

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

DATE: OCTOBER 12, 2015

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
SAIMA QURESHY, AICP, SENIOR PLANNER

SUBJECT: TENTATIVE PARCEL MAP TPM15-0001 AND COASTAL DEVELOPMENT PERMIT CDP15-0006 TO ALLOW THE DEVELOPMENT OF THREE DETACHED RESIDENTIAL UNITS ON A CURRENTLY VACANT PARCEL WITHIN THE DANA POINT SPECIFIC PLAN AREA AND AT 24501 SANTA CLARA AVENUE.

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Tentative Parcel Map TPM15-0001, and Coastal Development Permit CDP15-0006.

APPLICANT: Sergio Sendowsky/ Knitter Partners International Inc.

OWNERS: Nexgen Management LLC/ Farzad Shaygan

REQUEST: Approval of a Tentative Parcel Map and Coastal Development Permit to allow the development of a currently vacant lot with three detached dwelling units. Approval of the parcel map is requested to approve the units as condominiums for individual ownership.

LOCATION: 24501 Santa Clara Avenue (APN 682-191-14)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on September 30, 2015, published within a newspaper of general circulation on October 1, 2015, and posted on October 2, 2015 at the 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 Categorically Exempt per Section 15303 (Class 3 – New construction or conversion of small structures).

ISSUES:

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

BACKGROUND: The subject site is a vacant, relatively flat, 10,122 square foot lot located immediately south of the City's Town Center/ Lantern District area, along Santa Clara Avenue. More specifically, the project site is located to the north of Santa Clara Avenue, south of an alley, east of Amber Lantern and west of a site developed with a multi-family residential project. .

The project site is located within the Dana Point Specific Plan (DPSP) and is designated as "Coastal – Residential High Density" (C-RHD). This designation permits the development of the site with residential uses.

DISCUSSION:

Proposed Project: The applicant is proposing to develop the site with three detached residential units and process a parcel map so the units can be sold individually as condominiums.

All three units are two stories high with attached, two car garages. The size of units A and B is 2,299 square feet each, whereas Unit C is proposed at 2,341 square feet. Vehicular access for units A and B would be taken from Santa Clara Avenue, whereas Unit C would be accessed from the alley. Also accessed from the alley are two guest parking spaces are provided on the site. All the three units are designed with white stucco walls and tiled roofs. Accent stucco trims are provided on elevations that face the street.

Roof decks are proposed for units A and B. The design of these decks is integrated in the overall roof design of the project. They are architecturally compatible with the exterior materials and colors of the structures and appear as an integral part of the roof system.

Compliance with DPSP: The project is designed to be in compliance with all the applicable development standards of C-RHD designation of the DPSP. The table below summarizes the project's compliance with applicable development standards:

<i>Development Standard</i>	<i>Proposed Project</i>	<i>Project's Compliance</i>
Building site area per unit – 2,600 sq ft	3,374 sq ft of site area per unit	Yes
Maximum height – 28'	Units A and B – 24.83' Unit C – 25.33'	Yes
Lot coverage – 60% of the lot	41.9%	Yes
Front yard setback- 20'	20'	Yes
Side yard setback – 5'	5'	Yes
Rear yard setback from the alley– 15'	15'	Yes
Minimum building separation – 10'	10'	Yes

Coastal Development Permit: Since the proposed project is located within the City's Coastal Overlay District, processing of a CDP is required.

Pursuant to the 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.

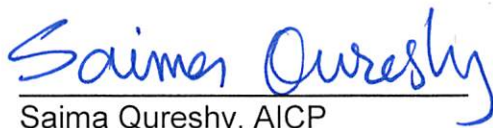
The recommended findings for the approval of the CDP are outlined in the draft Resolution attached to this report as Action Document 1.

Tentative Parcel Map: The proposed tentative parcel map is to allow the owner to sell the dwelling units as condominiums. As with all parcel maps proposing condominiums, the owner/developer submits a condominium plan and documents establishing a homeowner's association when submitting the parcel map for review by the City prior to final map's recordation. The condominium plan and the documents (referred to as Covenants, Conditions & Restrictions - CC&R's), define the airspace controlled by each residential unit, and outline the responsibility for common areas of the development. Conditions of approval have been included requiring review of the condominium plan and CC&R's to ensure that the responsibilities for common areas are clearly defined.

Section 7.05.060 of the Dana Point Subdivision Code establishes findings required to approve a subdivision. These findings relate to consistency with the General Plan and Zoning Code, adequacy of the site to accommodate the development and density, potential environmental impacts, and that there are adequate utilities and improvements proposed to serve the subdivision. Overall, the tentative parcel map meets the submittal requirements for such type of maps, and of the City's Subdivision Ordinance. The site is suitable for the proposed type and density of development, and Staff believes the required findings for the approval of the TPM can be made.

CORRESPONDENCE: To date, staff has not received any correspondence related to this project.

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. Staff is therefore recommending that the Planning Commission adopt the attached draft resolution, approving TPM15-0001 and CDP15-0015 subject to findings and conditions of approval.


Saima Qureshy, AICP
Senior Planner


Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 15-10-12-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Project Plans

RESOLUTION NO. 15-10-12-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP TPM15-0001 AND COASTAL DEVELOPMENT PERMIT CDP15-0006 TO ALLOW THREE DETACHED RESIDENTIAL UNITS ON A CURRENTLY VACANT PARCEL LOCATED AT 24501 SANTA CLARA AVENUE.

Applicant/ Property Owner: Sergio Sendowsky/ Farzad Shaygan

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

WHEREAS, the applicant filed a verified application for a Tentative Parcel Map and Coastal Development Permit to allow the development of a currently vacant lot with three detached dwelling units. Approval of the parcel map is requested to approve the units as condominiums for individual ownership at 24501 Santa Clara Avenue (APN 682-191-14), 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 12th day of October, 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 Tentative Parcel Map TPM15-0001 and Coastal Development Permit CDP15-0006.

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.

Findings:

- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Tentative Parcel Map TPM15-0001, subject to conditions:

- 1) That the proposed map is consistent with the City's General Plan in that **the project site is designed for residential uses and the proposed project is for the development of the site with three residential units. The proposed project is consistent with the General Plan.**
- 2) That the design and improvement of the proposed subdivision is consistent with the City's General Plan in that **the proposed density and design conforms to the applicable standards and policies related to residential development for the General Plan Land Use Designation of Dana Point Specific Plan's "C-RHD". The proposed subdivision will also provide for individual responsibility of the three "air space" areas of the property as defined on the preliminary condominium plan.**
- 3) That the site is physically suitable for the proposed type of development in that **the site is of a reasonable shape, size, and topography to accommodate a residential condominium subdivision for the three proposed units.**
- 4) That the requirements of the California Environmental Quality Act have been satisfied in that **the project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves development of a vacant in-fill lot with three residential units.**
- 5) That the site is physically suitable for the proposed density of development in that **the project is designed to be in compliance with all the applicable development standards and the site is large enough to accommodate the proposed density and land area requirements for the three (3) units proposed to be developed.**
- 6) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife habitat in that **the subdivision is located within an urbanized area on a vacant lot which is surrounded by similar residential and commercial development. The project site does not contain any special status habitat.**
- 7) That the design of the subdivision and the proposed

improvements are not likely to cause serious public health problems in that the proposed project is for three residential units on a vacant lot which is located in an urbanized setting on an in-fill property. The subdivision is designed to be compatible with the built environment around it and therefore the project will not cause public health problems.

- 8) That the design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment or acquired by the public at large for access through or use of property within the proposed subdivision in that the proposed subdivision is not in conflict with any easements of record. There is no easement on the property related to access through or use of the property. Any easements have been identified by survey of the subject property and illustrated on the project's parcel map and development plans to ensure that no conflicts would occur either with subdivision of land or construction of proposed residential units.
- 9) That the design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations in that the subdivision creates three detached units which are designed to be in compliance with the Dana Point Specific Plan's designation of "C-RHD".
- 10) That the subdivision is not located in a fee area, or if located in a fee area, the subdivider has met the requirements or payment of the applicable fees or the subdivision would not allow development of a project which would contribute to the need for the facility for which a fee is required in that a condition of approval has been included herein that all project fees as well as improvement or related project bonds will be paid and/or collected prior to issuance of certificate of occupancy.
- 11) That the subdivision is located in an area which has access to adequate utilities and public services to support the development proposed within the subdivision or that the subdivision includes the provisions and improvements necessary to ensure availability of such utilities and services in that the proposed project is located in an urbanized area already containing utilities infrastructure and receiving public services. The project has been

reviewed by outside agencies and entities that provide services to the property with confirmation included in the record that services can and will be provided to the property and its proposed development.

- C. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP15-0006, subject to conditions:
1. That the development project proposed by the application conforms with the certified Local Coastal Program in that **the site is designated for residential uses in the Dana Point Specific Plan and the proposed project is to develop the site with three residential units. The project design is in conformance with the applicable development standards of C-RHD site designation of the Dana Point Specific Plan. Additionally the architectural design of the proposed improvements furthers Urban Design Element Goal No. 2 which states that the 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 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 standards of Dana Point Specific Plan 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 the development of a currently vacant parcel with three detached residential units and processing of a parcel map so the units can be sold individually as condominiums. The project is located at 24501 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, Dana Point Specific Plan, Local Coastal Program and Zoning Code.
2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved and such work is not commenced within such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable, grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions and in accordance with the appropriate sections of the Dana Point Zoning and Subdivision Ordinances.
3. The application is approved for the location and design of the uses, structures, features, and materials, shown on the approved plans. 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 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 of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plans, the Director 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 offers, 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. 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 SDG&E, AT&T California and Cox Communication Services for the provision of electric, telephone and cable television services. All utility services shall be established from Del Prado, and not Pacific Coast Highway (PCH), unless otherwise approved by the City Engineer.
9. The use of the public right of way for construction purposes shall not be allowed. An encroachment permit is required for all use of the public right-of-way.
10. 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 applicant shall maintain the erosion control devices until the final approval of all permits.
11. During the construction phase, all construction materials, wastes, grading or demolition debris, and stockpiles shall be properly managed to prevent

transport into the streets, gutters, storm drains.

12. All plans shall be in conformance with the Town Center Specific Plan, Town Center Standards and Construction Details.
13. The proposed driveway approaches and street parking will be evaluated prior to permit issuance to maximize public parking by the City Engineer. The alignment of the driveways may be revised to ensure maximum on street parking.

B. Prior to approval of the Final Map:

14. A Final Map shall be submitted for review and approval in accordance with requirements of the Public Works Department and Community Development Department. The final map must be in substantial compliance with Tentative Parcel Map No. 2015-126, as determined by the Director of Community Development, the Director of Public Works, and the City Engineer. Said map shall be prepared as required by the City of Dana Point Subdivision Code.
15. All taxes and fees shall be paid to the County of Orange and the County Treasurer-Tax Collector's Certificate shall be signed.
16. All existing and proposed easements shall be shown and labeled on the Final Map clearly indicating the easement ownership, location, purpose and width. A copy of the recorded easements shall be included along with the plan submittal for review by the City Engineer. The Final Map shall also include a note to identify any easements proposed to be vacated with the Map.
17. Utility easements shall be provided to the specifications of the appropriate utility companies and subject to review and approval by the Director of Public Works.
18. The applicant shall submit the Final Map to the County of Orange for review and Approval. A copy of the approval shall be submitted to the Public Works Department.
19. The Final Map shall clearly state the subdivision is for condominium purposes.
20. Applicant shall provide to the City a copy of a current title report not less than six months old and any other survey documentation in relation to the subject subdivision.
21. The applicant shall submit a copy of the proposed CC&Rs and Articles of

Incorporation of the Owners' Association for review and approval by the Director of Public Works and Community Development, the City Engineer, and the City Attorney. The CC&Rs shall be recorded with the Final Map and shall include:

- a. A statement that prohibits amendment of the document without review and approval by the City Attorney, the Director of Public Works and Community Development, and the City Engineer at any time prior to or preceding recordation of the Final Parcel Map.
 - b. A method to ensure resolution of any disputes regarding maintenance of any commonly held portions of the lot, any common walls, or disputes regarding the maintenance of the proposed duplex shall be included in CC&R's.
 - c. Reflect common access easements, and maintenance responsibility of all recreation areas, common walls, access ways, parking areas, landscaping and grounds by the parties common to the CC&Rs.
 - d. An acceptable means for maintaining the easements within the subdivision and to distribute the cost of such maintenance in an equitable manner among the owners of the units within the subdivision.
 - e. Require a private drainage easement and maintenance agreement for all existing and proposed storm drain facilities and appurtenant structures. Said easement and agreements shall address existing drainage conditions and easement documents.
 - f. Provisions which prohibit any obstructions within any fire protection access easement and shall also require approval of the Fire Chief for any modifications; such as speed bumps, control gates, or changes in parking plans within said easement.
 - g. An acceptable means for the separation of ownership for the residential and commercial spaces.
 - h. Clearly assign maintenance responsibility of the Homeowners' Association for landscaping, irrigation and other improvements installed on City property for the benefit of the Project.
 - i. Implement and Maintain all structural and non-structural improvements and Best Management Practices (BMPs).
22. The applicant shall be responsible for the payment of any City fees related to the review and approval of CC&Rs for the condominiums.

23. The applicant shall submit evidence of the availability of an adequate water supply for fire protection for review and approval by the Fire Chief. A copy of the documentation shall be submitted to the Public Works and Engineering Department.
24. The applicant shall submit "will serve" letters from the applicable water and sewer districts.
25. The approved Fire Master Plan shall be submitted to the City of Dana Point Public Works Department.
26. Prior to the recordation of a subdivision map, a note shall be placed on the map stating that all residential structures shall be protected by an approved automatic fire sprinkler system.
27. All monuments shall be set, or a security provided, to ensure all monuments will be set in accordance with the County of Orange and City of Dana Point standards.
28. The applicant/owner shall submit the Condominium Map to the Public Works Department and Community Development Department for review and approval prior to recordation.
29. The applicant shall submit, to the Public Works and Engineering Department, a copy of the recorded Final Map as approved by the City Council and recorded with the Office of the County Recorder.

C. Prior to the issuance of a Grading Permit:

30. The applicant shall submit grading plans, in compliance with City standards, for review and approval by the City Engineer and/or 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.
31. Any damaged to City owned street or property by the applicant's work shall be repaired per City Standards and as directed by the City Engineer.
32. Surety to guarantee the completion of the project grading and drainage improvements, including erosion control, up to 100% of the approved Engineer's cost estimate shall be posted to the satisfaction of the City Engineer and the City Attorney.
33. The applicant shall submit a geotechnical report in accordance with City

standards. The applicant shall prepare a detailed geotechnical report for review and approval by the City Engineer.

34. The grading plans shall depict the size and location of existing and proposed gas, sewer and water and electrical conduit from the point of connection in the Public Right-of-Way to the building.

D. Prior to Building Plan Check Submittal:

35. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the issuance of a building permit:
 - Fire master plan (service code PR145)
 - Fire sprinkler system (service codes PR400)
36. 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 and Green Building Code.
37. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements.
38. Provide building code analysis showing conformance to 2013 CBC Chapter 3 and 5. Specify occupancy group(s), fire sprinkler requirements, building height, and number of stories. Note that the structures are not considered R-3 as shown on A-101.
39. Building plan check submittal shall include the following construction documents:
 - Building Plans (4 sets)
 - Energy Calculations (2 sets)
 - Structural Calculations (2 sets)
 - Soils/Geology Report (3 sets)
 - CASp Report (incorporated into the plans if CBC Chapter 11A and/or 11B applies)
40. All documents prepared by a Registered Design Professional shall be wet-stamped and signed. Project "Condition of Approval" shall appear on the submitted drawings.
41. Fire Department review is required. Submit plans directly to the Orange County Fire Authority for their review and approval.
42. Accessibility Requirements: If the buildings are rental units, plans should clearly show compliance with CBC Chapters 11A (*Housing Accessibility for*

Newly-Constructed Covered Multifamily Dwellings) and 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing). A Certified Access Specialist (CASP) report is required and incorporated into the plans.

43. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.
44. Minimum roofing classification is Class "A".
45. Fire sprinkler system is required per Dana Point Municipal Code.
46. Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.
47. Foundation system shall account 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 of 4500 psi.
48. All approvals from outside Departments and Agencies (i.e. Fire Department), are required.
49. "Rough Grade/Pad Certification" or "Grading Release Form" is required from City Engineer.
50. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
51. The applicant shall obtain a grading permit and complete rough grading (establishment of building pad) in accordance with the approved grading plans and reports.
52. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (per the City's standard Civil Engineer's Certification Template 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.
53. 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.

54. The applicant shall submit a rough grade certification from the geotechnical professional for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical professional (per the City's standard Geotechnical Engineer's Certification Template for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plans and report.

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

55. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
56. 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.
57. All work in the right-of-way shall be completed in conformance with the Improvement and Encroachment Permit conditions to the satisfaction of the City Engineer.
58. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
59. Any and all outstanding fees associated with any part of the entire project shall be paid.
60. All permanent BMP's shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12th day of October, 2015 by the following vote, to wit:

AYES:

NOES:

ABSENT:

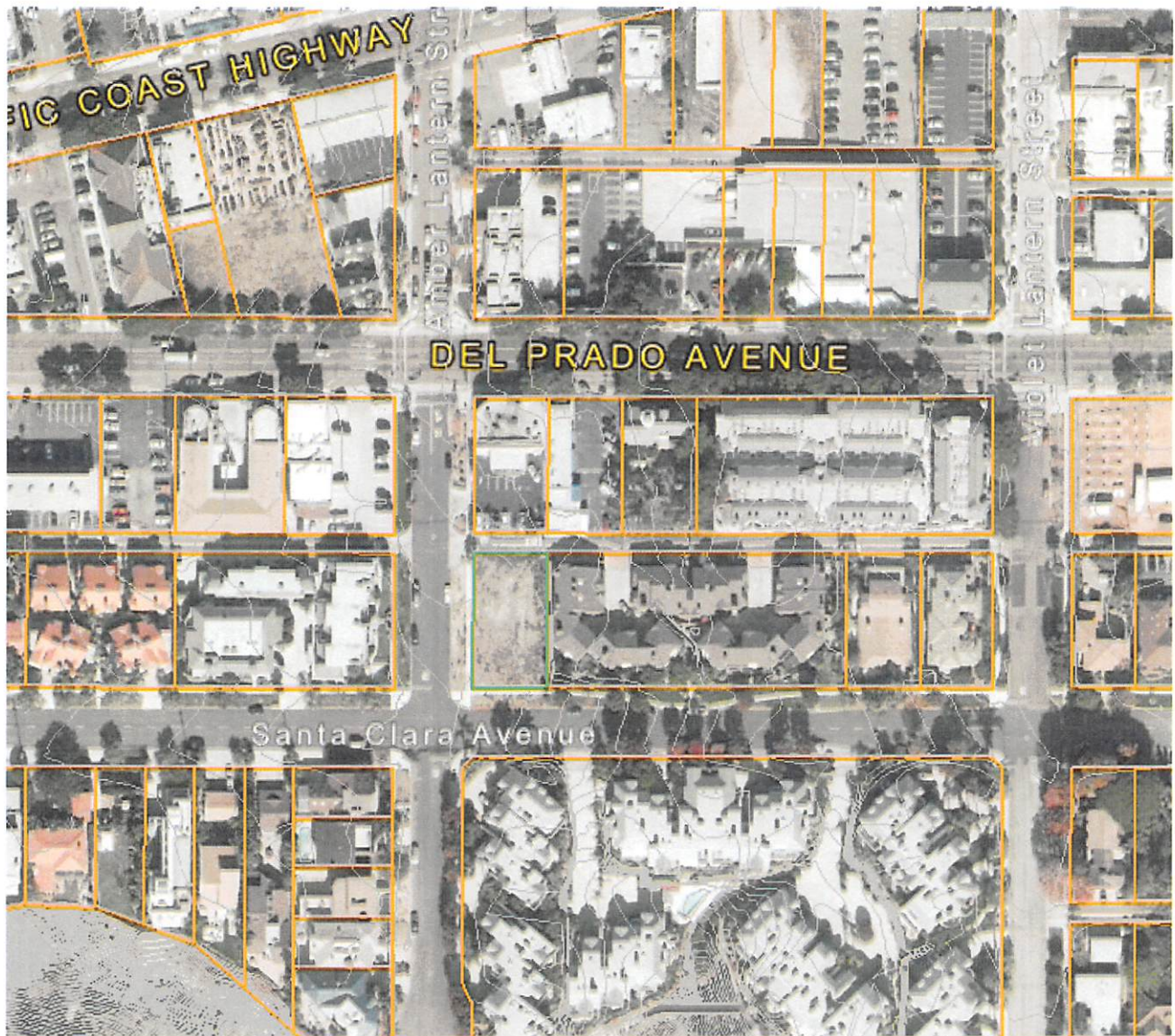
ABSTAIN:

April O'Connor, Chairwoman
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

VICINITY MAP



Project: Tentative Parcel Map TPM 15-0001/Coastal Development Permit CDP15-0006

Applicant: Sergio Sendowsky/ Farzad Shaygan

Location: 24501 Santa Clara Avenue



Chlorine Residue 18.1

Chlorine 5.8-10.0 mg/l



○ AMBER LANTERN - FACING SITE



RECEIVED
 MAY 20 2015
 NO. DATE REVISION

CITY OF DANA POINT
 COMMUNITY DEVELOPMENT
 DEPARTMENT

Modena LLC
 4040 Barranca Parkway, Suite 140
 Irvine, CA 92604

SeaPort Estates
 24501 Santa Clara Avenue
 Dana Point, California

RECEIVED

APR 30 2015

CITY OF DANA POINT
 COMMUNITY DEVELOPMENT
 DEPARTMENT

PROJECT INFO
 PROJECT NUMBER: 1500
 PROJECT MANAGER: CM
 DRAWN BY: SAE
 SHEET ISSUE DATE: 4/28/15

SHEET TITLE

SITE PHOTOS
 AMBER LANTERN
 FACING SITE



○ AMBER LANTERN - SITE



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 KNITTER PARTNERS
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NO.	DATE	REVISION
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Modena LLC
 4040 Barranca Parkway, Suite 140
 Irvine, CA 92604

SeaPort Estates
 24501 Santa Clara Avenue
 Dana Point, California

PROJECT INFO

PROJECT NUMBER:	1500'
PROJECT MANAGER:	CT
DRAWN BY:	BAE
SHEET ISSUE DATE:	4/28/15

SHEET TITLE

**SITE PHOTOS
 AMBER LANTERN
 SITE**



SANTA CLARA - FACING SITE



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Modena LLC
 4040 Barranca Parkway, Suite 140
 Irvine, CA 92604

SeaPort Estates
 24501 Santa Clara Avenue
 Dana Point, California

PROJECT INFO

PROJECT NUMBER:	1500'
PROJECT MANAGER:	CT
DRAWN BY:	BAE
SHEET ISSUE DATE:	4/28/15

SHEET TITLE

**SITE PHOTOS
 SANTA CLARA
 FACING SITE**



 SANTA CLARA - SITE



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 architecture & planning
 1401 DOVE STREET, SUITE 240
 NEWPORT BEACH, CA 92660-2431
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PROJECT INFO

PROJECT NUMBER:	1500
PROJECT MANAGER:	CM
DRAWN BY:	SAE
SHEET ISSUE DATE:	4/28/15

SHEET TITLE

**SITE PHOTOS
 SANTA CLARA
 SITE**



EASTERN NEIGHBOR - FACING SITE



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SeaPort Estates
24501 Santa Clara Avenue
Dana Point, California

PROJECT INFO

PROJECT NUMBER:	15001
PROJECT MANAGER:	CM
DRAWN BY:	SAE
SHEET ISSUE DATE:	4/28/15

SHEET TITLE

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EASTERN NEIGHBOR - SITE



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 24501 Santa Clara Avenue
 Dana Point, California

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PROJECT MANAGER:	CM
DRAWN BY:	SAE
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SHEET TITLE

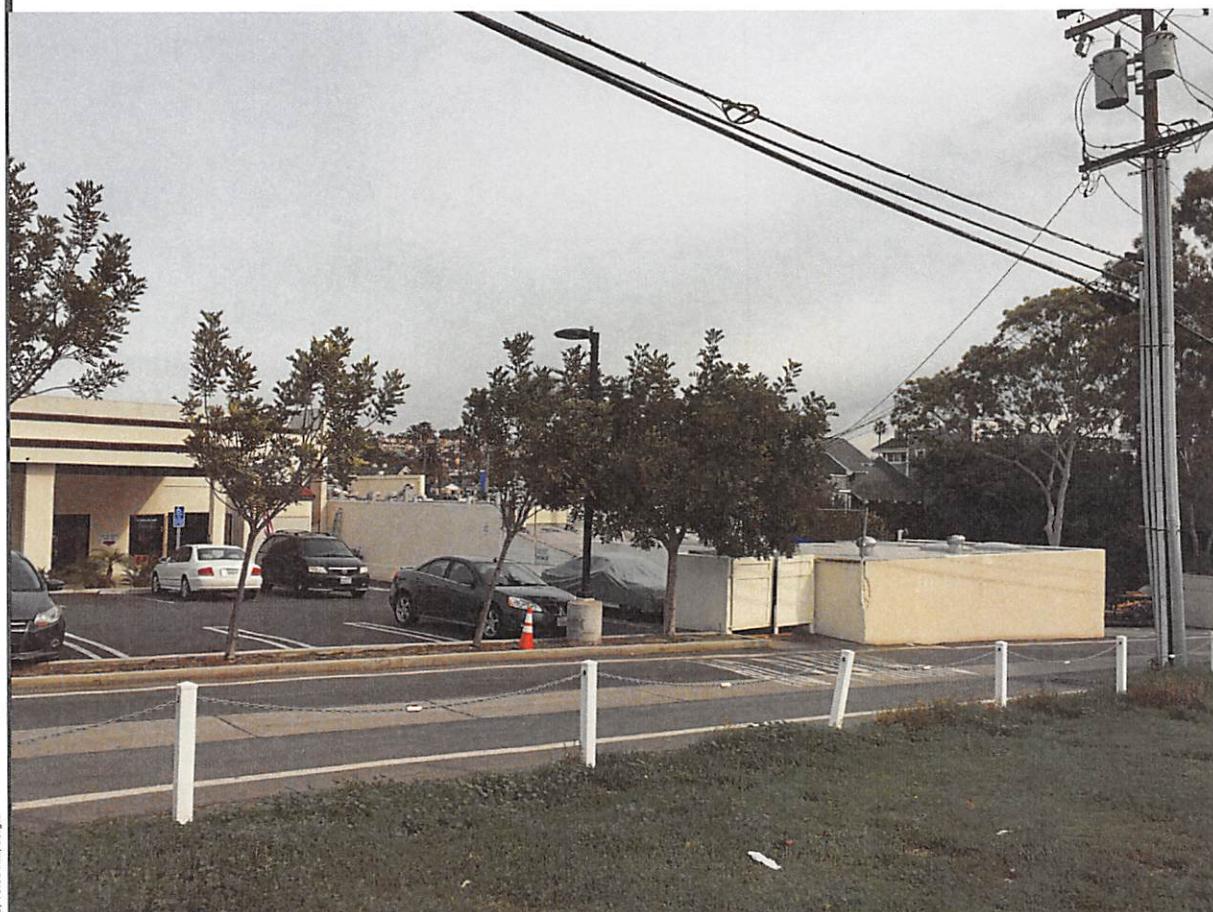
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 EASTERN NEIGHBOR
 SITE**

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ALLEY - FACING SITE



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 Irvine, CA 92604

SeaPort Estates
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 Dana Point, California

PROJECT INFO

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PROJECT MANAGER:	CM
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SHEET ISSUE DATE:	4/28/15

SHEET TITLE

SITE PHOTOS
ALLEY
FACING SITE



ALLEY - SITE



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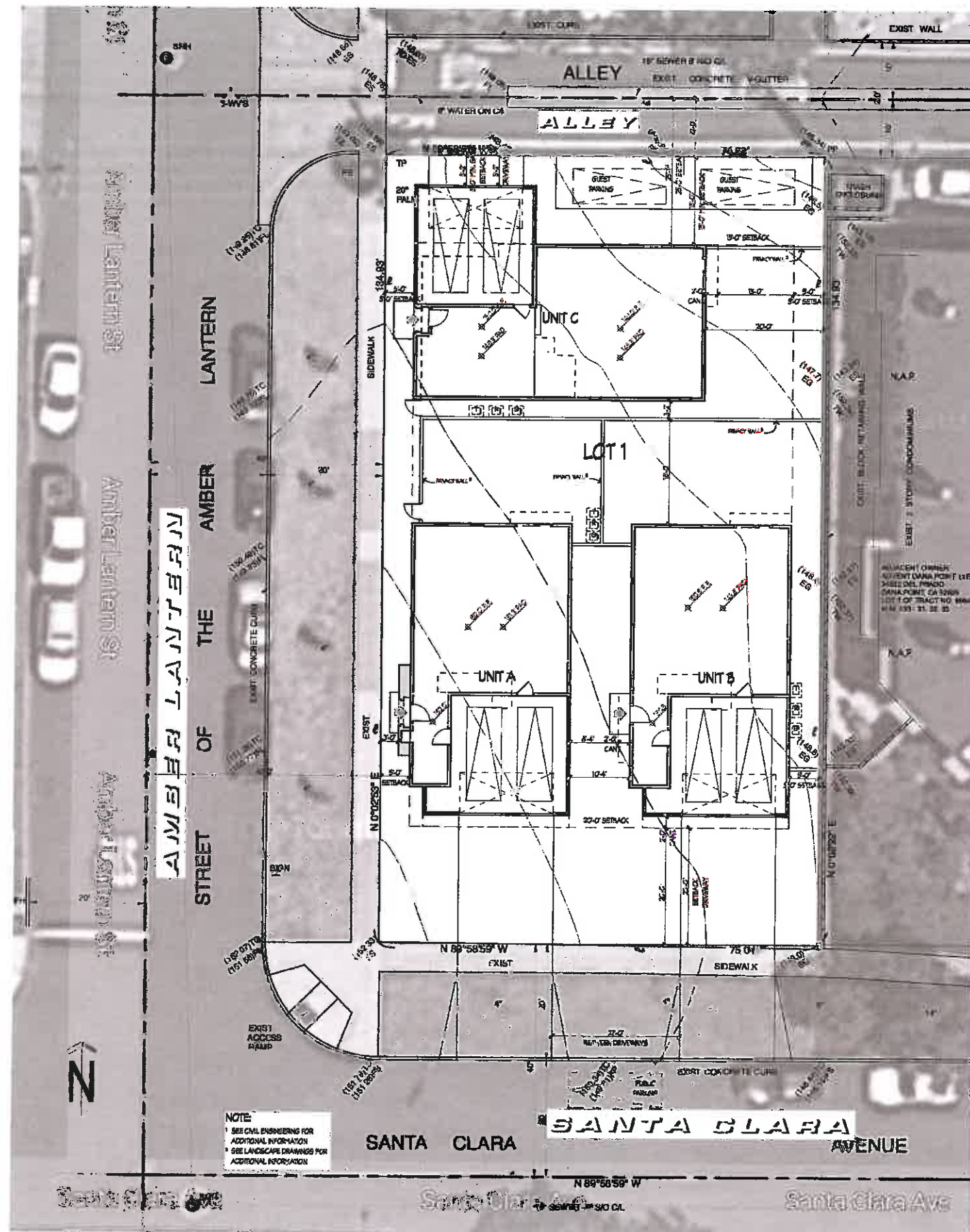
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 Irvine, CA 92604

SeaPort Estates
 24501 Santa Clara Avenue
 Dana Point, California

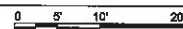
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PROJECT MANAGER:	CM
DRAWN BY:	SAE
SHEET ISSUE DATE:	4/28/15

SHEET TITLE

SITE PHOTOS
ALLEY
SITE



SITE PLAN



CONSULTANTS
ARCHITECTURE:
KNITTER PARTNERS INTERNATIONAL, INC.
1401 Dove Street, Suite 240
Newport Beach, CA 92660
P: (949) 752-1177
F: (949) 752-0151

STRUCTURE ENGINEERING:

T-24 (ENERGY):

LANDSCAPE ARCHITECTURE:
RPALA GROUP, INC.
27127 Calle Arroyo, Suite 1905
San Juan Capistrano, CA 92675
P: (949) 248-7138
F: (949) 248-4980

CIVIL ENGINEER:
GILBERT ENGINEERING COMPANY, INC.
2028 East Route 66, Suite 203
Glendora, CA 91740
P: (626) 852-1800
F: (626) 852-1601

TABULATION
ZONING

DPSP (DP SPECIFIC PLAN OVERLAY)
Ref. ZC 85-10P
Approved by the Orange County Planning Commission on
April 9, 1985 and adopted by Ordinance No. 3526 by the
Orange County Board of Supervisors on May 15, 1985
C - RHD (LAND USE)
RESIDENTIAL HIGH DENSITY

SITE AREA 10,122 sq ft (0.23 AC.)
DENSITY 3,374 sq ft (2,200 sq ft / UNIT MIN.)
(12.9 DU/AC)
LOT COVERAGE 41.9% (80% MAX.)
(4,240 sq ft / 10,122 sq ft = 41.9%)

HOMES
UNIT A 1 HOME
3 BEDROOM & BONUS ROOM
± 2,299 sq ft
UNIT B 1 HOME
3 BEDROOM & BONUS ROOM
± 2,299 sq ft
UNIT C 1 HOME
3 BEDROOM, DEN & BONUS ROOM
± 2,241 sq ft
TOTAL 3 HOMES
± 6,843 sq ft

NOTE: * BUILDING AREAS MEASURED TO OUTSIDE FACE OF STUDS AND ARE
FOR ARCHITECTS USE ONLY

PARKING
RESIDENTS 6 GARAGE (8 REQUIRED)
GUESTS 2 UNCOVERED (1.7 REQUIRED)
TOTAL 8 PROVIDED (8.1 REQUIRED)

SHEET INDEX
NO. SHEET TITLE

A-101	TITLE
A-2	BUILDING PLANS
A-201	UNIT PLAN - A
A-202	UNIT PLAN - B
A-203	UNIT PLAN - C
A-3	ELEVATIONS
A-301	SITE ELEVATIONS
A-302	UNIT ELEVATIONS - A
A-303	UNIT ELEVATIONS - B
A-304	UNIT ELEVATIONS - C
A-4	SECTIONS
A-401	UNIT SECTIONS - A
A-402	UNIT SECTIONS - B
A-403	UNIT SECTIONS - C

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SEP 30 2015

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

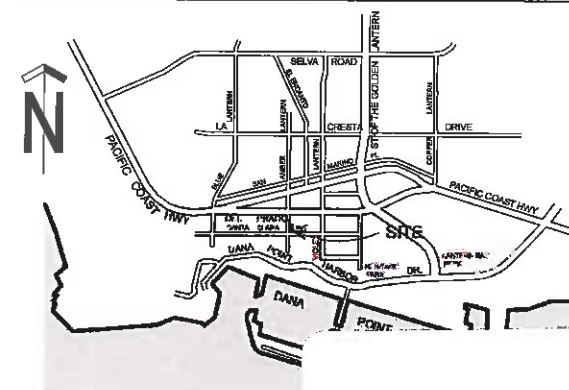
CODE ANALYSIS

CODE CBC 2013
OCCUPANCY GROUP R-3
CONSTRUCTION TYPE TYPE VB

LEGAL DESCRIPTION

LOT 14, BLOCK N, TRACT NO. 573, M.M. 20/29

A.P.N.: 682-191-14



VICINITY MAP

SUPPORTING DOCUMENT #4

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Property Owner: Nexgen Management, LLC,
trustee of The Santa Clara Land Trust
4040 Barranca Parkway, Suite 140
Irvine, CA 92604
Project Name: SeaPort Estates
24501 Santa Clara Avenue
Dana Point, California

PROJECT INFO	
PROJECT NUMBER:	15007
PROJECT MANAGER:	CM
DRAWN BY:	SAS
SHEET ISSUE DATE:	9/28/15

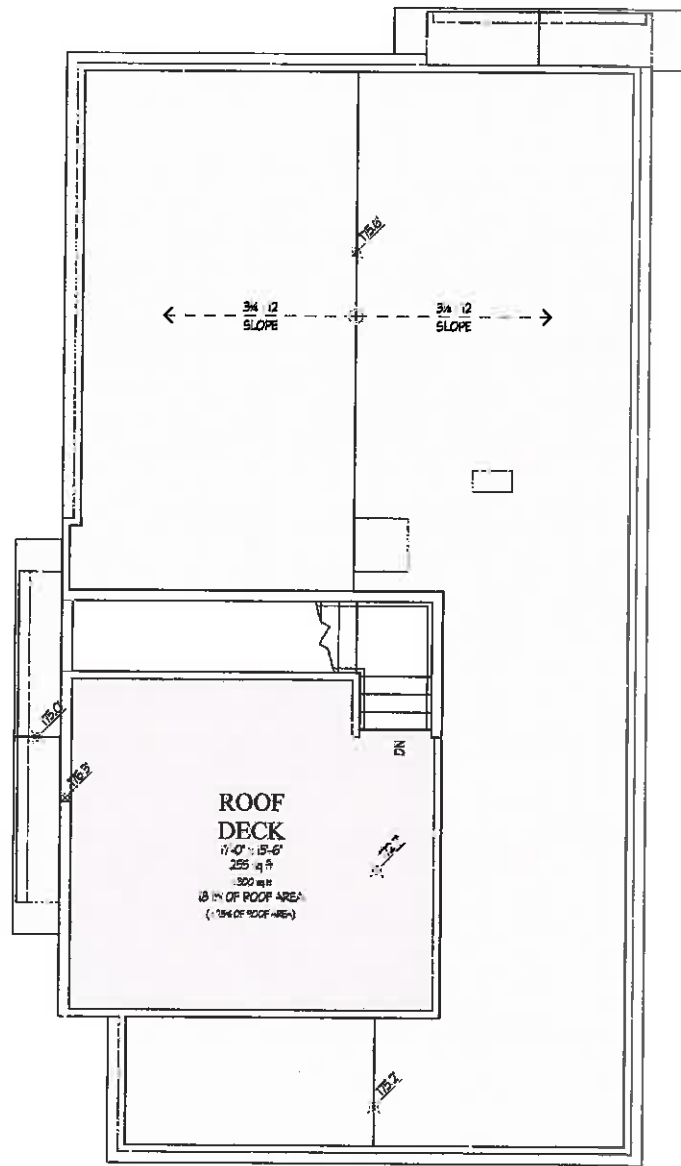
SHEET TITLE

TITLE

SHEET NUMBER

A-101

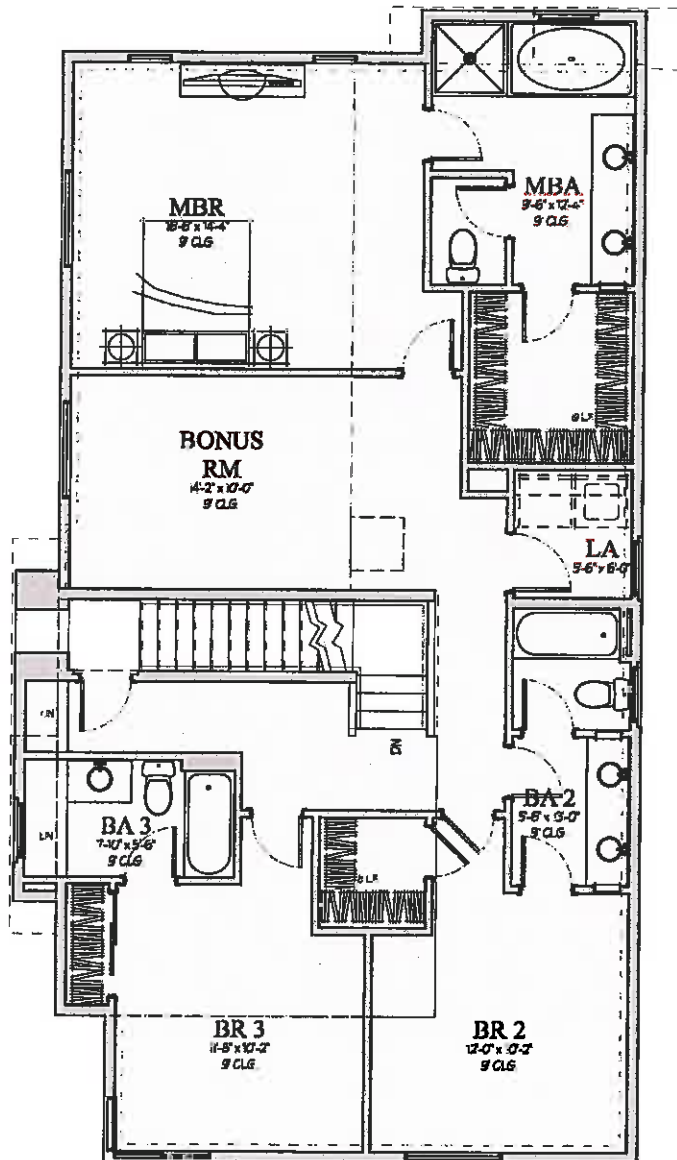
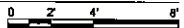
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3

ROOF - UNIT A

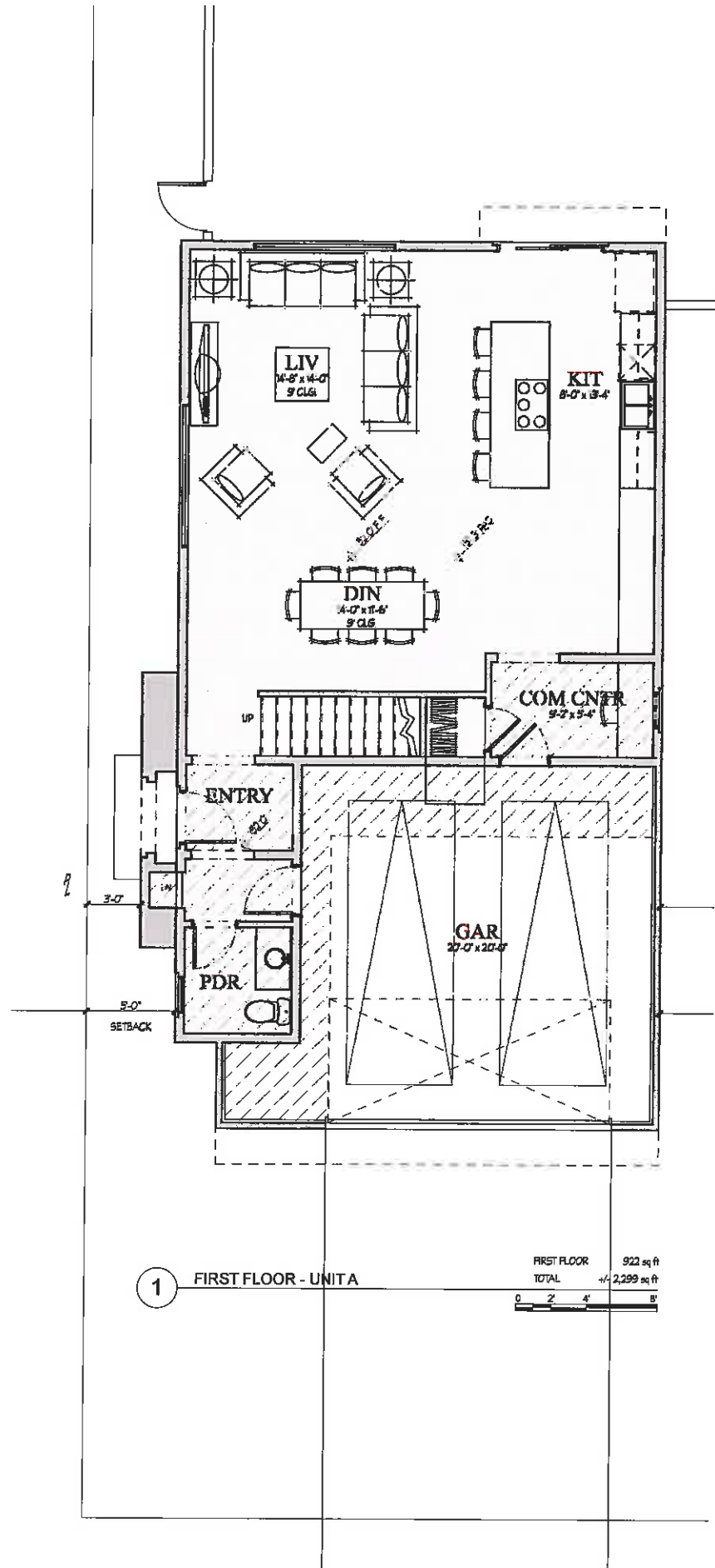
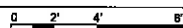
ROOF 1,409 sq ft



2

SECOND FLOOR - UNIT A

SECOND FLOOR 1,381 sq ft

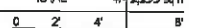


1

FIRST FLOOR - UNIT A

FIRST FLOOR 922 sq ft

TOTAL +/- 2,299 sq ft



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PROPERTY OWNER: Nexgen Management, LLC,
trustee of The Santa Clara Land Trust
4040 Barranca Parkway, Suite 140
Irvine, CA 92604
PROJECT NAME: SeaPort Estates
PROJECT ADDRESS: 24501 Santa Clara Avenue
Dana Point, California

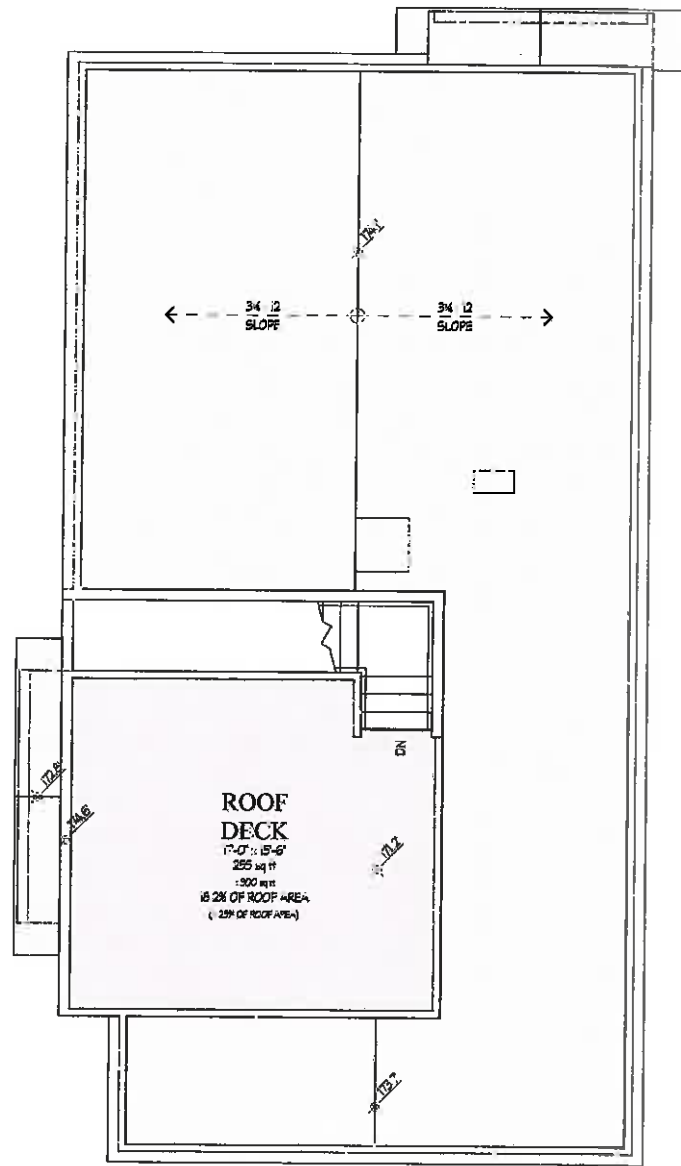
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DRAWN BY:	9A8
SHEET / ISSUE DATE:	9/28/15

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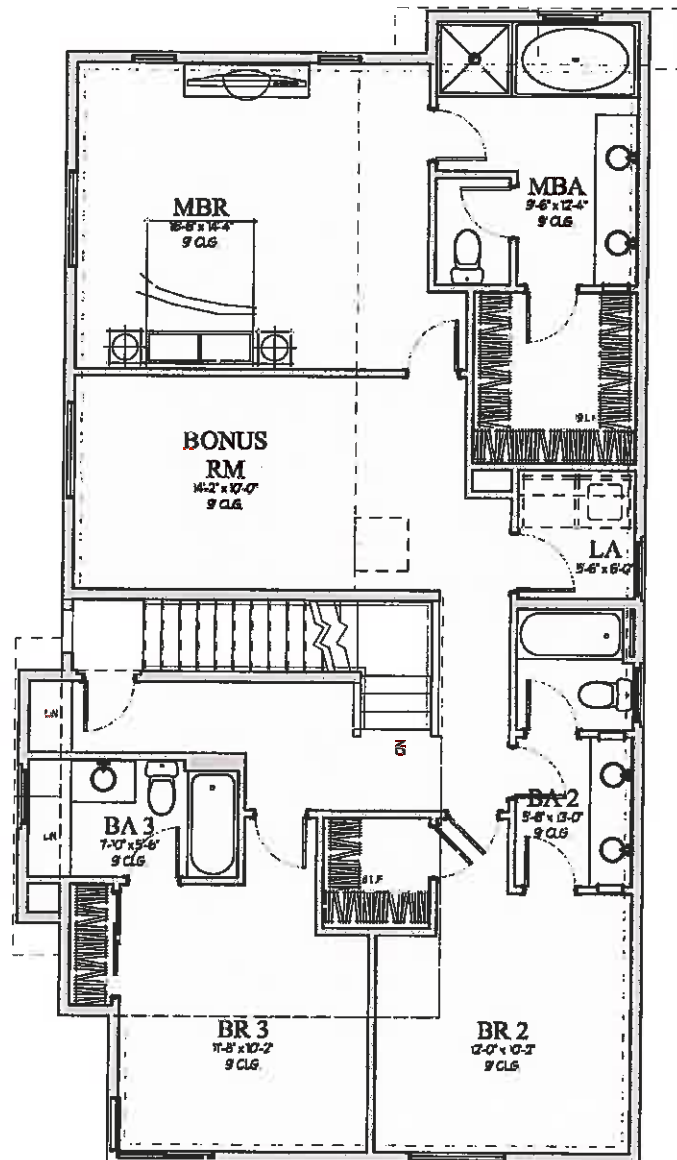
UNIT PLAN - A

SHEET NUMBER

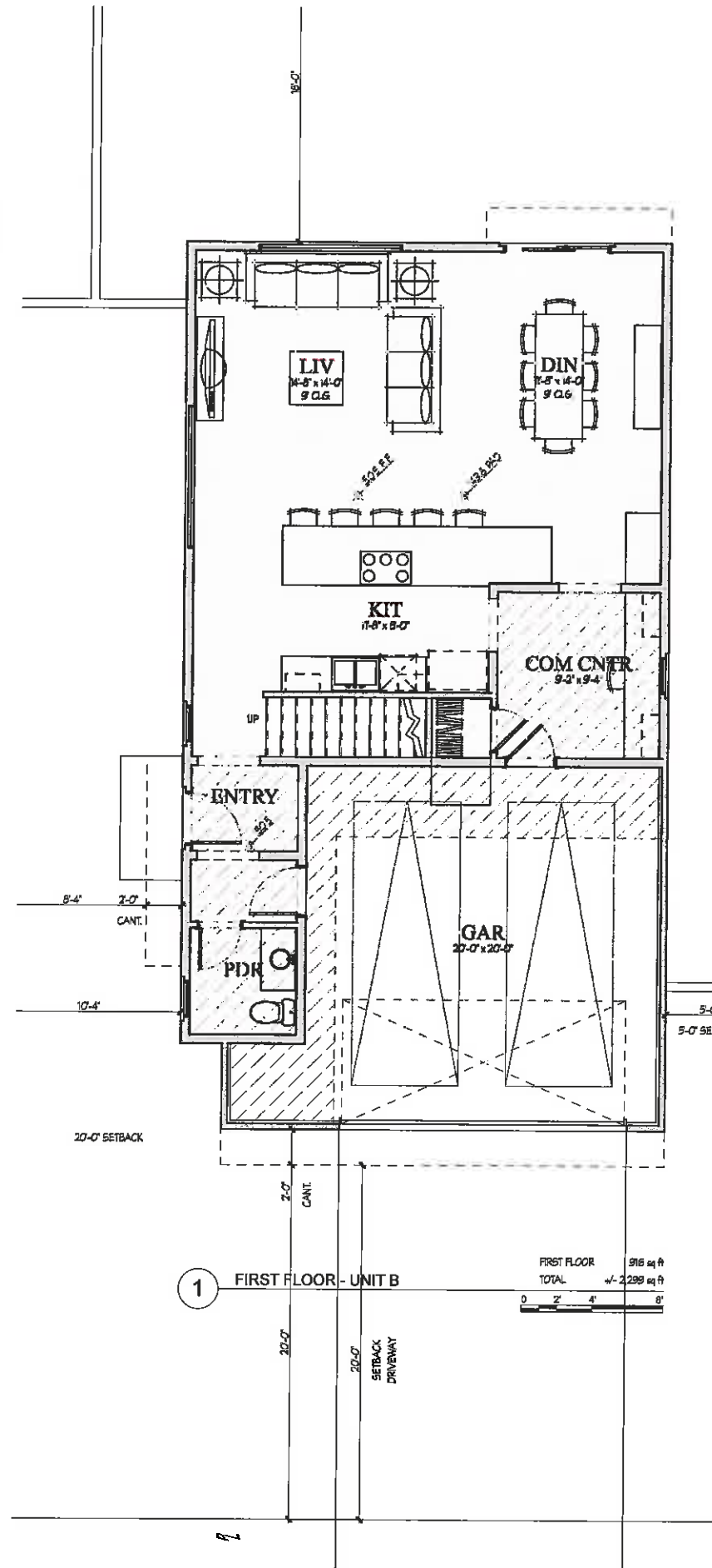
A-201



3 ROOF - UNIT B



2 SECOND FLOOR - UNIT B



1 FIRST FLOOR - UNIT B

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PROJECT NAME: **SeaPort Estates**
24501 Santa Clara Avenue
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PROJECT ADDRESS:

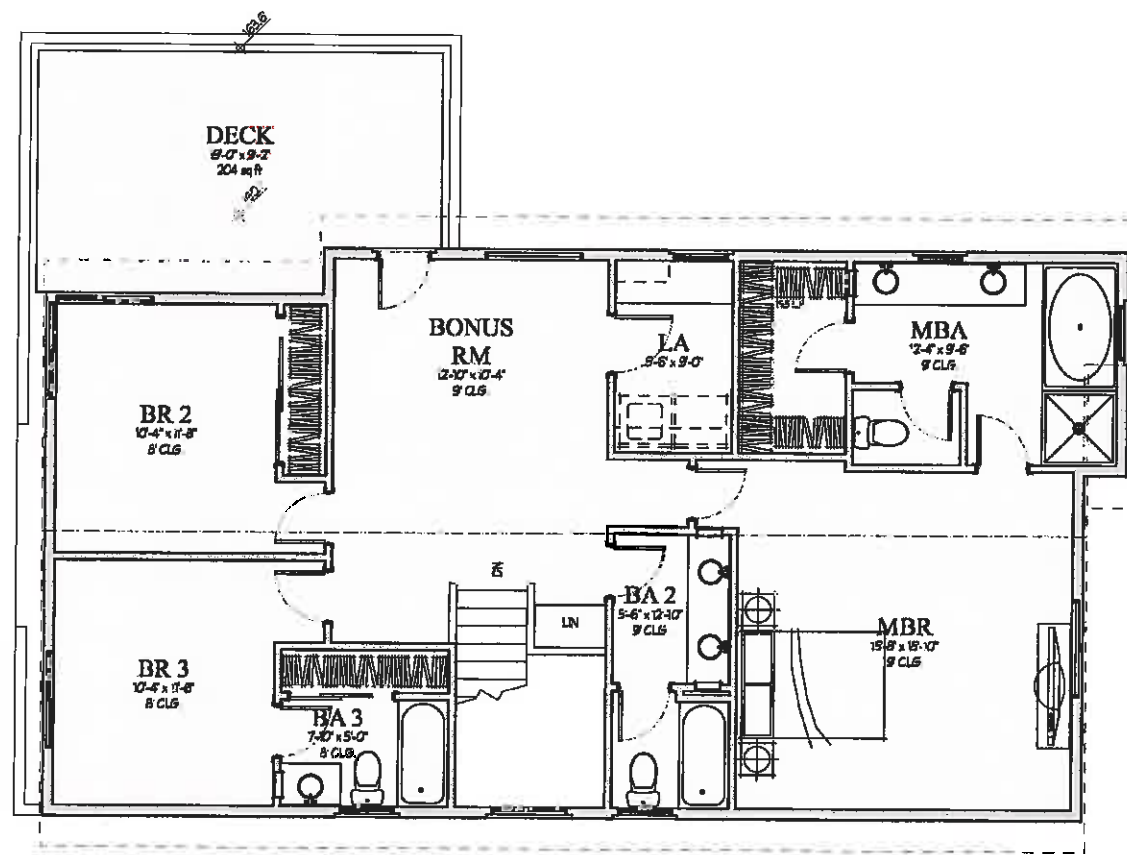
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PROJECT MANAGER:	CM
DRAWN BY:	SAS
SHEET ISSUE DATE:	9/28/15

SHEET TITLE

UNIT PLAN - B

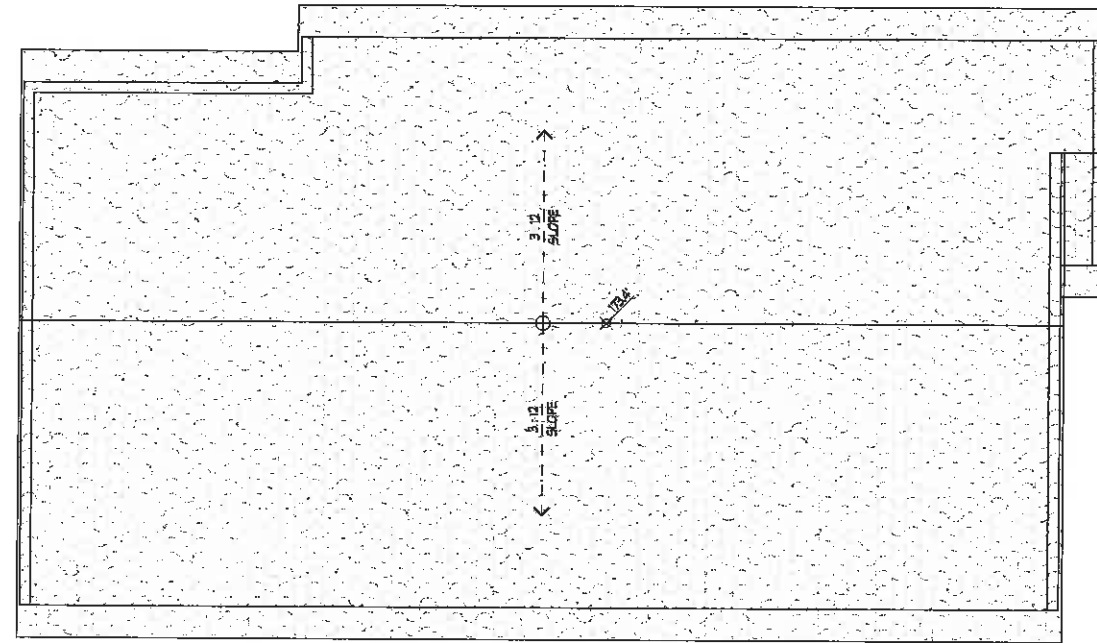
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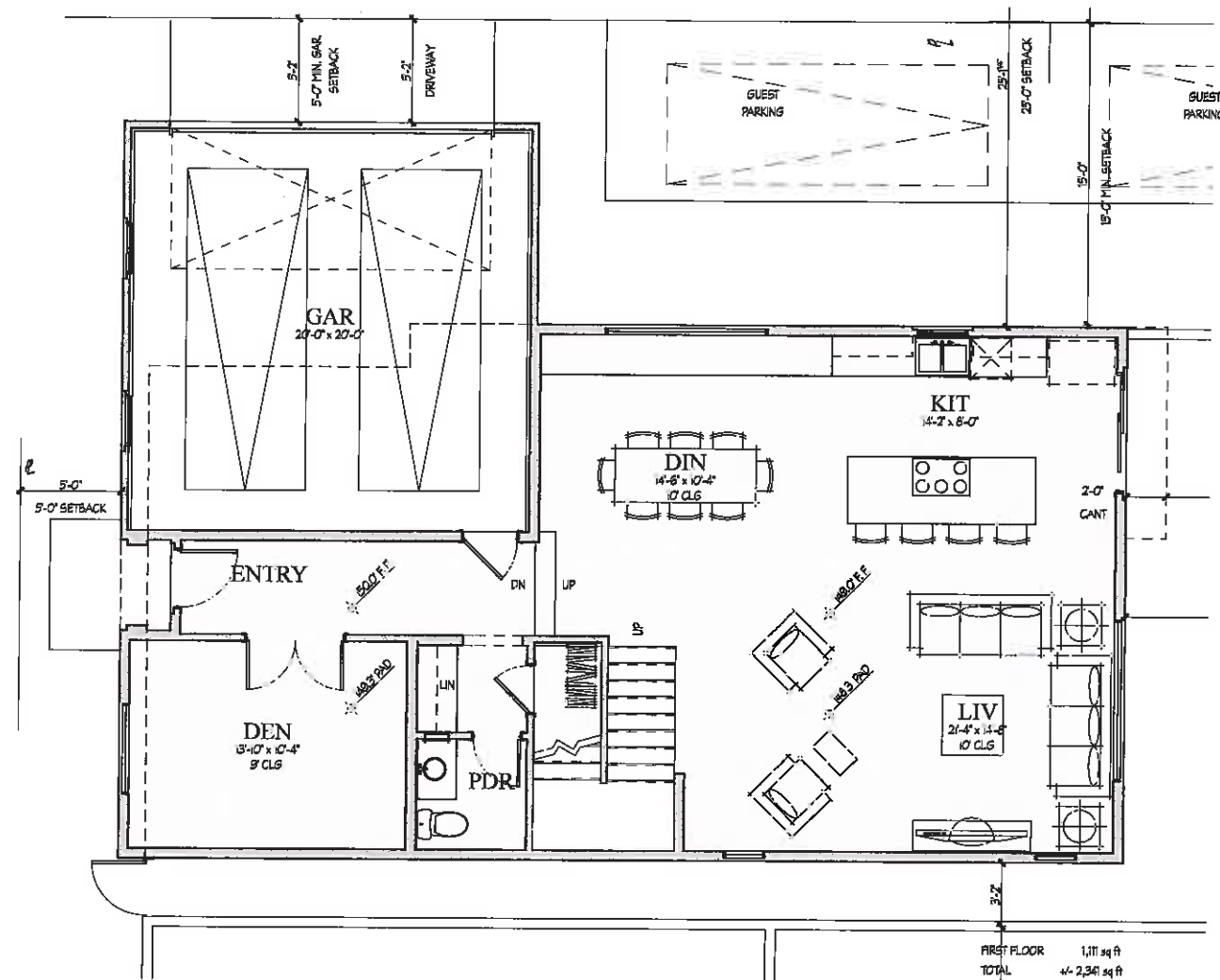


SECOND FLOOR 1,230 sq ft

2 FIRST FLOOR - UNIT C



3 ROOF - UNIT C



FIRST FLOOR 1,111 sq ft
TOTAL 4/- 2,341 sq ft

1 FIRST FLOOR - UNIT C

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Irvine, CA 92604
PROJECT NAME: **SeaPort Estates**
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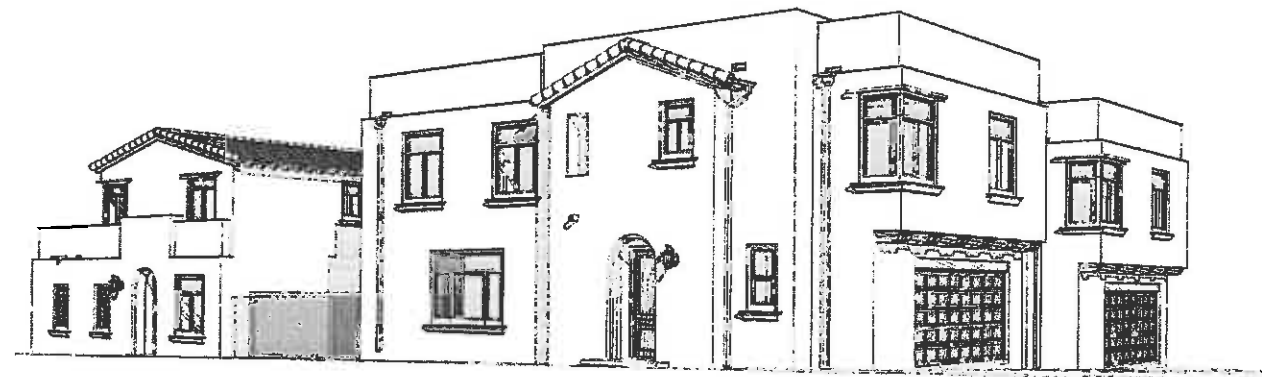
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SHEET ISSUE DATE:	9/28/15

SHEET TITLE

UNIT PLAN - C

SHEET NUMBER

A-203



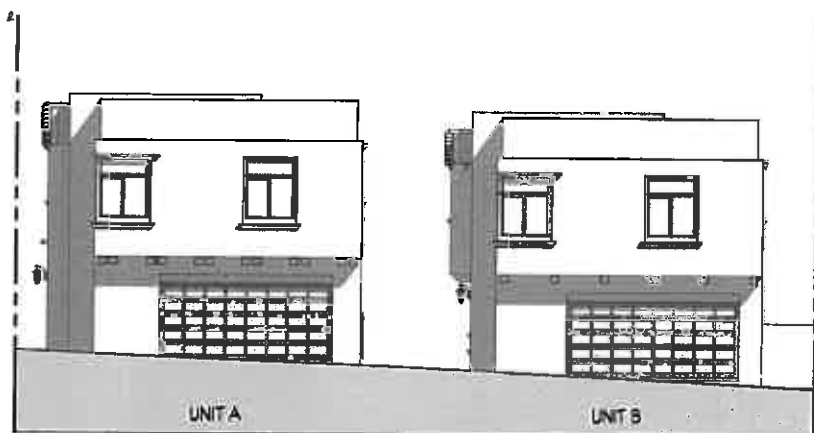
PERSPECTIVE - SOUTH WEST



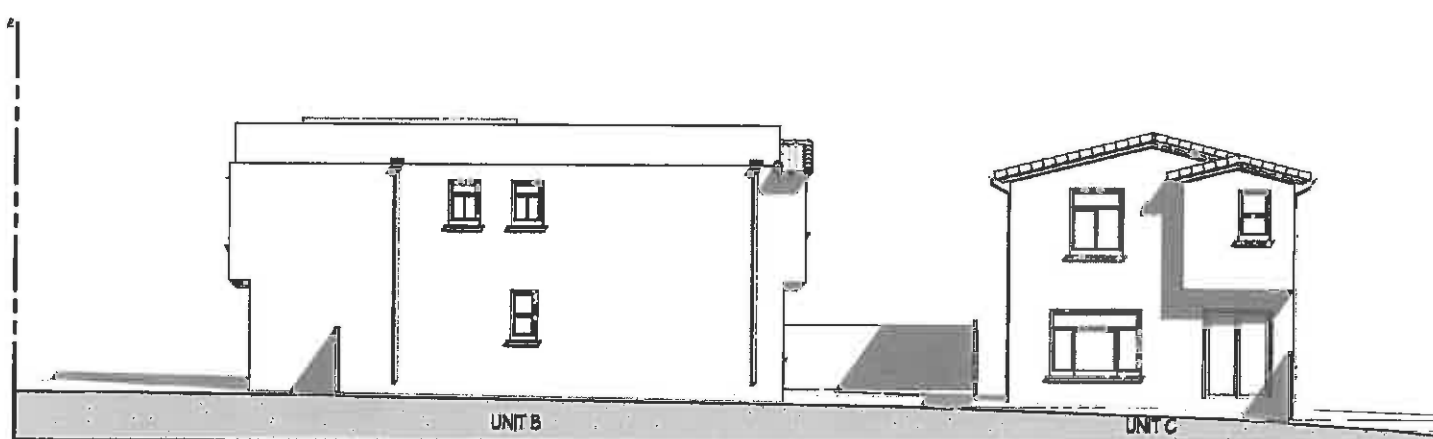
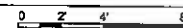
PERSPECTIVE - SOUTH



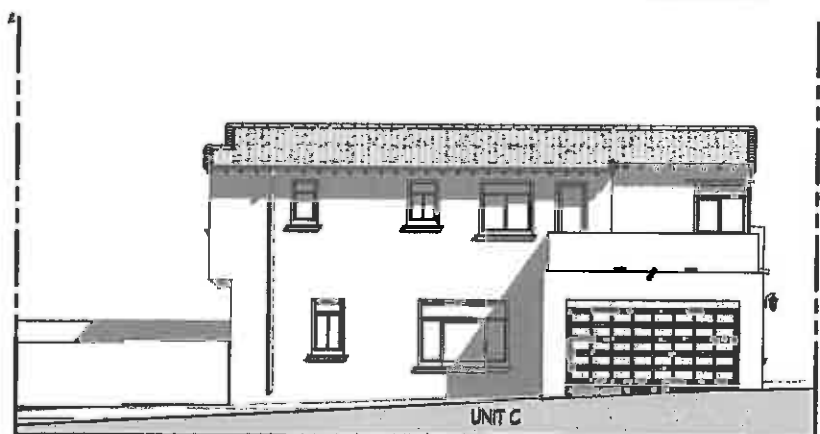
PERSPECTIVE - NORTH WEST



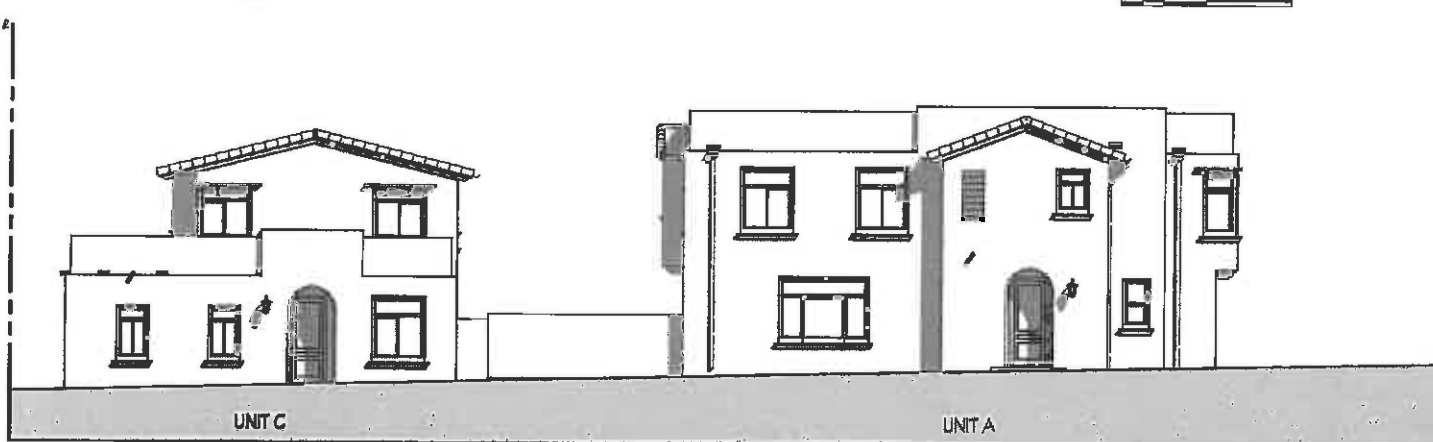
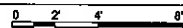
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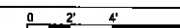
EAST ELEVATIONS



NORTH ELEVATIONS



WEST ELEVATIONS



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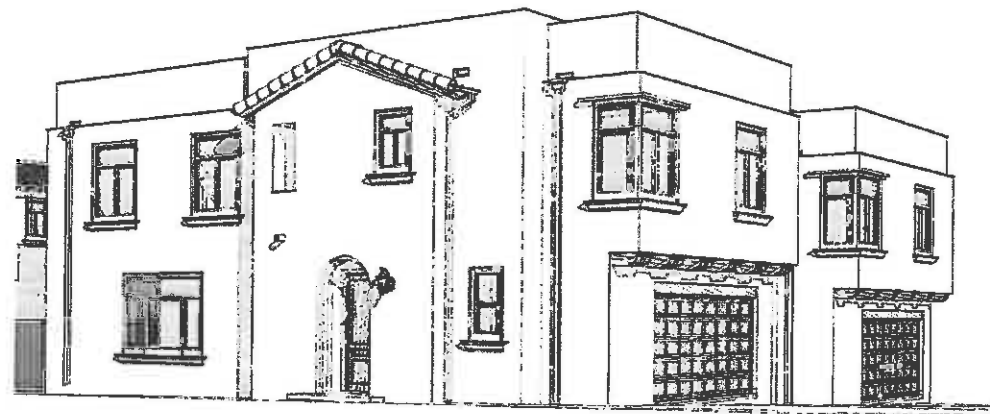
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trustee of The Santa Clara Land Trust
4040 Barranca Parkway, Suite 140
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PROJECT INFO	
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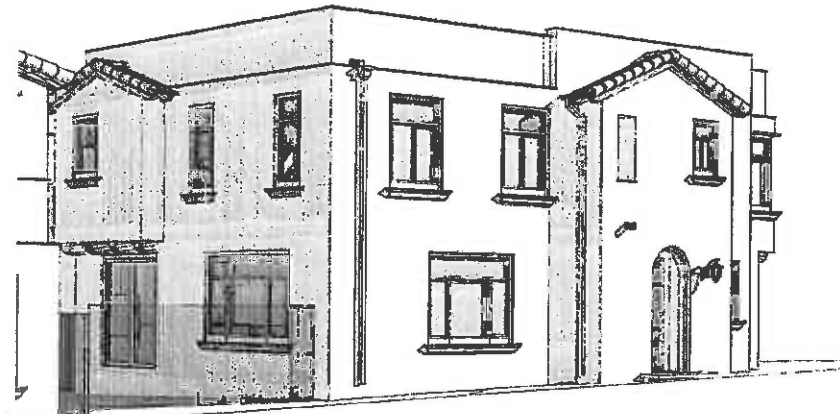
SHEET TITLE

SITE ELEVATIONS

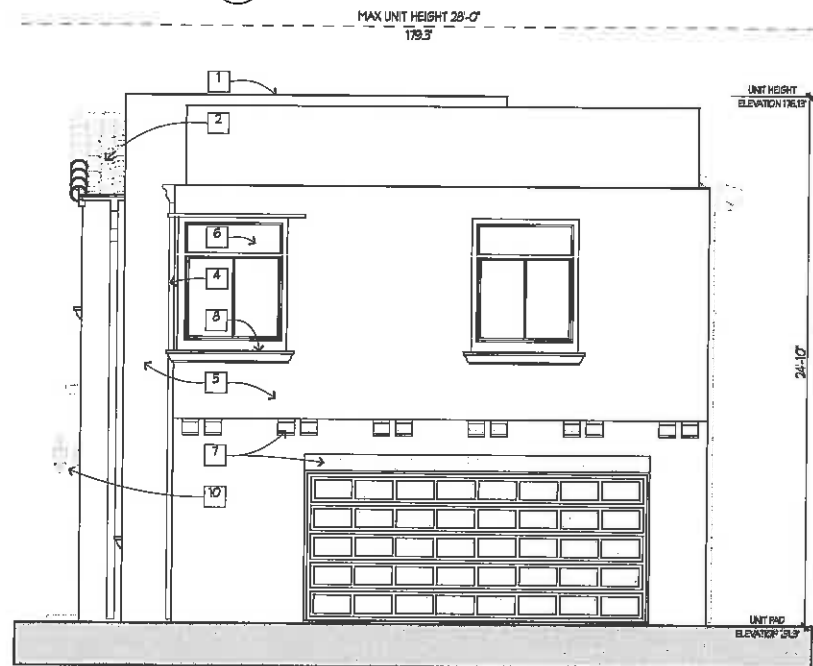
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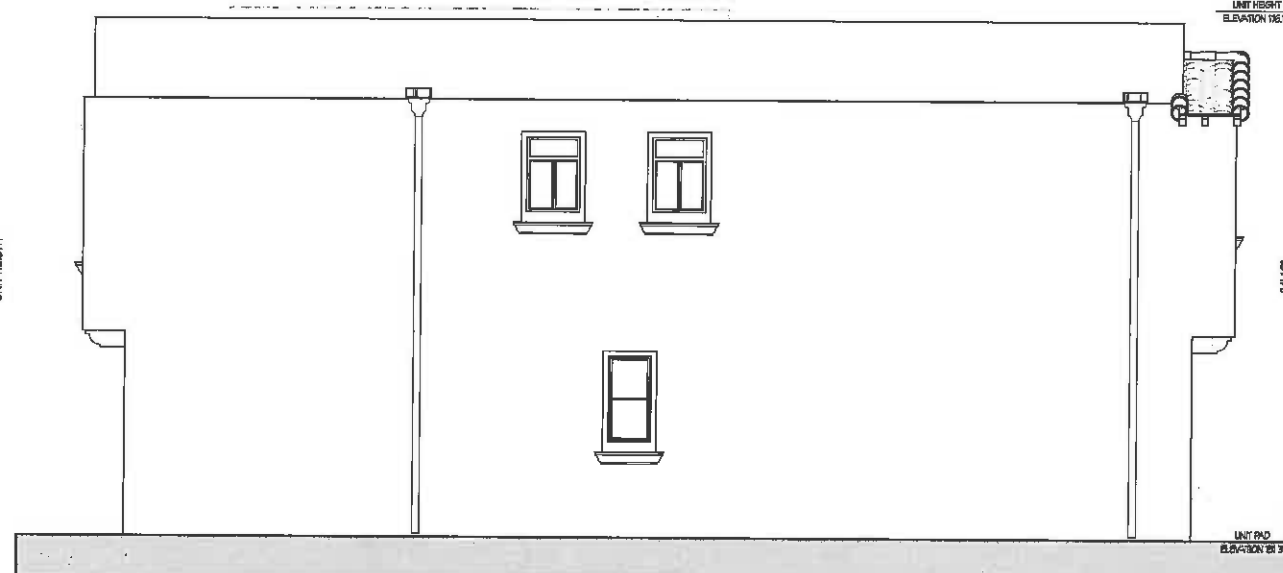
SOUTH WEST PERSPECTIVE - UNIT A



NORTH WEST PERSPECTIVE - UNIT A



GARAGE ELEVATION - UNIT A



SIDE ELEVATION - UNIT A



REAR ELEVATION - UNIT A



ENTRY ELEVATION - UNIT A

- EXTERIOR FINISHES
1. PARAPET WITH TRIM CAP
 2. ROOF TILES
 3. DECK DRAIN
 4. DOWNSPOUT
 5. MAIN STUCCO COLOR
 6. INSET WINDOW
 7. WOOD GRAIN DETAILING
 8. STUCCO TRIM
 9. PRIVACY WALL WITH TRIM CAP
 10. LIGHTING

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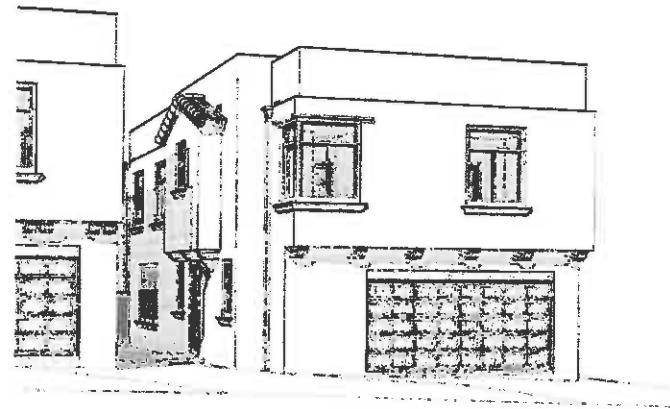
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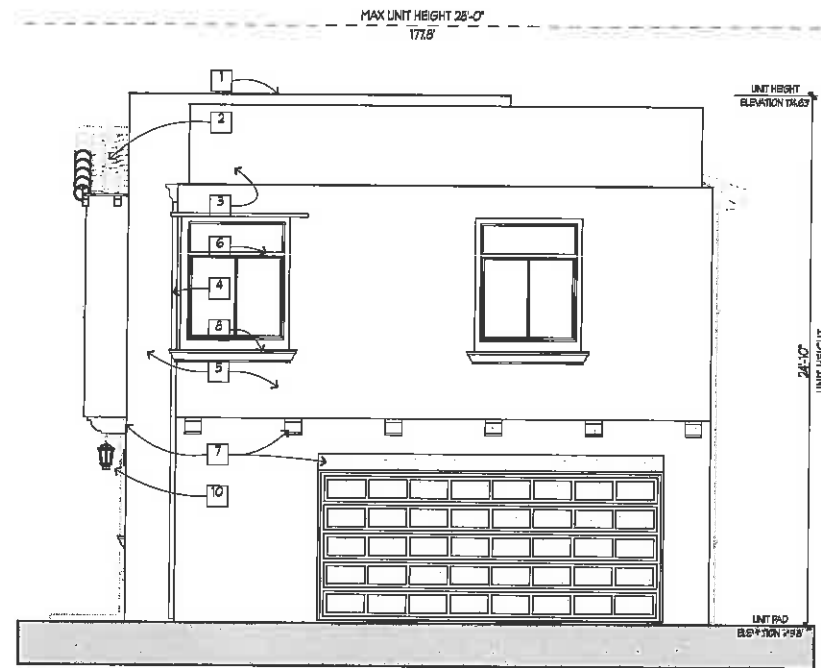
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UNIT ELEVATIONS - A

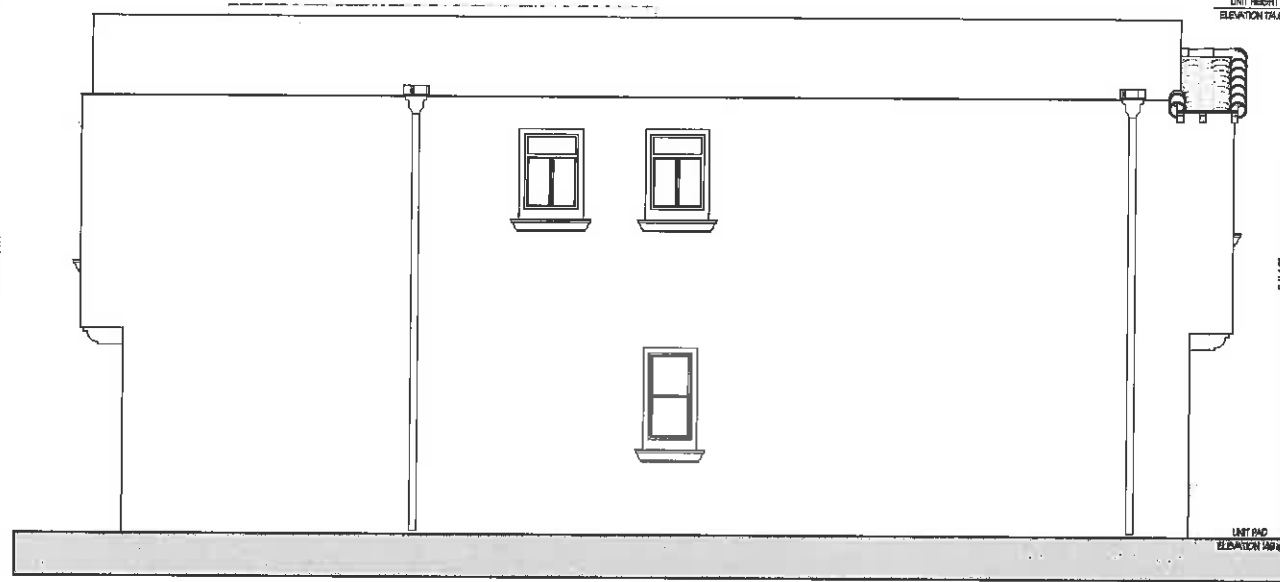
SHEET NUMBER
A-302



SOUTH PERSPECTIVE - UNIT B



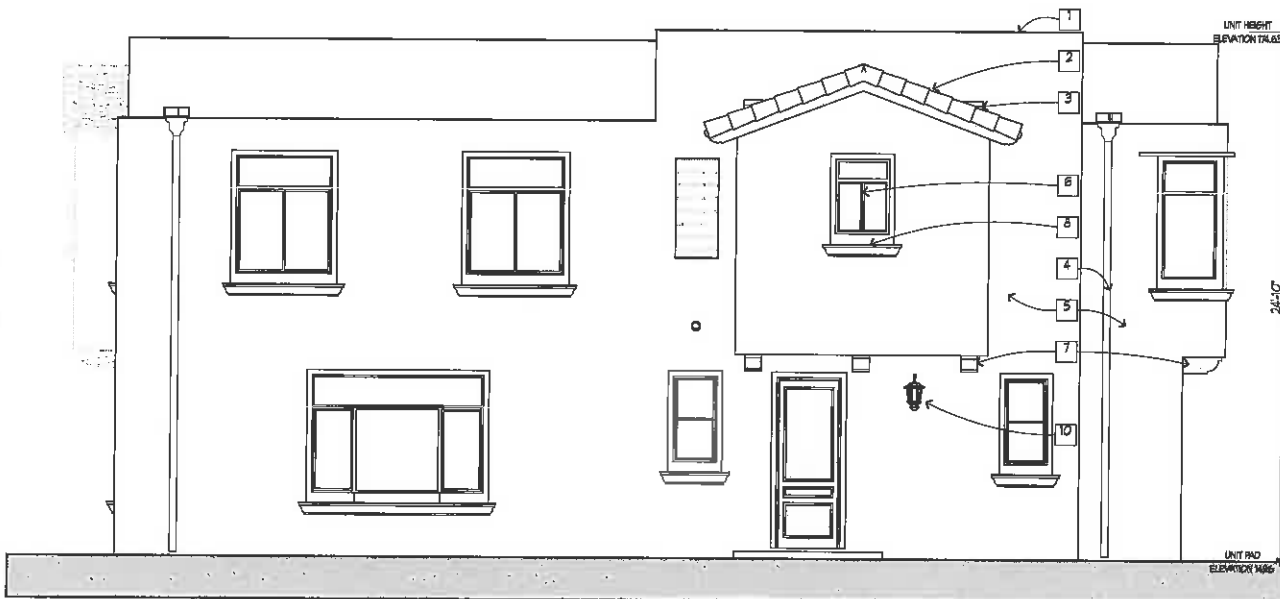
GARAGE ELEVATION - UNIT B



SIDE ELEVATION - UNIT B



REAR ELEVATION - UNIT B



ENTRY ELEVATION - UNIT B

- EXTERIOR FINISHES
1. PARAPET WITH TRIM CAP
 2. ROOF TILES
 3. DECK DRAIN
 4. DOWNSPOUT
 5. MAIN STUCCO COLOR
 6. INSET WINDOW
 7. WOOD GRAIN DETAILING
 8. STUCCO TRIM
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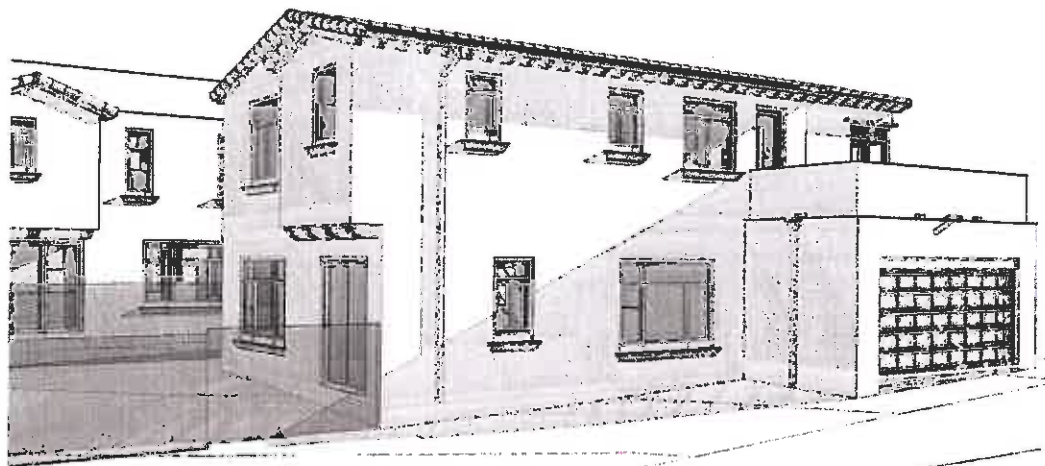
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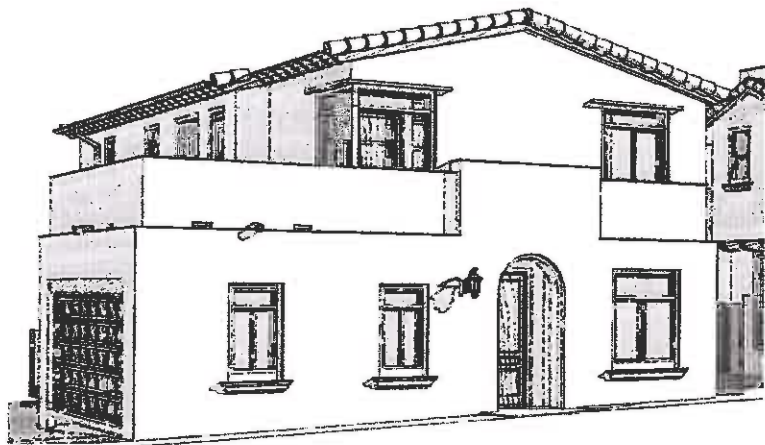
PROJECT INFO	
PROJECT NUMBER:	15007
PROJECT MANAGER:	CM
DRAWN BY:	SAS
SHEET ISSUE DATE:	9/28/15
SHEET TITLE	

UNIT ELEVATIONS - B

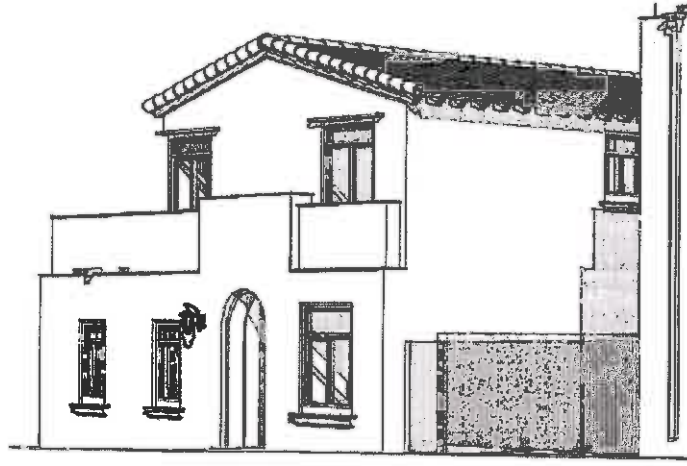
SHEET NUMBER
A-303



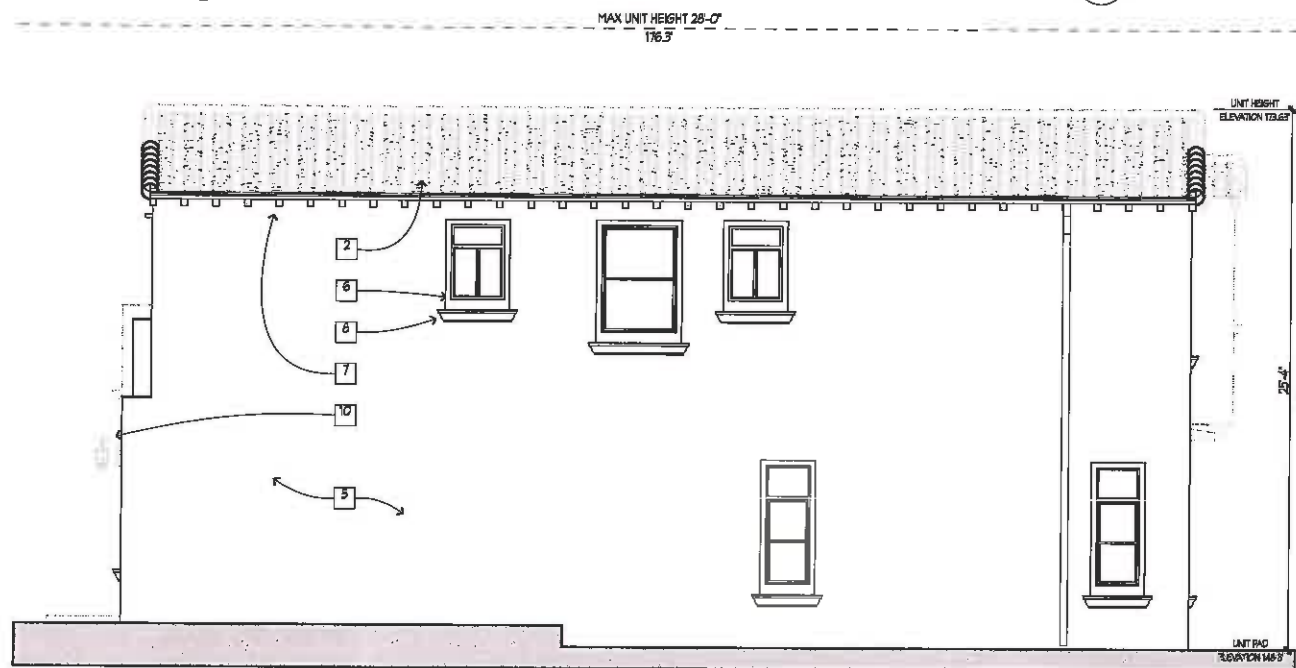
NORTH EAST PERSPECTIVE - UNIT C



NORTH WEST PERSPECTIVE - UNIT C



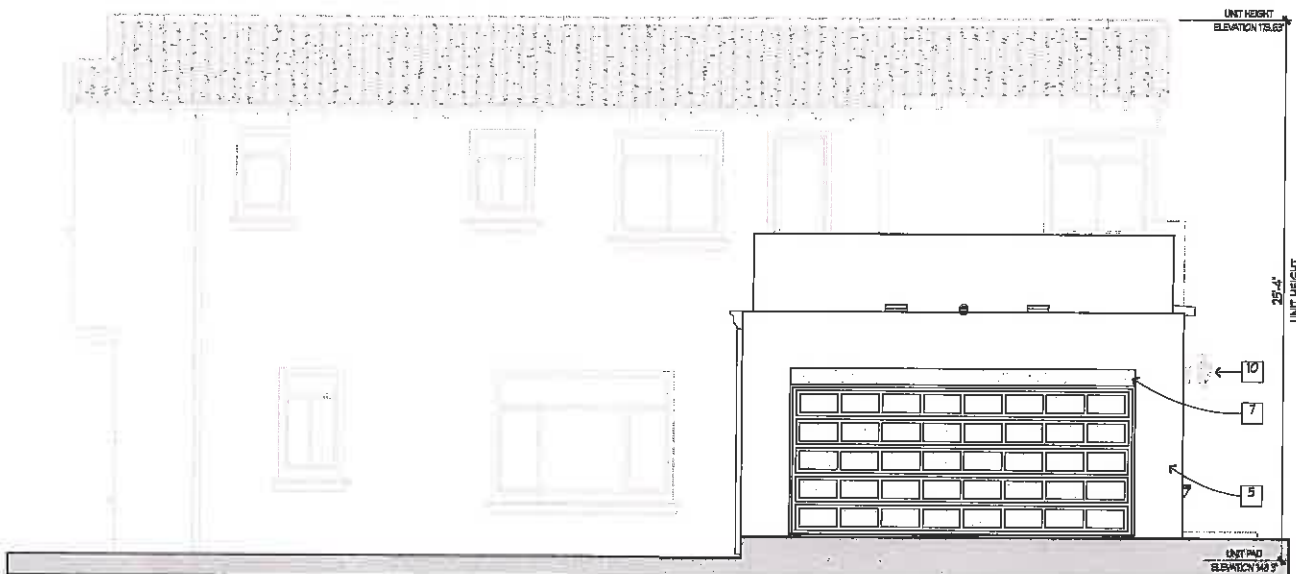
SOUTH WEST PERSPECTIVE - UNIT C



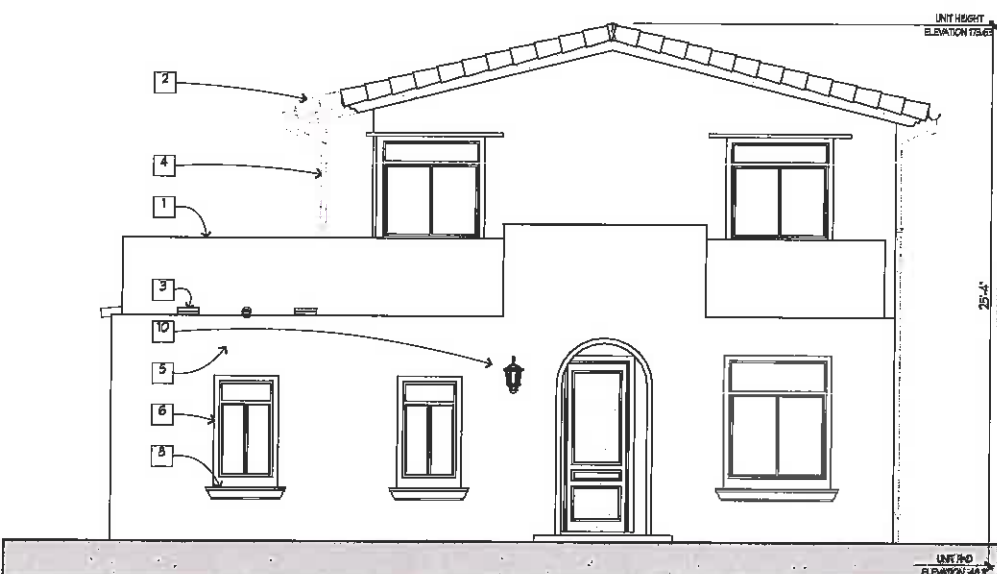
SIDE ELEVATION - UNIT C



REAR ELEVATION - UNIT C



GARAGE ELEVATION - UNIT C



ENTRY ELEVATION - UNIT C

- EXTERIOR FINISHES
1. PARAPET WITH TRIM CAP
 2. ROOF TILES
 3. DECK DRAIN
 4. DOWNSPOUT
 5. MAIN STUCCO COLOR
 6. INSET WINDOW
 7. WOOD GRAIN DETAILING
 8. STUCCO TRIM
 9. PRIVACY WALL WITH TRIM CAP
 10. LIGHTING

KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
1401 DOVE STREET, SUITE 240
NEWPORT BEACH, CA 92660-2431
949.752.1177 www.knitter.com
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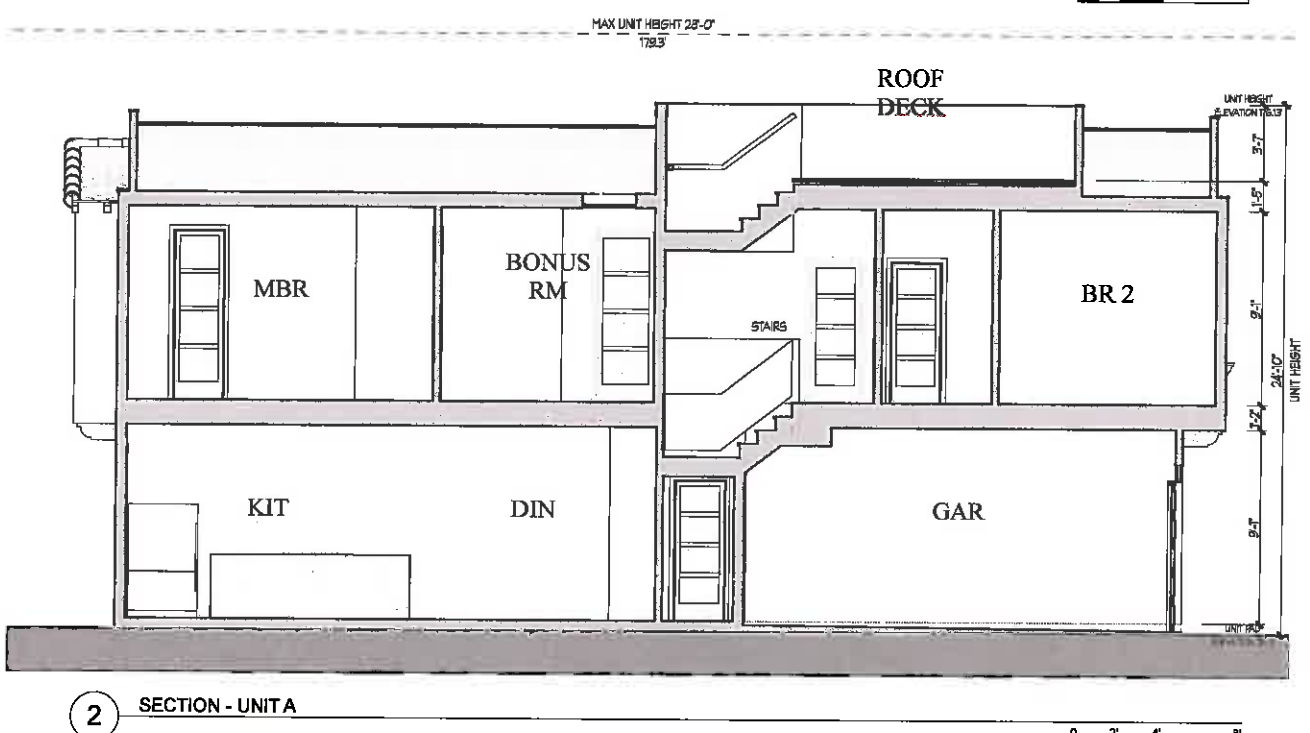
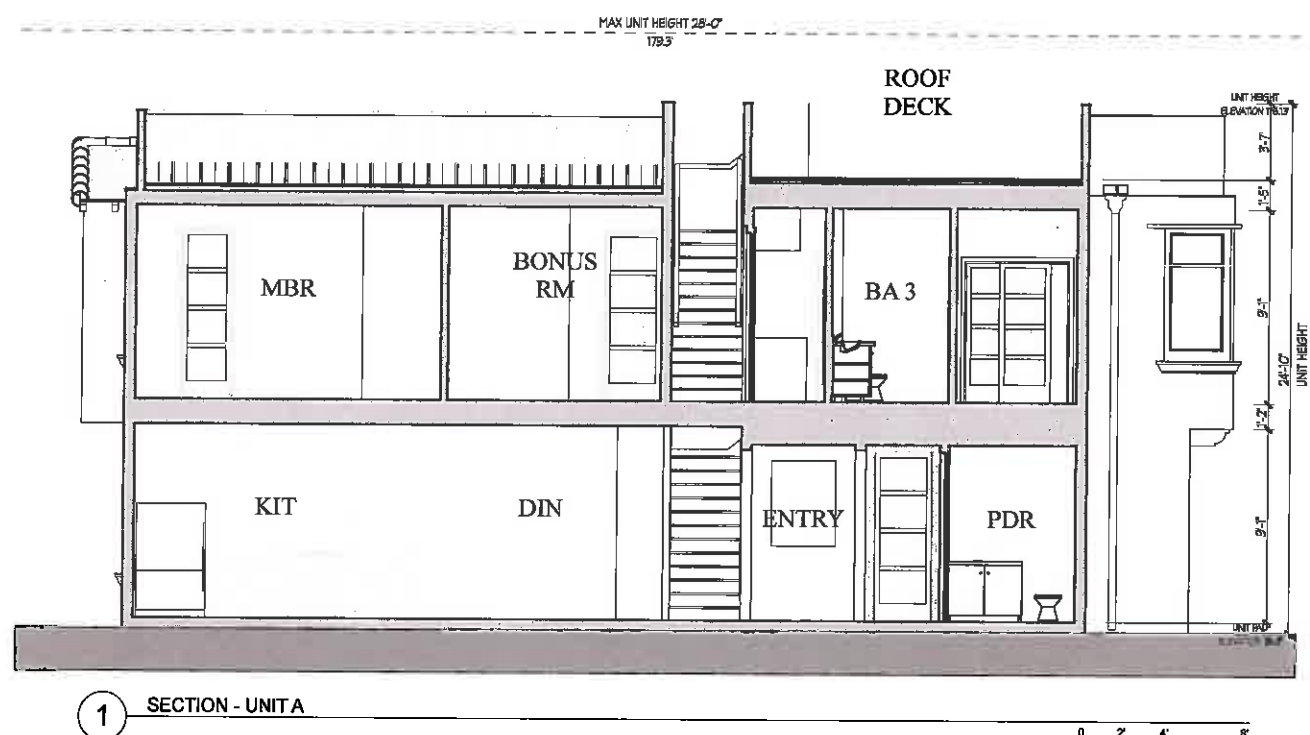
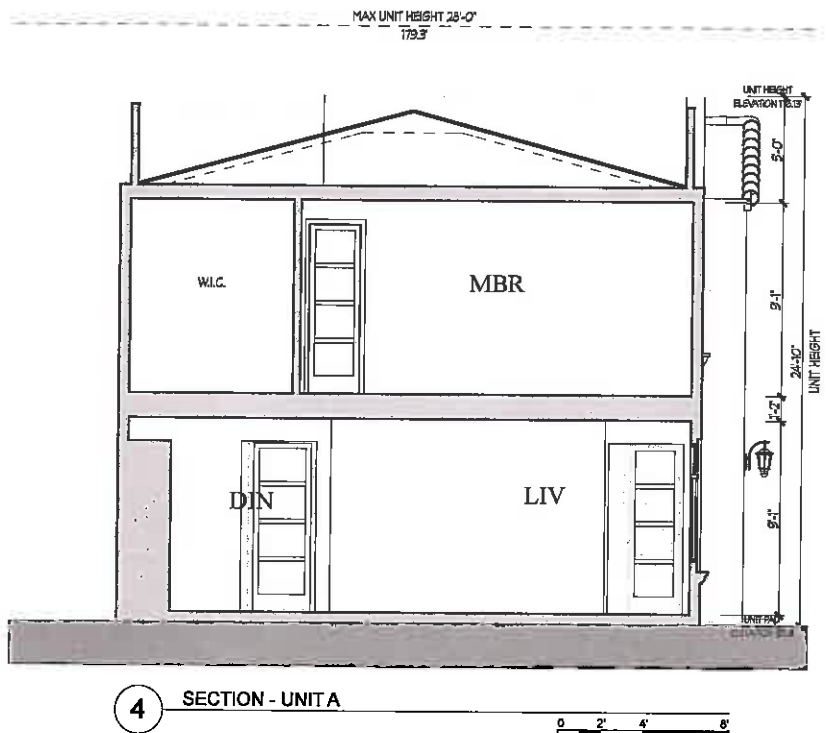
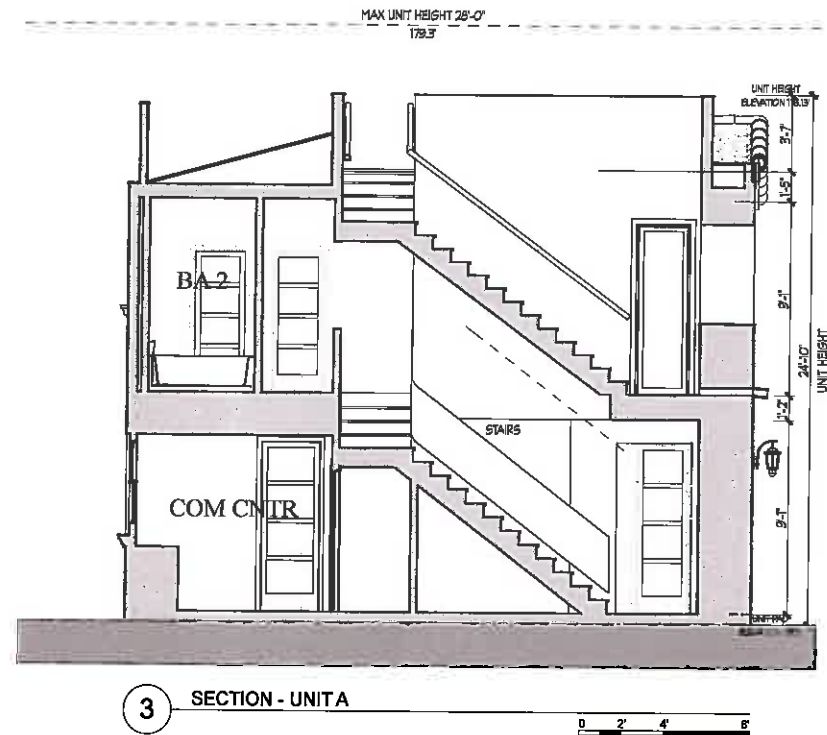
PROPERTY OWNER: Nexgen Management, LLC,
trustee of The Santa Clara Land Trust
4040 Barranca Parkway, Suite 140
Irvine, CA 92604
PROJECT NAME: SeaPort Estates
PROJECT ADDRESS: 24501 Santa Clara Avenue
Dana Point, California

PROJECT INFO
PROJECT NUMBER: 15007
PROJECT MANAGER: CM
DRAWN BY: 9AS
SHEET ISSUE DATE: 9/28/15

SHEET TITLE

UNIT ELEVATIONS - C

SHEET NUMBER
A-304



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PROPERTY OWNER:	Nexgen Management, LLC, trustee of The Santa Clara Land Trust 4040 Barranca Parkway, Suite 140 Irvine, CA 92604
PROJECT NAME:	SeaPort Estates
PROJECT ADDRESS:	24501 Santa Clara Avenue Dana Point, California

PROJECT INFO	
PROJECT NUMBER:	15007
PROJECT MANAGER:	CH
DRAWN BY:	SAS
SHEET ISSUE DATE:	9/28/15

SHEET TITLE

UNIT SECTIONS - A

SHEET NUMBER
A-401

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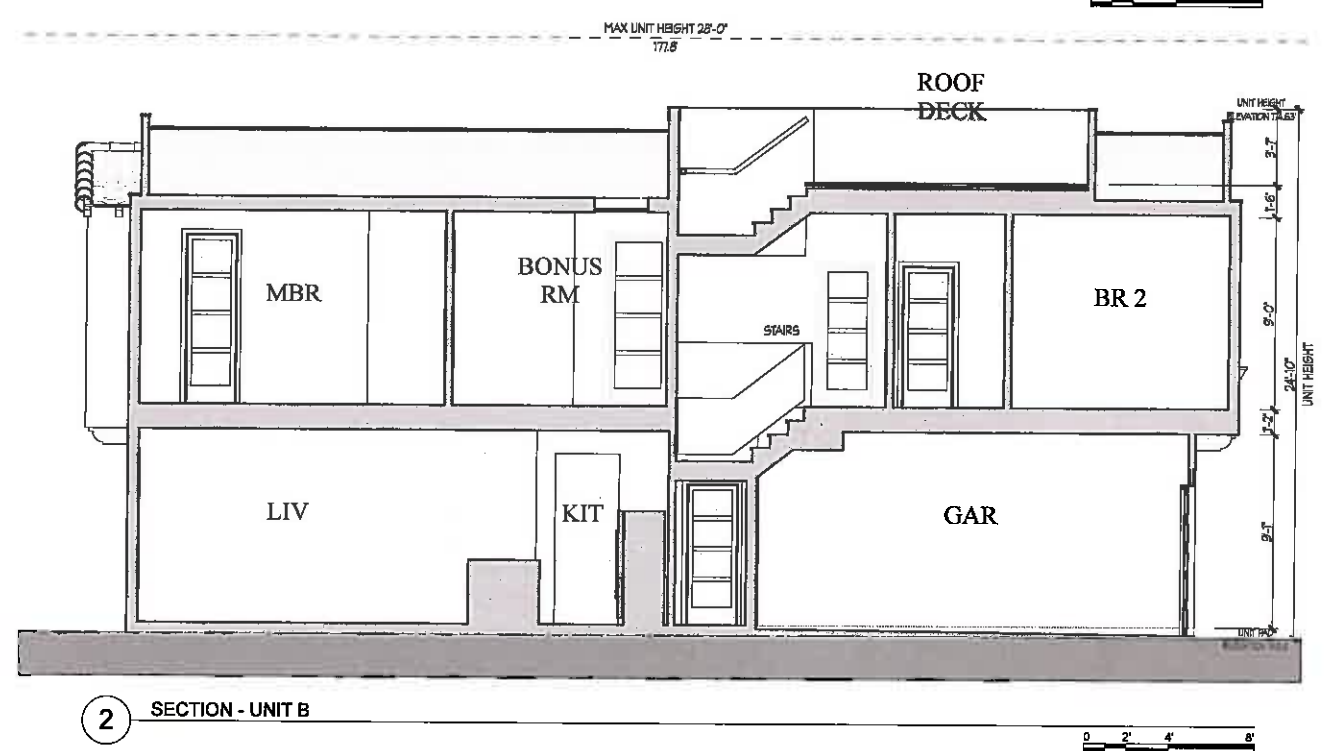
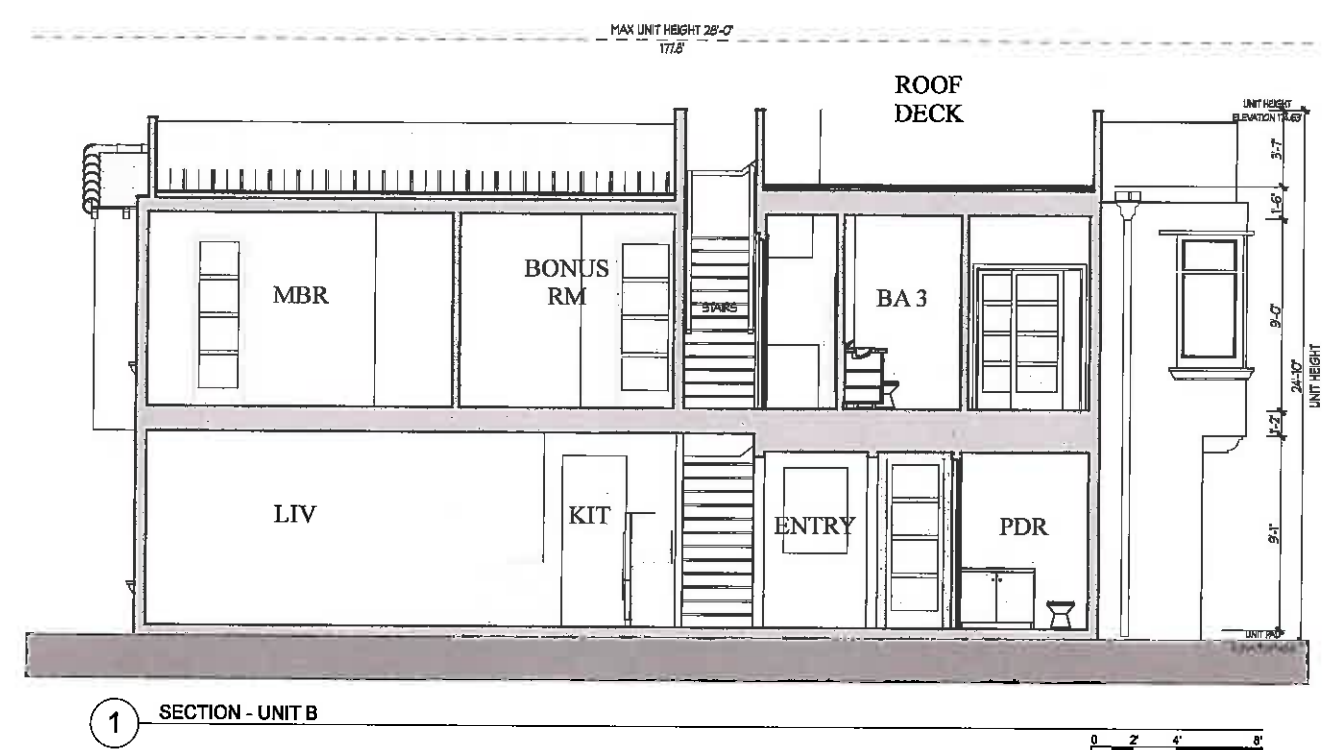
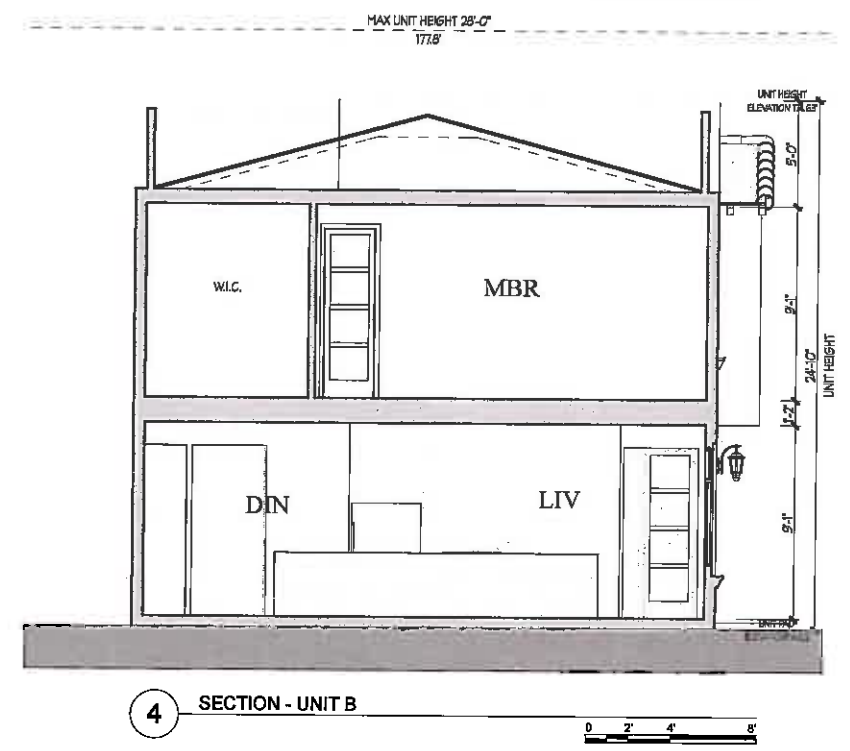
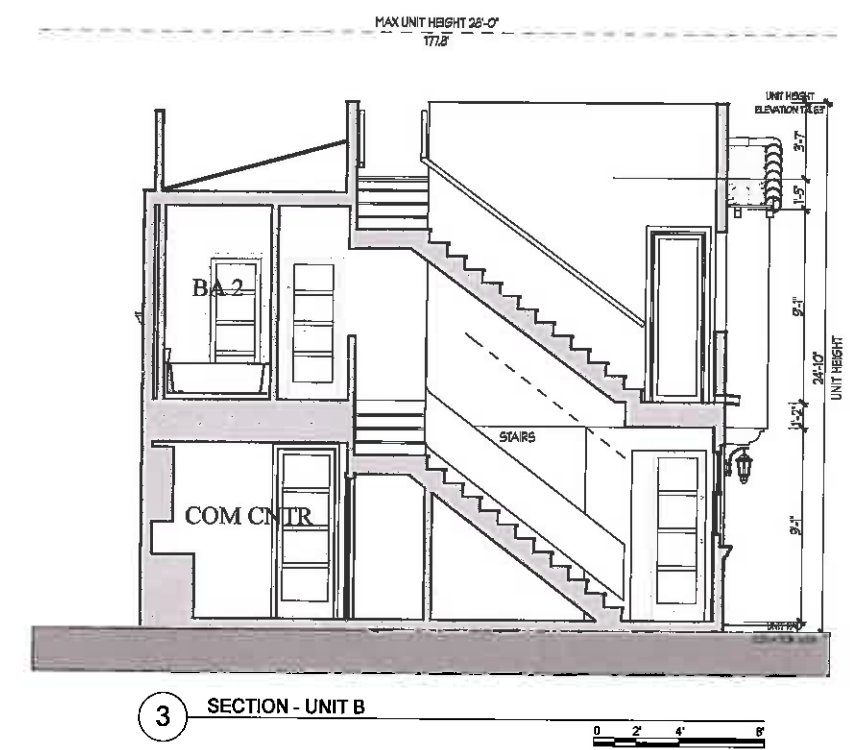
PROPERTY OWNER: **Nexgen Management, LLC,**
trustee of The Santa Clara Land Trust
 4040 Barranca Parkway, Suite 140
 Irvine, CA 92604
 PROJECT NAME: **SeaPort Estates**
 PROJECT ADDRESS: **24501 Santa Clara Avenue**
Dana Point, California

PROJECT INFO	
PROJECT NUMBER:	15007
PROJECT MANAGER:	CM
DRAWN BY:	SAB
SHEET ISSUE DATE:	9/22/15

SHEET TITLE

UNIT SECTIONS - B

SHEET NUMBER
A-402



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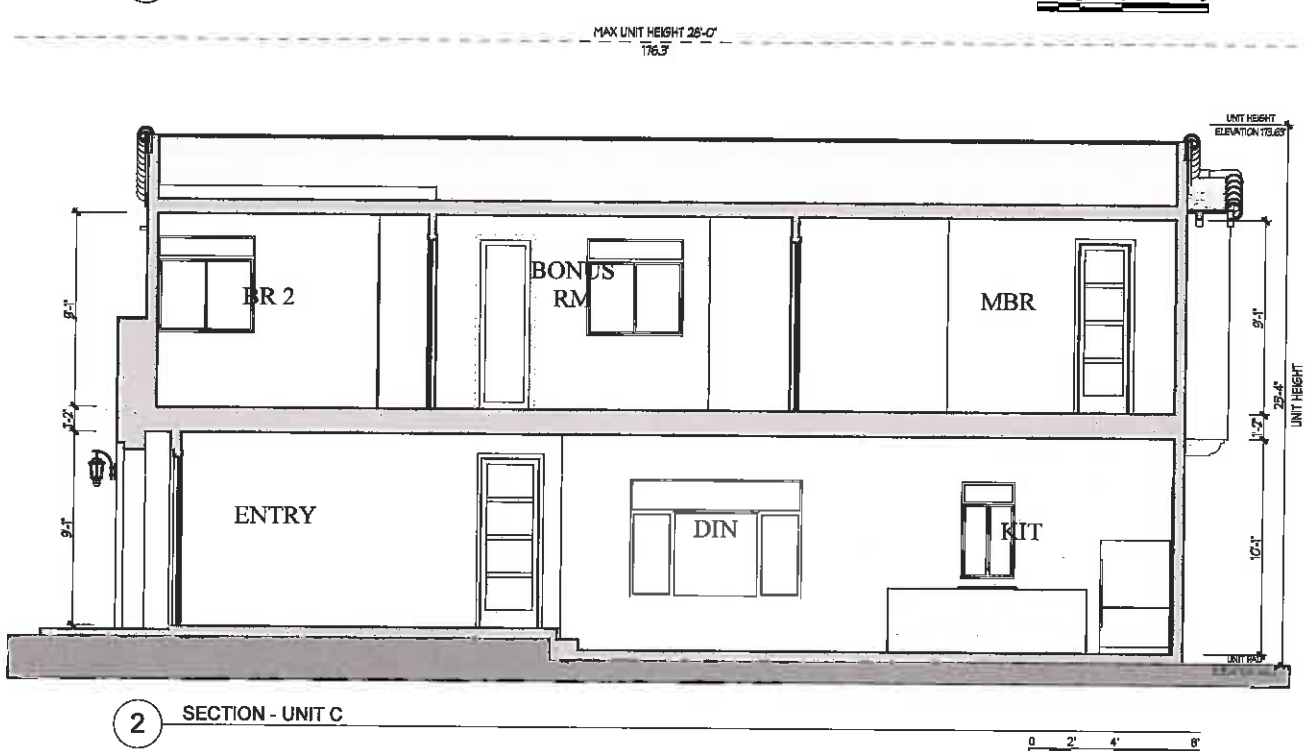
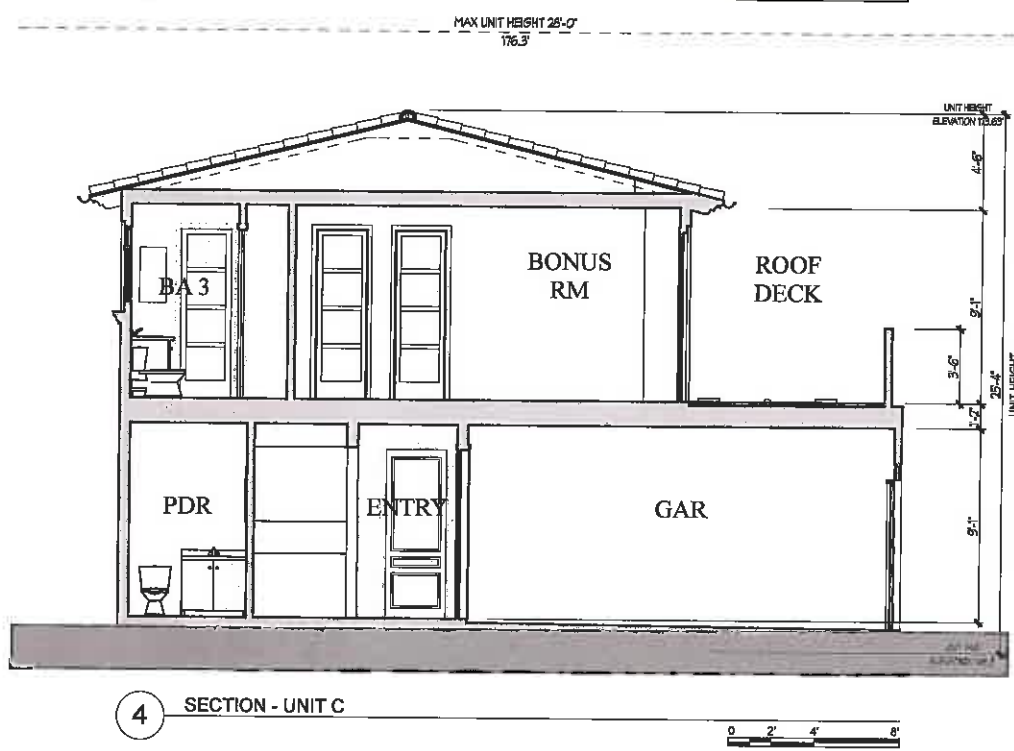
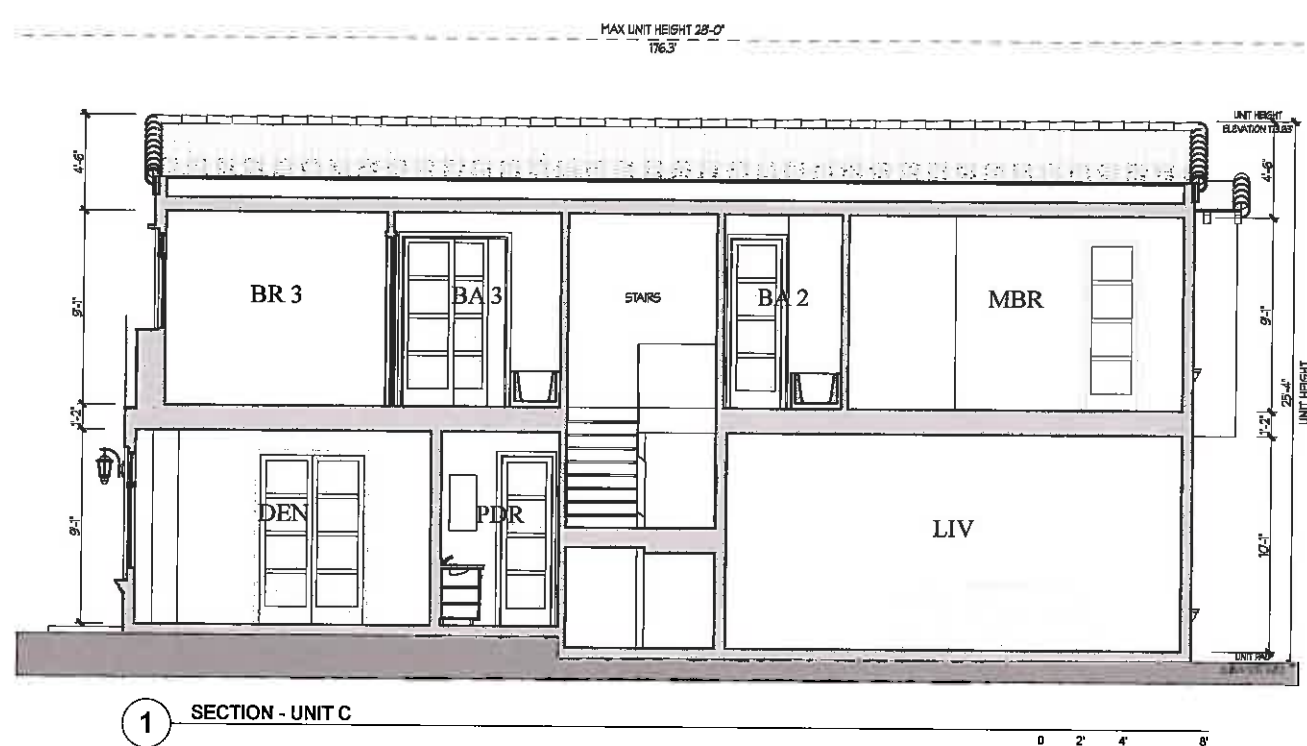
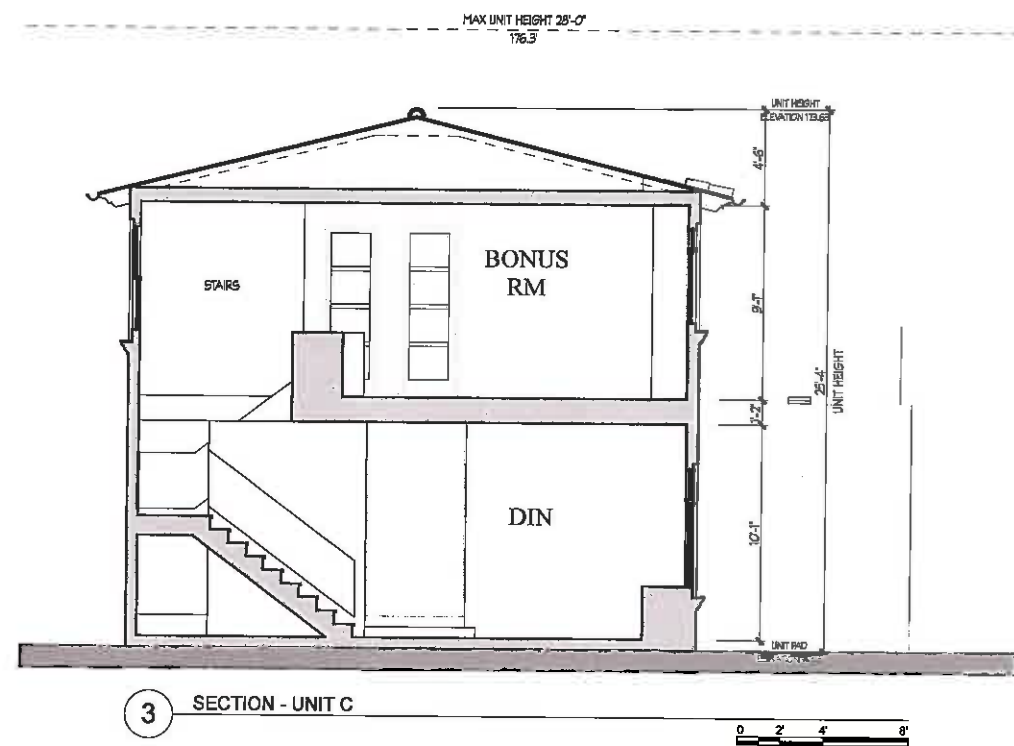
NO.	DATE	REVISION
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Property Owner: Nexgen Management, LLC,
 trustee of The Santa Clara Land Trust
 4040 Barranca Parkway, Suite 140
 Irvine, CA 92604
Project Name: SeaPort Estates
 24501 Santa Clara Avenue
 Dana Point, California
Project Address:

PROJECT INFO	
PROJECT NUMBER:	15007
PROJECT MANAGER:	CM
DRAWN BY:	SAS
SHEET ISSUE DATE:	9/28/15
SHEET TITLE	

UNIT SECTIONS - C

SHEET NUMBER
A-403





PERSPECTIVE - NORTH WEST



PERSPECTIVE - SOUTH WEST

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NO.	DATE	REVISION
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PROPERTY OWNER: Nexgen Management, LLC, trustee of The Santa Clara Land Trust 4040 Barranca Parkway, Suite 140 Irvine, CA 92604	PROJECT NAME: SeaPort Estates PROJECT ADDRESS: 24501 Santa Clara Avenue Dana Point, California
---	---

PROJECT INFO	
PROJECT NUMBER:	15007
PROJECT MANAGER:	CM
DRAWN BY:	SAS
SHEET ISSUE DATE:	9/28/15
SHEET TITLE	

RENDERINGS

SHEET NUMBER
A-601

SITE IS VACANT - BUILDINGS SHOWN ARE PROPOSED

PRELIMINARY GRADING PLAN

IN THE CITY OF DANA POINT
COUNTY OF ORANGE, STATE OF CALIFORNIA
LEGAL DESCRIPTION: LOT 14, BLOCK N, TRACT NO. 573, M.M. 20/29
FOR CONDOMINIUM PURPOSES - 3 UNITS
FOR TENTATIVE PARCEL MAP NO. 2015-126

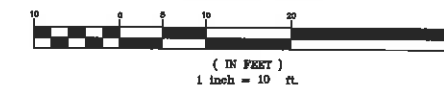
OWNER AND SUBDIVIDER:
NEXGEN MANAGEMENT, LLC, TRUSTEE OF
THE SANTA CLARA LAND TRUST DATED
JANUARY 29, 2015
C/O DR. FARZAD SHAYGAN
4040 BARRANCA AVENUE, SUITE 140
IRVINE, CA 92604
(949) 559-7300

LEGEND

(100)	EXISTING ELEVATION AND CONTOUR LINE
100	PROPOSED ELEVATION
FS	FINISHED SURFACE
FG	FINISHED GRADE
TC	TOP OF CURB
FL	FLOW LINE
HP	HIGH POINT
GF	GARAGE FLOOR
FF	FINISHED FLOOR
	HARDSCAPE



GRAPHIC SCALE



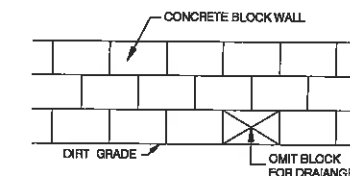
ESTIMATED EARTHWORK

CUT = 15 C.Y.
FILL = 45 C.Y.
REMEDIAL/OVEREX = 470 C.Y.

IMPERVIOUS AREA

6,058 S.F.

WALL DRAINAGE OPENING DETAIL



PROPOSED WALL

(W) = 6" HIGH BLOCK WALL WITH SMOOTH STUCCO FINISH

EXISTING EASEMENT

(E) = 4' WIDE EASEMENT FOR WATER CONDUITS, PIPE LINES
TRANSMISSION LINES AND INCIDENTAL PURPOSES
PER O.R. RECORDED IN BOOK 198 PAGE 57

SITE ADDRESS: 24501 SANTA CLARA AVENUE



PREPARED BY:
GILBERT ENGINEERING COMPANY, INC.
2028 EAST ROUTE 68, SUITE 203
GLENORA, CALIFORNIA 91740
(626) 852-1600
FAX (626) 852-1601
email - gilbert@gec.com

IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 14, BLOCK N, TRACT NO. 573, M.M. 20/29
FOR CONDOMINIUM PURPOSES - 3 UNITS

115-12

TOPOGRAPHIC SURVEY

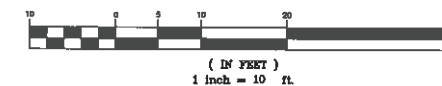
IN THE CITY OF DANA POINT
COUNTY OF ORANGE, STATE OF CALIFORNIA
LEGAL DESCRIPTION: LOT 14, BLOCK N, TRACT NO. 573, M.M. 20/29

PREPARED FOR:
DR. FARZAD SHAYGAN
4040 BARRANCA AVENUE, SUITE 140
IRVINE, CA 92604

EXISTING EASEMENT

(A) = 4' WIDE EASEMENT FOR WATER CONDUITS, PIPE LINES
TRANSMISSION LINES AND INCIDENTAL PURPOSES
PER O.R. RECORDED IN BOOK 196 PAGE 57

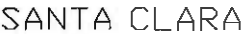
GRAPHIC SCALE



SITE ADDRESS: 24501 SANTA CLARA AVENUE



PREPARED BY:
GILBERT ENGINEERING COMPANY, INC.
2028 EAST ROUTE 66, SUITE 203
GLENORA, CALIFORNIA 91740
(626) 852-1500
FAX (626) 852-1601
email - gilbertelvl@gmail.com



1. APPLY 2" MINUS ORGANIC MULCH IN PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL.

Age Group	Number of People
0-10	10
10-20	15
20-30	10