisions

**195 Monarch Bay**  
195 Monarch Bay Drive, Laguna Beach, CA 92629

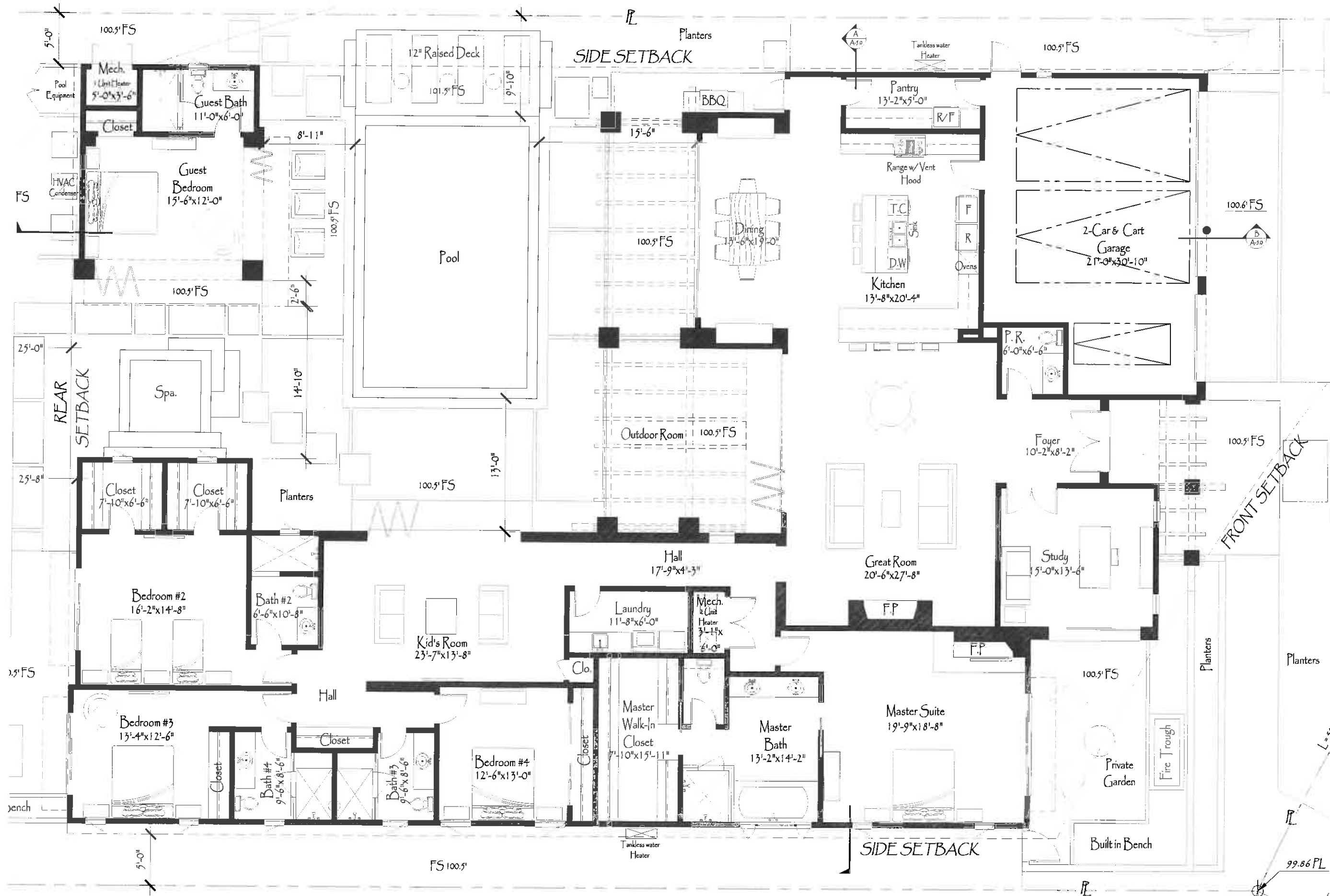


1550 So. Coast Hwy #201  
Laguna Beach, CA 92651  
(949) 497-0200 Office  
jconradarc@gmail.com

**James Conrad Architect**

Drawn By:	AA
Date:	30 January 2015
Scale:	1/8" = 1'-0"
Format:	AutoCAD 2004
Sheet #	A-1.0





# Floor Plan

Total Living Floor Area: 4,654 S.F.  
Garage Area: 633 S.F.

Revisions

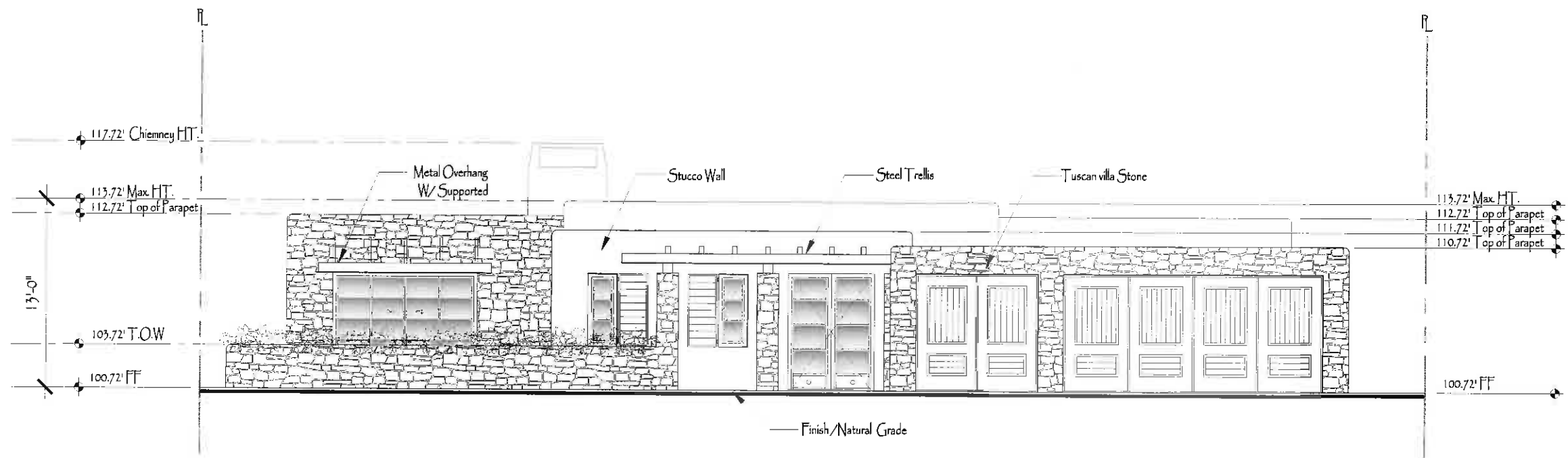
**195 Monarch Bay**  
195 Monarch Bay Drive, Laguna Beach, CA 92659



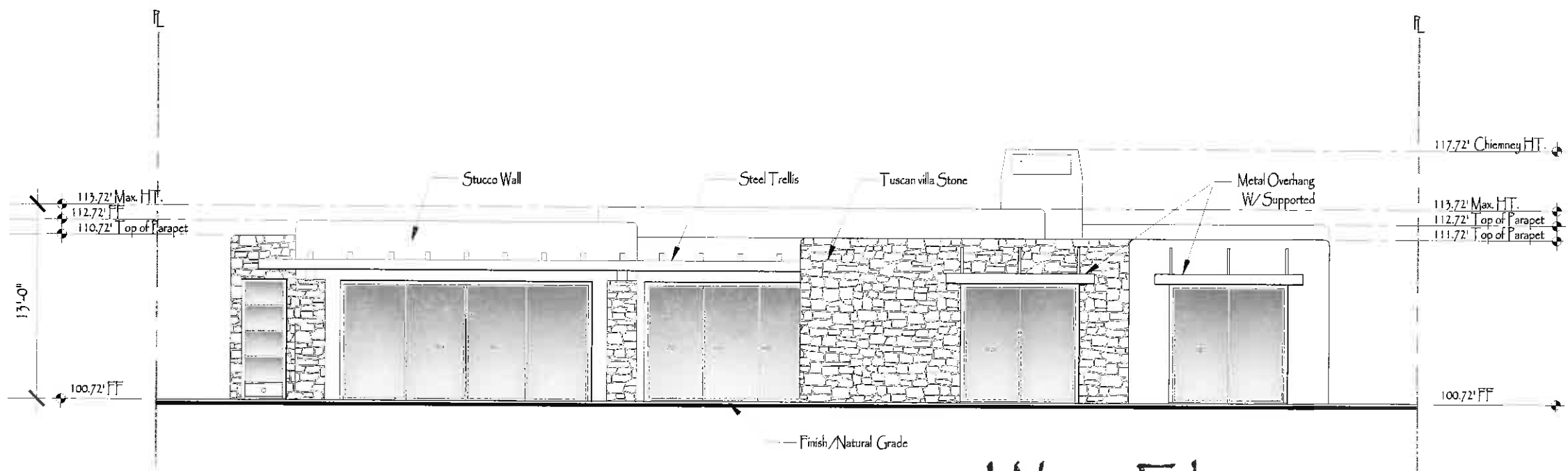
1550 So. Coast Hwy #201  
Laguna Beach, CA 92651  
(949) 497-0200 Office  
jconradarc@gmail.com

**James Conrad Architect**

Drawn By:	AA
Date:	30 January 2015
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Sheet #	A-3.0



East Elevation



West Elevation

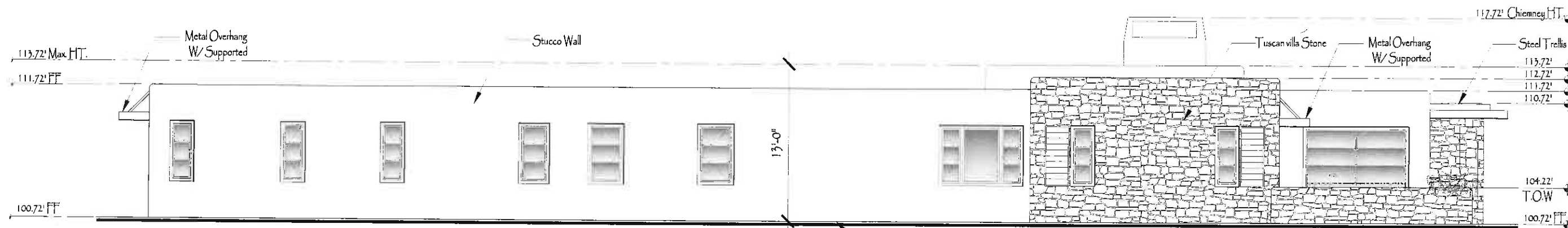
Revisions

195 Monarch Bay  
195 Monarch Bay Drive, Laguna Beach, CA 92629

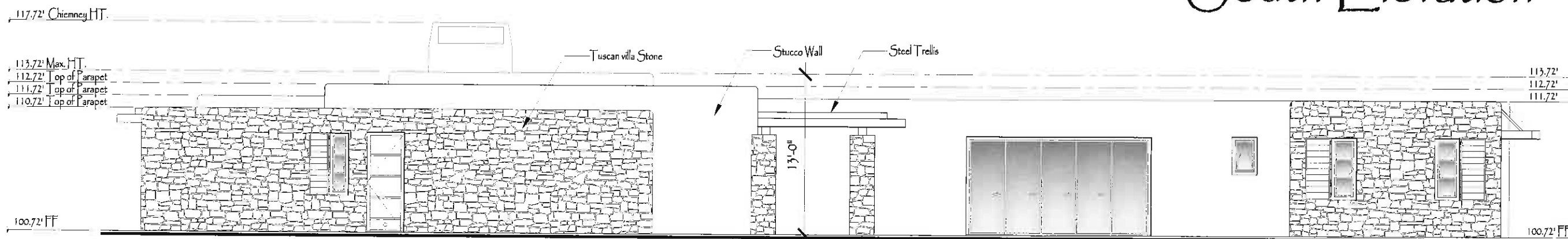


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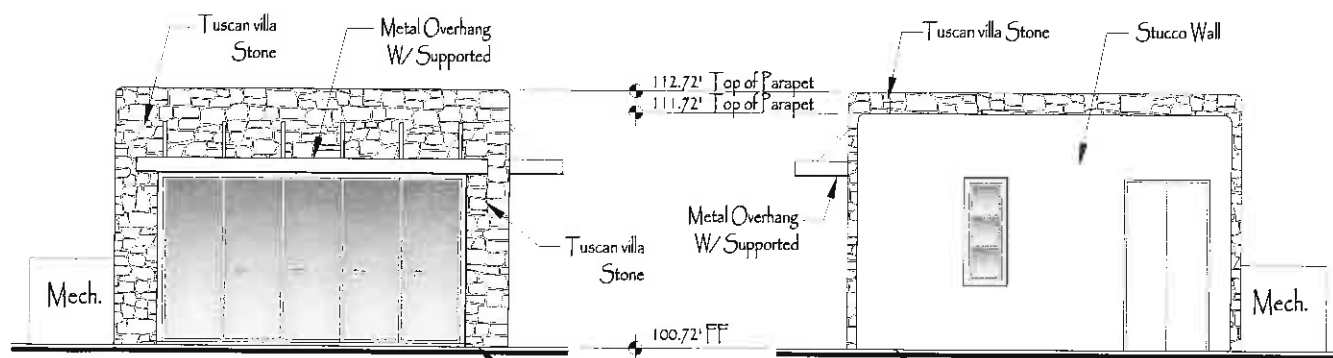
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South Elevation

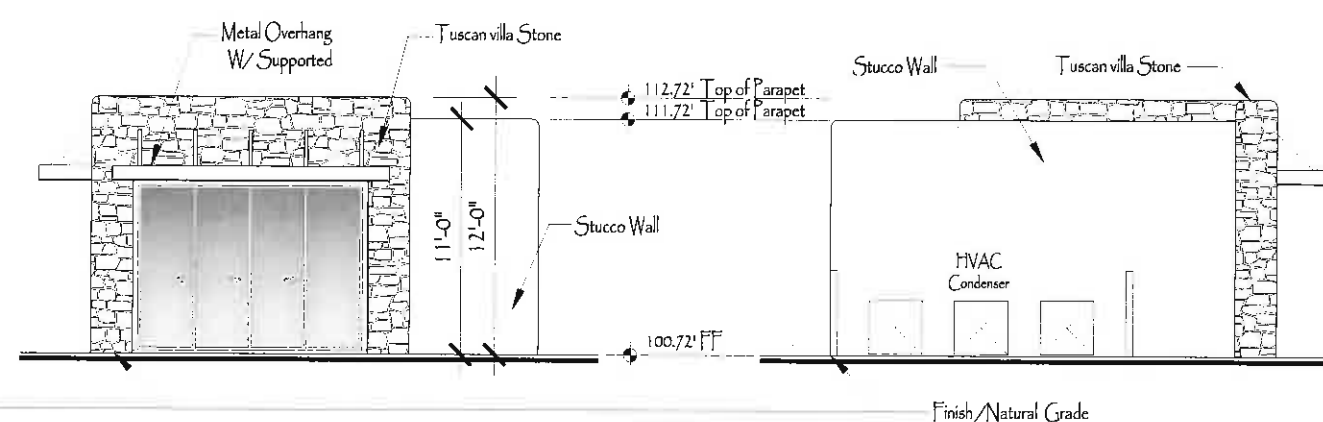


North Elevation



South Elevations

North Elevations



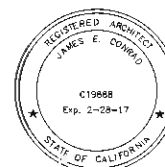
East Elevations

West Elevations

Guest Bedroom Elevations

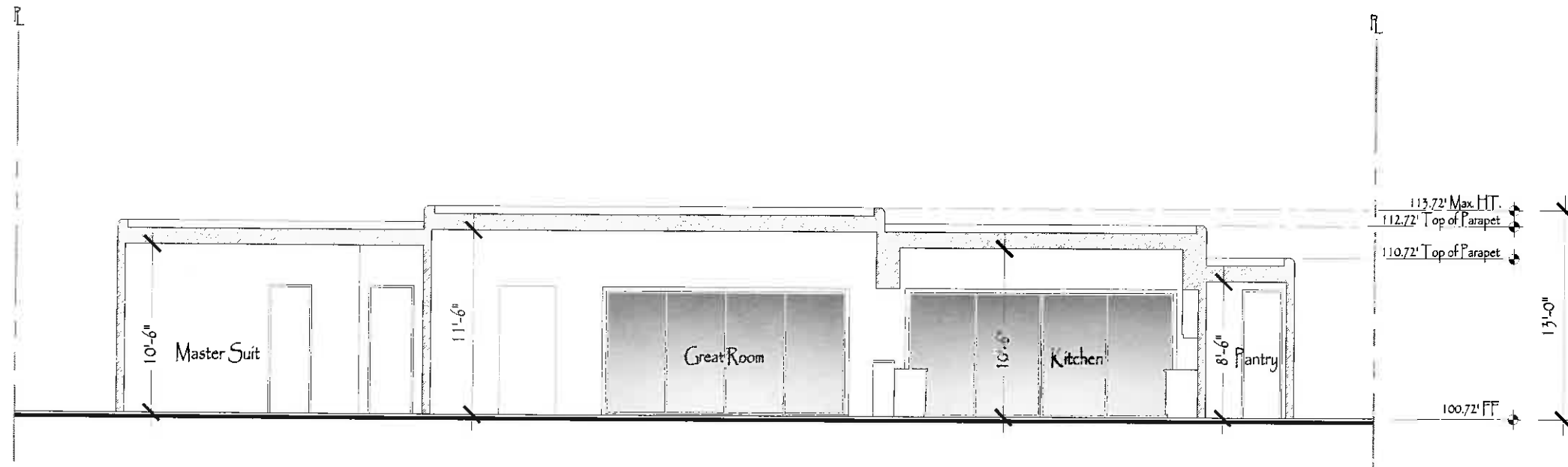
Revisions

195 Monarch Bay  
195 Monarch Bay Drive, Laguna Beach, CA 92659

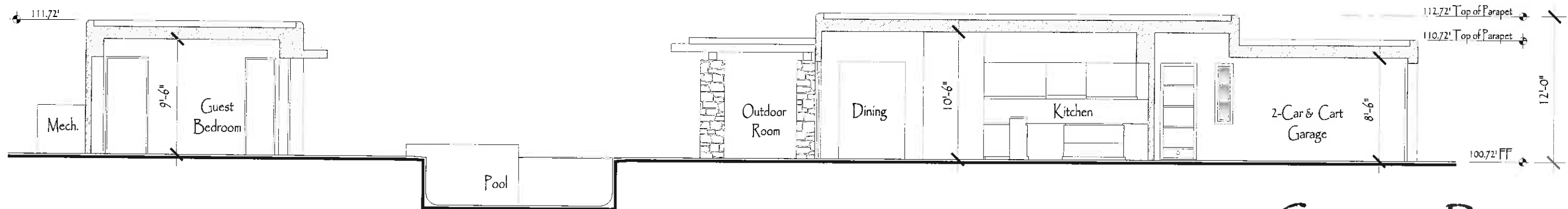


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**James Conrad Architect**

Drawn By:	AA
Date:	30 January 2015
Scale:	1/4"=1'-0"
Format:	AutoCAD 2004
Sheet #	A-4.1



Section A



Section B

Revisions

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James Conrad Architect

Drawn By:
AA
Date:
30 January 2015
Scale:
1/4" = 1'-0"
Format:
AutoCAD 2004
Sheet #
A-5.0

Gwin Residence  
195 Monarch Bay  
Laguna, California

These Plans are Conceptual  
and are explicitly not to be  
bid by any Contractor.  
Details on these Conceptual  
Plans are not accurate.

Date: 04.29.2015

Revisions  
05.21.2015

Drawn By:

Sheet:

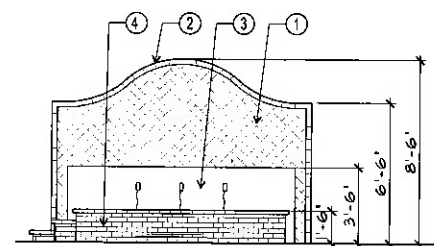
L-1

1 Of 2

Job No: 0000

HARDSCAPE LEGEND

1. Random Flagstone Patio
2. (2x) Deep Seat Chairs
3. (1x) 3' Diameter Coffee Table
4. 42" Wall
  - a. Face:
  - b. Cap:
5. Built in Bench with Custom Cushions
6. Custom Pillows
7. 24" High Fire Trough
  - a. Face: Stone Veneer
  - b. Cap: Stone
  - c. Extras: Fireballs
8. (2x) Existing Trees
9. 42" Raised Garden Wall with a Planter
  - a. Face: Stone Veneer
  - b. Cap:
10. Grass
11. Smooth Sand Finish Concrete Steppers
12. Specimen Olive
13. Smooth Sand Finish Driveway with 4" Green Seams
14. 12" x 24" Limestone Landing, Running Bond Pattern Tile
15. Gate
16. Smooth Sand Finish Concrete Side Yard
17. 18" Max Height, Raised Fire Pit
  - a. Face: Stone Veneer
  - b. Cap: Polished Concrete
  - c. Extras: Fireballs
18. (1x) 7' Sofa
19. (2x) Deep Seat Chairs
20. 18" x 5' Bench Seat
21. Raised Bond Beam Pool
  - a. Face:
  - b. Cap: Smooth Sand Finish Concrete
22. 10' x 3' Dining Table with Benches
23. Built in BBQ
  - a. Face: Smooth Stucco
  - b. Cap: Polished Concrete
24. 12" Raised Herringbone Brick Deck with (4x) Chaise Lounges
25. Herringbone Brick Pad
26. (3x) Deep Seat Chairs
27. (2x) 15 gal. Olea europaea 'Std'
28. Large Specimen Tree TBD
29. Gravel
30. Rustic Rock Fire Pit (See Photo)
31. 1-2', 12", 6" Rocks
32. (4x) Deep Seat Chairs
33. (3x) 18" Raised Vege Planters
34. (3x) 24" box Fruit Trees
35. 18" Built in Day Bed with 3" Thick Custom Cushions and Pillows
36. Built in Bench Seating (See Elevation)
37. 3' x 5' Coffee Table
38. New Fence with Decorative Sections
39. Spa/Fountain (See Elevation)
  - a. Spa Face: Brick Veneer
  - b. Spa Cap: Brick Veneer
  - c. Fountain Wall Face: 3" x 9" Tile in a Herringbone Pattern Tile
  - d. Fountain Wall Trim: Brick
  - e. Extras: (3x) Spouts



Fountain Elevation

Scale: 1/2"=1'-0"

Legend

1. 3"x9" tile in a herringbone pattern.
2. Brick trim.
3. Fountain face with ceramic tile with 3 spouts.
4. Brick Veneer face.

Gwin Residence  
195 Monarch Bay  
Laguna, California

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Date 04.29.2015

Revisions  
05.21.2015

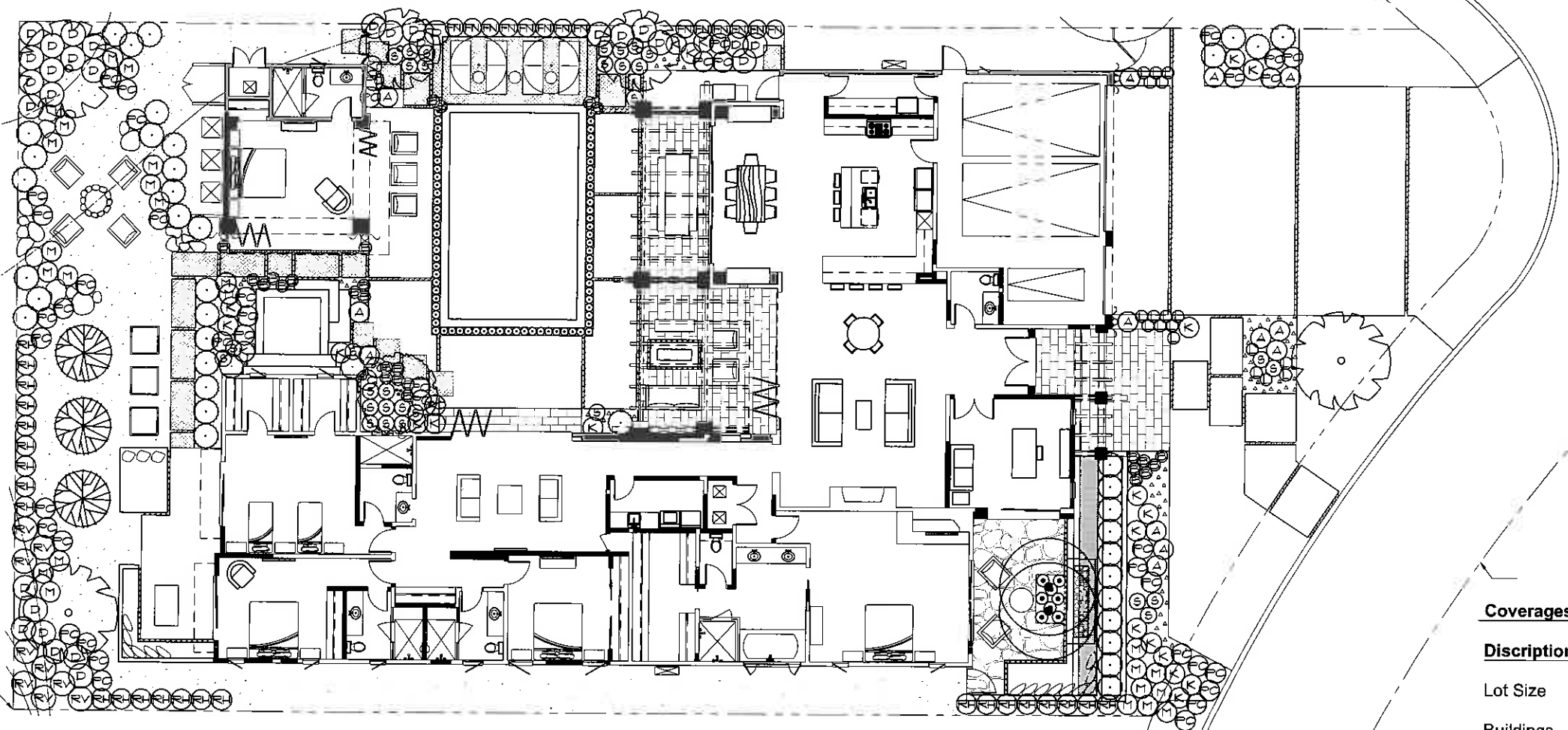
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Sheet

L-2

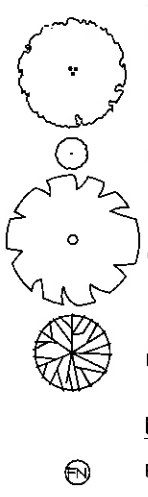
1 Of 2

Job N° 0000



Coverages		
Discription	Square footage	Percentage
Lot Size	14143	100%
Buildings	5363	38%
Landscape Area	8780	62%

PLANT LIST



Trees	Size	Qty
Olea europea 'Std'	24" box	1
Olea europea 'Std'	15 gal	2
Olea europea	Speciman	5
Fruit Trees, Various	24" Box	3
Hedges	Size	Qty
Ficus nitida	15 gal.	14

Shrubs	Size	Qty
Agave attenuate	5 gal.	13
Anigozanthus flavidus 'Red'	5 gal.	23
Diets grandiflora	5 gal.	30
Laurus nobilis 'Sweet Bay' Shrub Form	15 gal.	39
Miscanthus sinensis 'Adiagio'	5 gal.	23
Olea europaea 'Montra' Little Ollie 'Dwarf'	5 gal.	
Pittosporum crassifolium 'compactum'	5 gal.	45
Rhamnus alterus 'Varigata'	15 gal.	9
Rhamnus	gal.	24

Ground Cover	Size	Qty
Medium		
Agave 'Blue Glow'	5 gal.	27
Miscanthus sinensis 'Little Kitten'	1 gal.	18
Sesleria autumnalis	1 gal.	82
Trucalli 'Sticks of Fire'	5 gal.	17
Trachelospermum jasminoides Star Jasmine	5 gal.	15
Low		
Dymondia	flats	20
Festuca 'Elijah Blue'	4" flats	9
Sedum, Various	4" flats	18
Senecio	4" flats	9
Vines	Size	Qty
Rosa 'Joseph's Coat'		4