

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

DATE: APRIL 11, 2016

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP15-0016 AND SITE DEVELOPMENT PERMIT SDP15-0052 TO ALLOW THE ADDITION OF A SECOND-STORY AND DECK TO AN EXISTING, SINGLE-STORY, SINGLE-FAMILY DWELLING ON LAND LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 35147 BEACH ROAD

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0016 and Site Development Permit SDP15-0052.

OWNER: Gretchen J. Augustyn
APPLICANT: Todd Skendrerian Architects

REQUEST: Approval of a Coastal Development Permit and Site Development Permit for the addition of a new second story and covered deck to an existing, single-story, single-family dwelling, on land located within the City's Coastal and Floodplain Overlay Districts as well as the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 35147 Beach Road (APN 691-142-07)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius, published within a newspaper of general circulation and posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library on March 31, 2016.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling and per Section 15332 (Class 31 – Historical Resource

Restoration/ Rehabilitation) in that the improvements are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties.

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) and Site Development Permit (SDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject property measures an approximate 10,140 square feet (.23 acres) in area and is developed with a single-story, single-family dwelling constructed in 1929. Originally part of a "compound" of four dwellings built by Dana Point developer Ned Doheny, the structure is cited by the City's circa-1997 Historic Resources Inventory as meeting criteria enumerated in Section 9.07.250 of the Dana Point Zoning Code (DPZC) to be considered potentially historic and so eligible for future listing on the City's Historic Register. The existing dwelling comprises 2,227 square feet of floor area with a large internal courtyard and an attached, 588 square foot, three vehicle garage.

The architectural style of the structure is "Spanish Colonial Revival," with a floor-plan that wraps an open interior courtyard, exterior (street facing) surfaces covered by smooth stucco and with interior-facing yard and garden walls comprised of painted brick and so creating the appearance that the structure is constructed of whitewashed adobe. Existing rooftops are gabled and covered by flat clay tile pavers; windows and doors are constructed or framed with multi-light wood. The building has been well maintained over the decades and remains a faithful example of buildings of its era.

The property is zoned "Residential Beach Road Duplex 18" (RBRD-18), is located within the City's Floodplain and Coastal Overlay Districts, an area deemed to be a Coastal High Hazard area as well as within the Appeals Jurisdiction of the California Coastal Commission. Similar to many of the older, existing homes along Beach Road, the dwelling is considered "legal nonconforming" as its structure does not comply with all design and development standards of the Floodplain Overlay District – most notably a foundation rooted in caissons and elevated above a "base flood elevation" recommended by a qualified engineer (Section 9.31.060 [a][3][A] of the Dana Point Zoning Code). Nevertheless, nonconforming structures in the coastal high hazard area of Beach Road are allowed the limited exception of a one-time, ten percent (10%) square footage improvement on the inland side or within the sideyard setback areas of an existing residence. In addition, other work done in any period of twelve (12) months on ordinary

alterations or replacement of walls, fixtures or plumbing not exceeding ten percent (10%) of the value of the building are permitted provided that the cubical contents of the building are not further increased.

DISCUSSION: The proposal would take advantage of these allowances for nonconforming structures by adding 282 square feet to the dwelling in the form of a new second story with a single bedroom and bathroom, with a new, covered deck over the existing garage at inland side of the property. It would be accessed by new stairs to be located within the homes internal courtyard. No other changes are proposed to the dwelling. With the addition, the dwelling would contain six bedrooms and stand approximately 22 feet tall – four feet less than the 26 feet permissible for a dwelling with roof pitches equivalent to 3:12.

To evaluate the potential impacts of proposed improvements on the historic integrity of the dwelling - both within the context of the City's Historic Resources Ordinance (Section 9.07.250 of the Dana Point Zoning Code) as well as the California Environmental Quality Act (CEQA) - project plans as well as the City's records on the building and property's development histories were forwarded to architecture/urban design firm Architectural Resources Group (ARG) for review and comment. In "Project Impacts Evaluation" documentation dated November 20, 2015 (Attachment 5), ARG determined that "proposed alterations to the resource as a result of the proposed project will not adversely impact its historic character or its eligibility as a local historic resource in Dana Point" (1). Though the project is not a listed Historic Resource on the City's Historic Register, the project is nonetheless found to comply with the standards and intent of Section 9.07.250 of the DPZC. Moreover, as the proposed improvements are found to not result in significant impacts to the historic architectural integrity of the dwelling within the context of CEQA, the project is Categorically Exempt from further review and accordingly, a Notice of Exemption will be recorded in compliance with the CEQA Guidelines.

Coastal Development Permit CDP15-0016

Pursuant to Section 9.31.050 (c)(3)(A) of the Dana Point Zoning Code, no nonconforming structure shall be enlarged, expanded, reconstructed or structurally altered, with the limited exception of a one-time, ten percent square-footage improvement that may be allowed on the inland side or within the side-yard setback areas of an existing residence and subject to approval of a Coastal Development Permit (CDP). The subject application proposes the addition of 282 square feet of floor area (a 10 percent expansion) in the form of a new second story to be added on the landward side of the structure and so requires approval of a CDP.

Section 9.69.070 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.*

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

Site Development Permit SDP15-0052

Pursuant to Section 9.31.050 (a) of the DPZC, development proposed within any area designated as a "special flood hazard area" shall require approval of a Site Development Permit (SDP). The subject property and all of Beach Road are so designated and so the project requires approval of a SDP.

Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval of a SDP, requiring:

1. *Compliance of the site design with development standards of this Code.*
2. *Suitability of the site for the proposed use and development.*

3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*
4. *Site and structural design which are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.*

Staff's recommended findings to approve the SDP request are enumerated in the attached draft resolution.

CORRESPONDENCE: To date, no correspondence has been received concerning the subject project.

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 CDP15-0016 and SDP15-0052 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. 16-04-11-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Project Plans (architectural only)
5. Project Impacts Evaluation (ARG, November 20, 2015)

RESOLUTION NO. 16-04-11-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP15-0016 AND SITE DEVELOPMENT PERMIT SDP15-0052 FOR THE ADDITION OF A SECOND-STORY AND DECK TO AN EXISTING, SINGLE-STORY, SINGLE-FAMILY DWELLING, ON LAND LOCATED WITHIN THE RESIDENTIAL BEACH ROAD DUPLEX 18 (RBRD-18) ZONING DISTRICT AS WELL AS THE FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 35147 BEACH ROAD

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

WHEREAS, Gretchen J. Augustyn (the "Applicant") owns the real property commonly referred to as 35147 Beach Road (APN 691-142-07) (the "Property"); and

WHEREAS, the Applicant filed a verified application for a Coastal Development Permit and Site Development Permit to allow improvements to an existing single-family dwelling at the Property; and

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

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities) in that it proposes a nominal increase in floor area to an existing residential dwelling and per Section 15331 (Class 31 – Historical Resource Restoration/ Rehabilitation) in that the improvements are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties; and

WHEREAS, the Planning Commission did, on the 11th day of April, 2016 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP15-0016 and Site Development Permit SDP15-0052.

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

- A. The above recitations are true and correct and incorporated herein.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP15-0016 and SDP15-0052 subject to conditions:

Findings:

Coastal Development Permit (CDP15-0016)

1. That the proposed 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 CA Code of Regulations/13096)* **in that the proposed scope of work complies with the Dana Point General Plan Land Use Element's Residential 7-14 DU/AC Land Use Designation and; will be consistent with (Land Use) Policy 1.19, requiring assurance that public safety is provided for in all new seaward construction within the Capistrano Bay District private community and; that the project has been found consistent with all standards of development in the Dana Point Zoning Code, which acts as the Local Coastal Program (LCP) for the site.**
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 subject property is located between the first public roadway and the sea, implementation would not alter the intensity of surrounding uses nor block or impede public access to Public Trust Lands and so is in conformance with the public access requirements 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 qualifies for a Categorical Exemption pursuant to Section 15301 (Class 1 – Existing Facilities) in that it proposes a nominal increase in floor area to an existing residential dwelling and pursuant to Section 15331 (Class 31 – Historical Resource Restoration/ Rehabilitation in that the improvements are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties as more particularly described in the staff report attached as Exhibit A.**
4. That the proposed development will 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 **in that the subject**

property lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area. However, the project proposes development permitted by the Dana Point Zoning Code and Local Coastal Program, has been reviewed and found to conform to all development standards therein (including structure setbacks from property-lines as well as specific foundation design intended to minimize to the greatest extent feasible, potentially adverse impacts to shoreline processes) and so no such buffer areas from adjacent ESHA are required.

5. That the proposed development will minimize 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 project site is already developed with an existing single-family dwelling, requiring little to no alteration of natural landforms.** Adherence to the standards enumerated in the California Building Code and enforced through issuance of a building permit by the City's Building/Safety Division will ensure the project does not result in undue risks from geologic and erosional forces and/or flood and fire hazards.
6. That the proposed development will be visually compatible with the character of surrounding areas and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the subject application proposes additions to an existing single-family dwelling within an established community of identical uses.** The surrounding neighborhood is comprised of widely varying architectural styles, a design aesthetic the remodeled/expanded dwelling will wholly complement. The project conforms to all standards of development prescribed by its respective zoning district. This conforming addition to the project site constitutes fulfillment of General Plan Land Use and Zoning Code intent for the site, and accordingly enhancement of the property.
7. That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staffs and the Public Works/Engineering Department and found to conform to all applicable standards of development.**

Lateral Access (Exception)

That lateral public access across the subject property is not required

1. That adequate access exists nearby **in that public access to Trust Lands**

(the beach and ocean) exist within close proximity to the north of the subject property at Capistrano Beach and to the south at Poche Beach.

Site Development Permit (SDP15-0052)

Development proposed in the Floodplain Overlay District

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that the subject project has been reviewed by City staff and found to conform to both the standards and intent of the Dana Point Zoning Code - specifically siting and design standards stipulated in Section 9.31 (Floodplain Overlay).**
2. That the site is suitable for the proposed development **in that the subject application proposes additions to an existing single-family dwelling on land zoned and subdivided for such a use, located within an established community of like uses.**
3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines **in that the proposed scope-of-work does not conflict with any goal or policy; the proposed improvements have been found to conform to the prescribed zoning envelope (including overall height, setbacks, etc.) for structures in the Residential Beach Road Duplex 18 (RBRD-18) Zoning District.**
4. That the site and structural design are appropriate for the site and function of the proposed use **in that the remodeled/expanded dwelling would utilize materials, scale and site design that are compatible with its surrounding neighborhood and will be constructed in compliance with the requirements of the Floodplain Overlay District.**

Conditions:

A. General:

1. Approval of this application permits additions to an existing single-family dwelling in the form of a new second story and attached deck at 35147 Beach Road. 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 Specific Plan 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 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 plot plan, he 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. 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's fees, costs and expenses incurred concerning the claim, action, or proceeding.
6. 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's 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.

7. The Applicant 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.
8. 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.
9. 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 services.
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 of a type, size and location as approved by the Director of Public Works. The erosion control measures shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. The Applicant shall maintain the erosion control devices until the final approval of all permits.
11. The Applicant or successor-in-interest shall submit a Waste Management Plan to the City's Construction and Demolition (C&D) Compliance Official for review and approval prior to issuance of any permits. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The Waste Management Plan shall indicate estimated quantities of material to be recycled and the locations where the material is to be taken for recycling.

C. Prior to Building Plan Check Submittal and/or prior to Issuance of a Building Permit or release on certain related inspections:

12. Prior to release of the roof sheathing inspection, the Applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP15-0016. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before

release of final roof sheathing is granted.

13. Building plan check submittal shall include four sets of the following construction documents:

- *Building Plans*
- *Energy calculations*
- *Structural Calculations*
- *Drainage Plan*

D. Prior to issuance of a Certificate of Occupancy

14. The Applicant shall execute the City's standard deed restriction or, if prepared by the owner(s), shall be submitted for review and approval by both the Planning Division and the City Attorney. The deed restriction shall stipulate the following:

- *That the Applicant understands that the subject site is subject to coastal flood hazards and that the owner(s) assumes the liability from these hazards;*
- *That the owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such hazards;*
- *That the owner(s) assume all liability for damages incurred as a result of any required off-site grading.*

15. All structural Best Management Practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.

16. The Applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of, among other things, landscaping, finish architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 11th day of April, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

April O'Connor, Chairwoman
Planning Commission

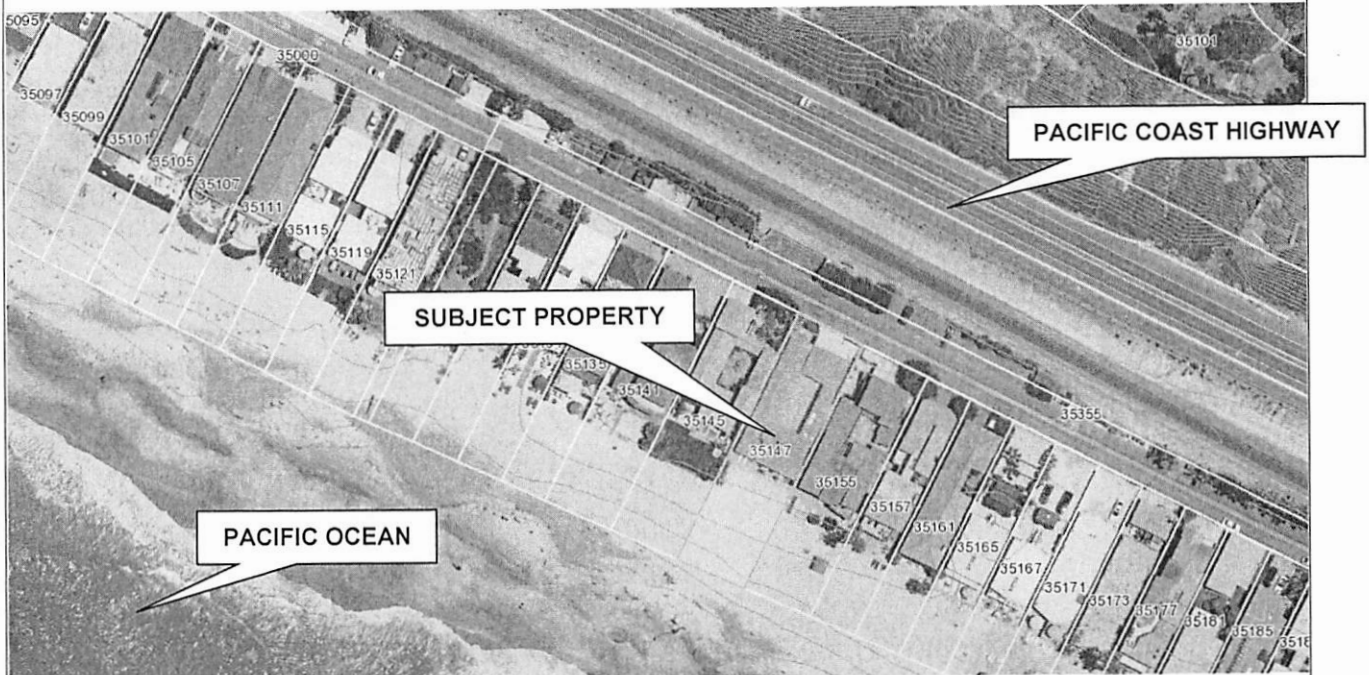
ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



City of Dana Point
Coastal Development Permit CDP15-0016 and Site Development Permit SDP15-0052
Evan Langan, AICP, Associate Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

VICINITY MAP



Project : CDP15-0016 and SDP15-0052

Project Applicant: Gretchen Augustyn

Location: 35147 Beach Road



Supporting Document #2



SITE PHOTOS: WEST VIEW FROM STREET



SITE PHOTOS: EAST VIEW FROM STREET



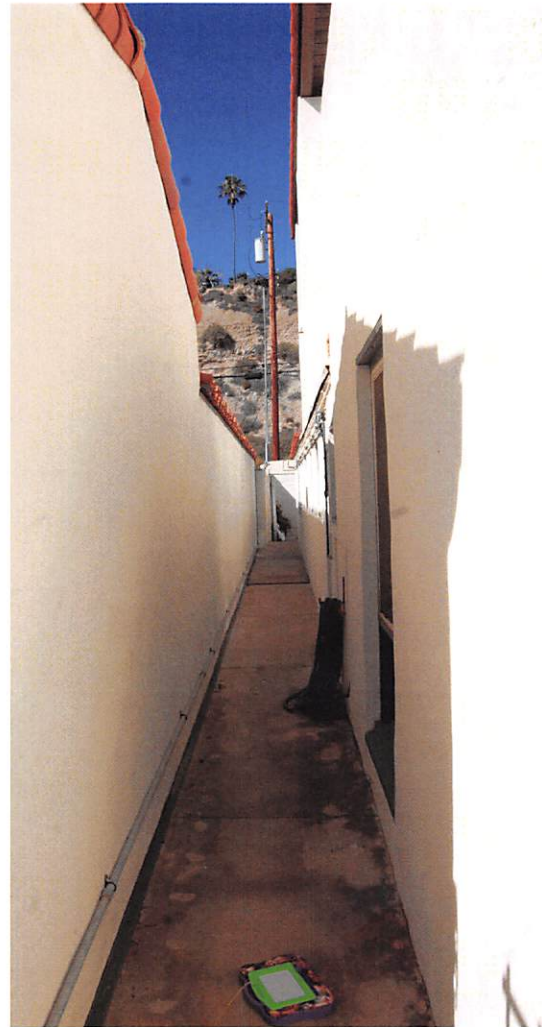
SITE PHOTOS: SOUTH VIEW FROM STREET



SITE PHOTOS: NORTH VIEW FROM COURTYARD

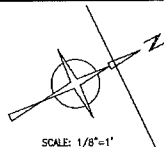
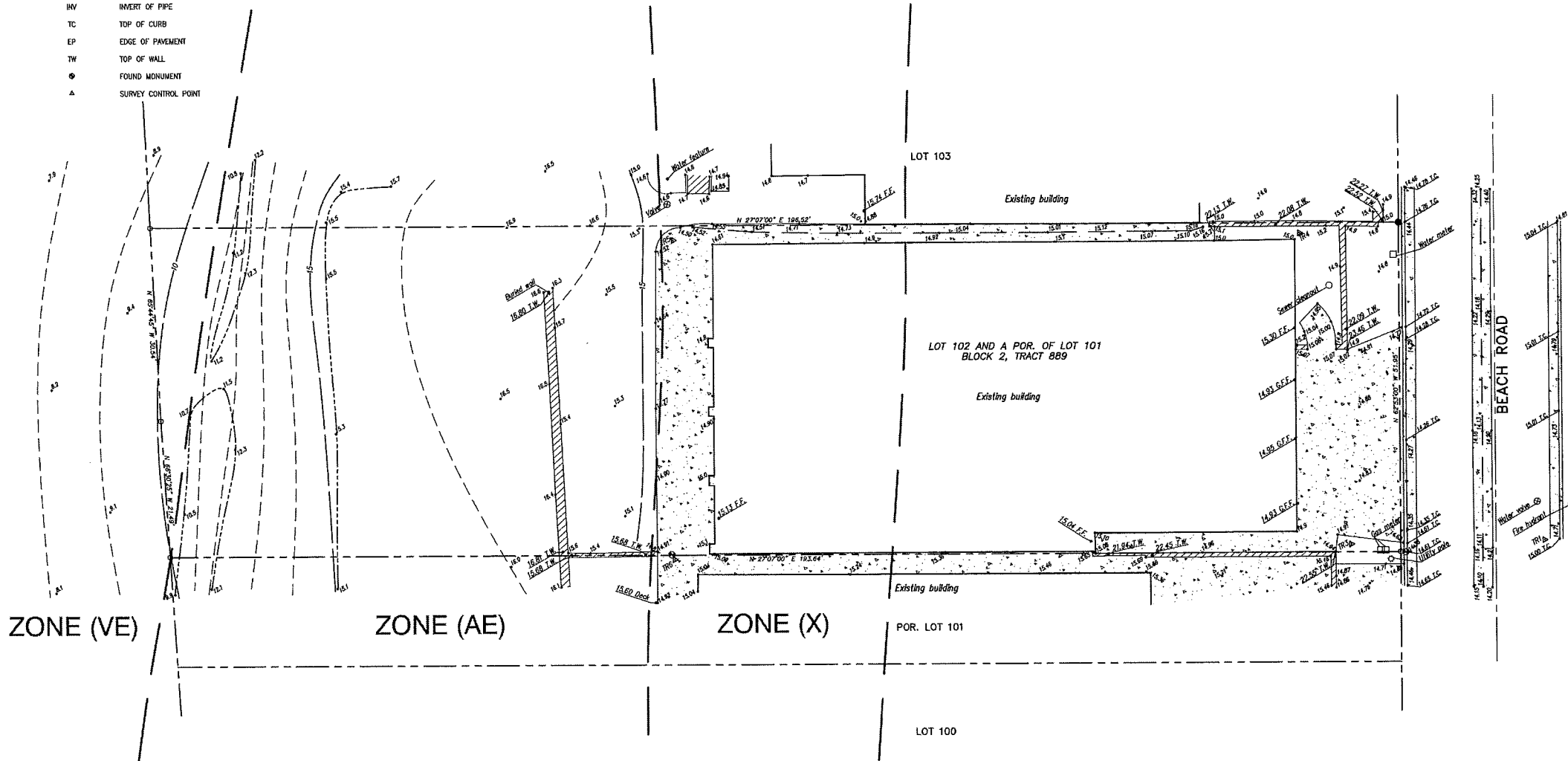


SITE PHOTOS: SOUTH
VIEW FROM EASTERLY
SIDEYARD



SITE PHOTOS: NORTH
VIEW FROM EASTERLY
SIDEYARD

- LEGEND**
- PROPERTY LINE
 - FENCE
 - CONCRETE SURFACE
 - MASONRY WALL
 - WOOD WALL
 - ROCK WALL
 - FF FINISHED FLOOR
 - FS FINISHED SURFACE
 - TG TOP OF GRATE
 - INV INVERT OF PIPE
 - TC TOP OF CURB
 - EP EDGE OF PAVEMENT
 - TW TOP OF WALL
 - FOUND MONUMENT
 - SURVEY CONTROL POINT



TOPOGRAPHIC SURVEY
LOT 102 & A POR. OF LOT 101, BLOCK 2, TRACT 889
LOT 35147 BEACH ROAD, DANA POINT, CALIFORNIA
PREPARED FOR GRETCHEN J. AUGUSTYN

H. SCALE	1/8"=1'	DATE	8-19-13
V. SCALE	N/A	DATE	8-19-13
DRAWN	MSF & MCH	DATE	8-19-13
SURVEY	MSF & MCH	DATE	8-19-13
DR. FILE		DATE	
APPRO.		DATE	
BY		DATE	
REVISIONS			

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Novena, Suite 400, Dana Point, CA 92629
PH: 949-492-6566 FAX: 949-492-6565

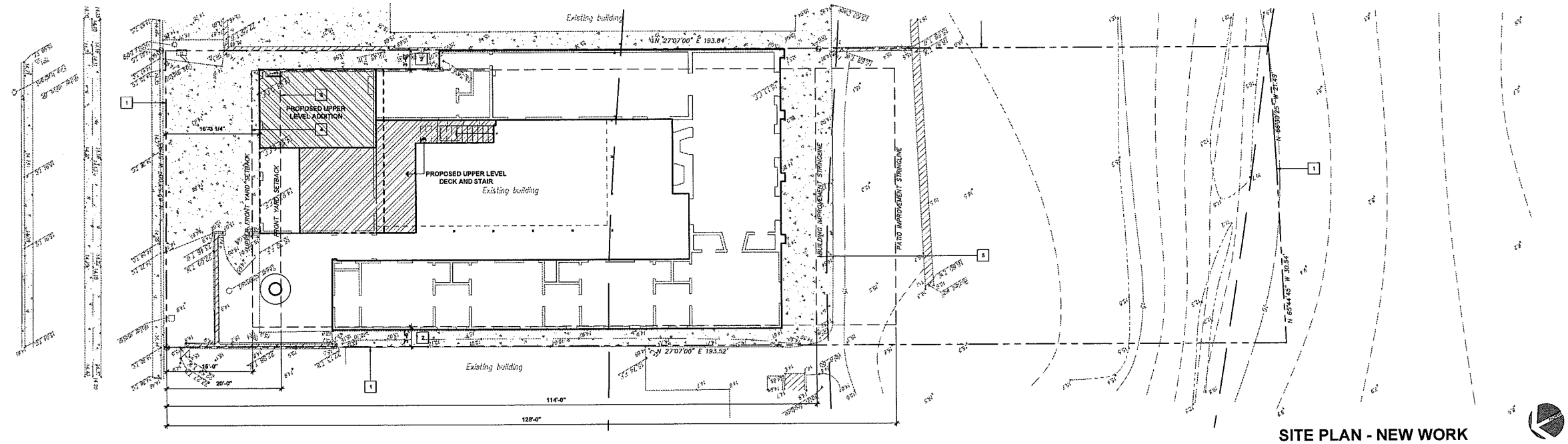
SHEET 1 OF 1
JOB NO.
15111

BENCHMARK NOTE:
OCSBM 38-51-68
ELEV=13.001
NAVD83 DATUM, 2005 ADJ

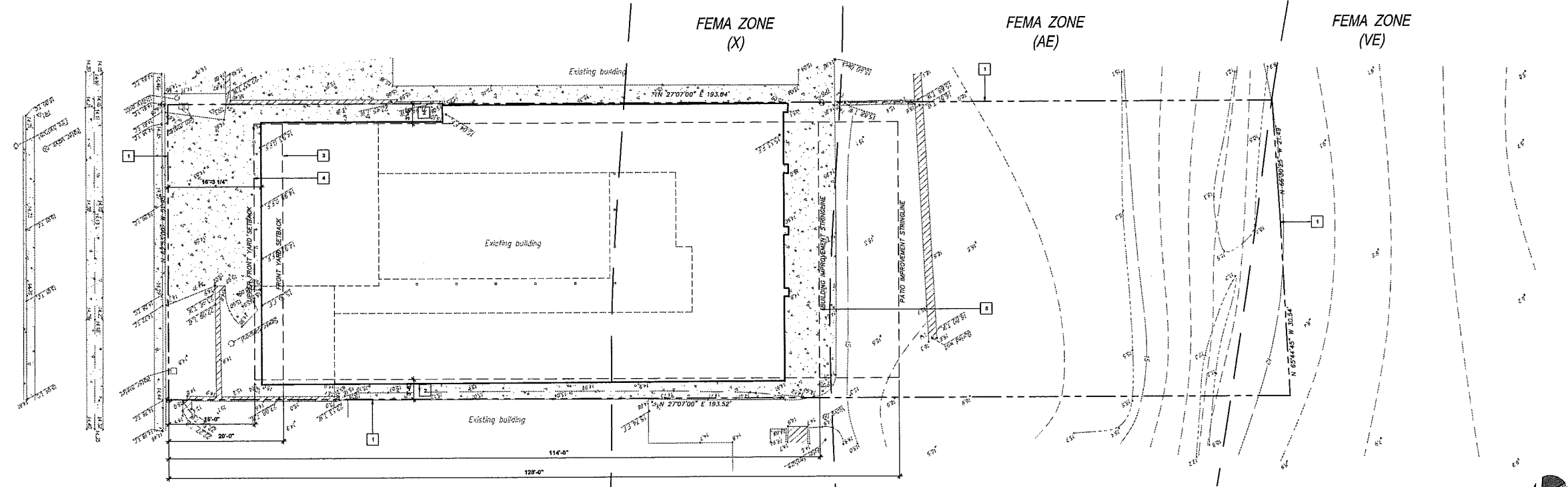
EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

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

EXISTING BUILDING IS NOT WITHIN FEMA ZONE (AE)



SITE PLAN - NEW WORK
1/8" = 1'-0"



SITE PLAN - EXISTING
1/8" = 1'-0"

SITE PLAN GENERAL NOTES :

1. SITE ELEVATIONS, FEMA LINES AND PROPERTY LINES BASED ON TOTAL ENGINEERING SURVEY.
2. REFER TO LETTER DATED AUGUST 26, 2013 FROM GEOSOLS FOR BASE FLOOD ELEVATION FINDINGS.
3. SITE PLAN ORIENTATION DIFFERS FROM SURVEY.

SITE PLAN KEYNOTES :

1. PROPERTY LINE.
2. SIDEYARD SETBACK.
3. FRONT YARD SETBACK.
4. UPPER LEVEL FRONT YARD SETBACK.
5. BUILDING IMPROVEMENT STRINGLINE.

REVISIONS	BY

ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL & UNPUBLISHED WORK OF TODD SKENDERIAN ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THEIR WRITTEN CONSENT.

TODD SKENDERIAN ARCHITECT
1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461 FAX (949) 715-5986

SITE PLANS
EXISTING AND NEW WORK
SUBMITTAL SET: ZONING SUB #1

AUGUSTYN RESIDENCE
35147 BEACH ROAD
DANA POINT, CA 92624

DRAWN
BC
CHECKED
TS
DATE
3-8-16
SCALE
NOTED
JOB NO.
0414
SHEET

A-1.0

[illegible]

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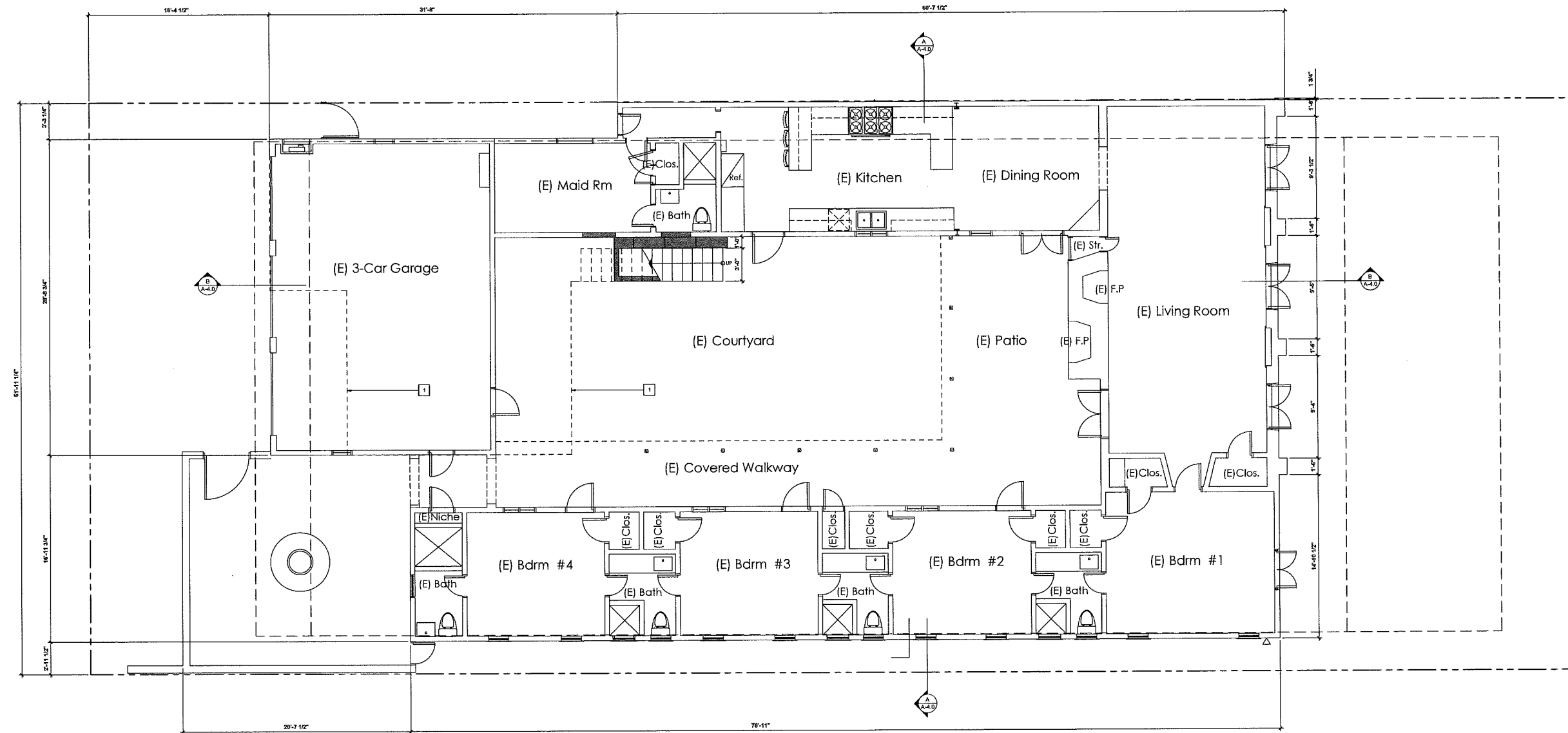
**FIRST FLOOR PLAN
NEW WORK**

AUGUSTYN RESIDENCE
35147 BEACH ROAD
DANA POINT, CA 92624

DRAWN
BC
CHECKED
TS
DATE
3-8-16
SCALE
NOTED
JOB NO.
0414
SHEET




A-2.0

OF 8 SHEETS



FIRST FLOOR PLAN - NEW WORK

 $1/4'' \approx 1'-0''$

<div data-bbox="2101 1639 2290 1651">  FLOOR PLAN KEYNOTES : </div> <div data-bbox="2101 1663 2262 1673"> 1. PROPOSED UPPER LEVEL ABOVE. </div>	<div data-bbox="2411 1639 2520 1651"> WALL LEGEND: </div> <div data-bbox="2411 1663 2585 1697"> <div data-bbox="2411 1663 2458 1673">  </div> <div data-bbox="2464 1663 2585 1673"> EXISTING WALL TO REMAIN </div> <div data-bbox="2411 1685 2458 1693">  </div> <div data-bbox="2464 1685 2567 1693"> NEW WOOD STUD WALL </div> </div>
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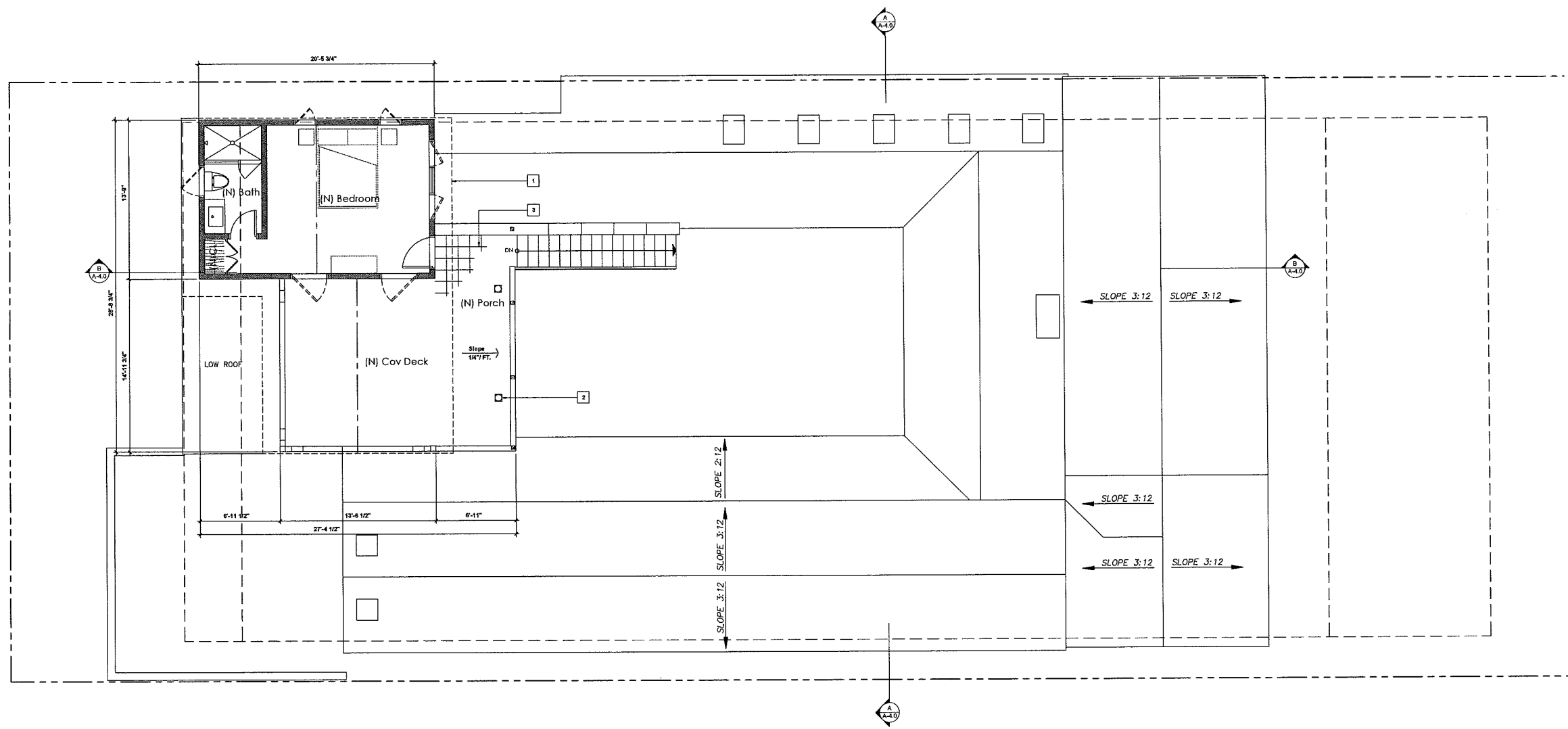
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1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461 FAX (949) 715-5986

SECOND FLOOR PLAN
NEW WORK
SUBMITTAL SET: ZONING SUB #1

AUGUSTYN RESIDENCE
35147 BEACH ROAD
DANA POINT, CA 92624



DRAWN
BC
CHECKED
TS
DATE
3-8-16
SCALE
NOTED
JOB NO.
0414
SHEET

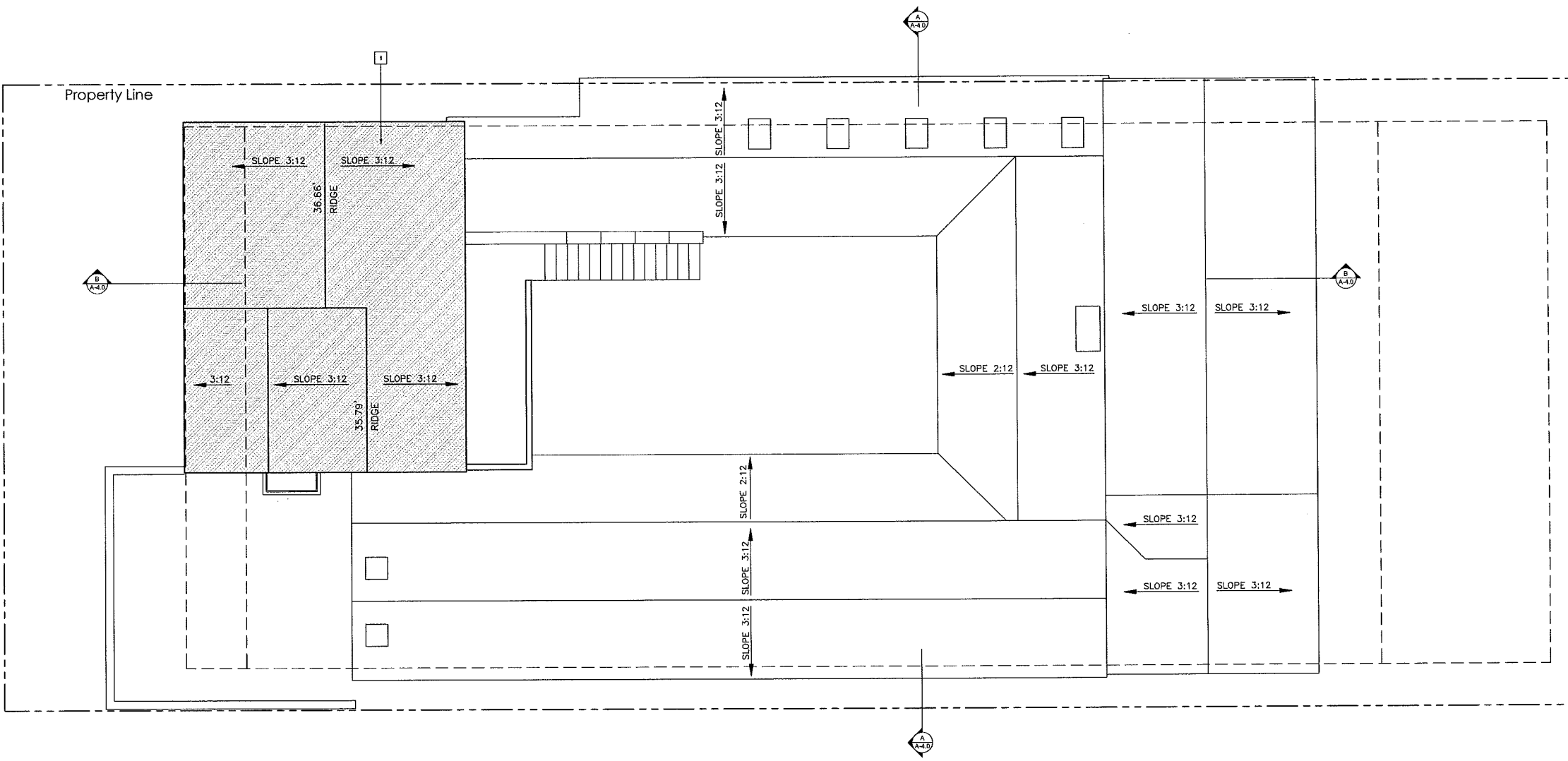
A-2.1



SECOND FLOOR PLAN - NEW WORK

1/4" = 1'-0"

FLOOR PLAN KEYNOTES :		WALL LEGEND:	
1.	PROPOSED ROOFLINE OVERHAND		EXISTING WALL TO REMAIN
2.	DECK DRAIN		NEW WOOD STUD WALL
3.	QUARRY TILE		



ROOF PLAN - NEW WORK

1/4" = 1'-0"

ROOF PLAN KEYNOTES :

- 1. PROPOSED ROOF.

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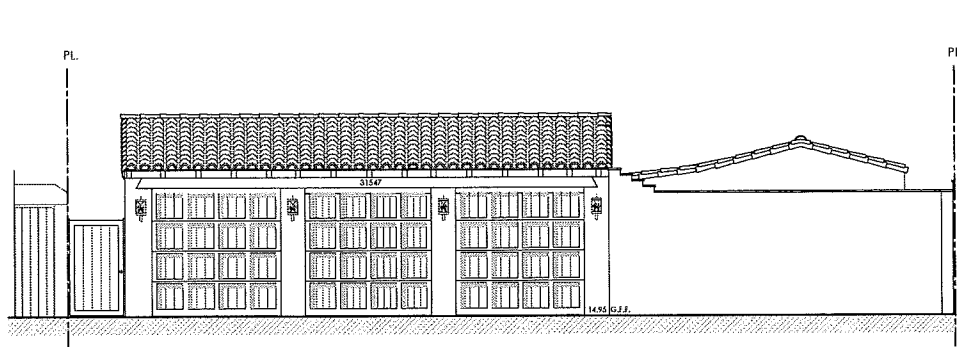
ROOF PLAN
NEW WORK
SUBMITTAL SET: ZONING SUB #1

AUGUSTYN RESIDENCE
35147 BEACH ROAD
DANA POINT, CA 92624

DRAWN	BC
CHECKED	TS
DATE	3-8-18
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JOB NO.	0414
SHEET	

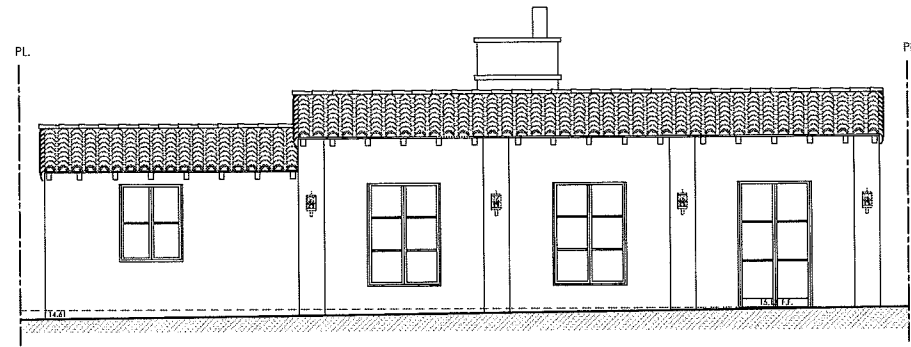
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OF 8 SHEETS



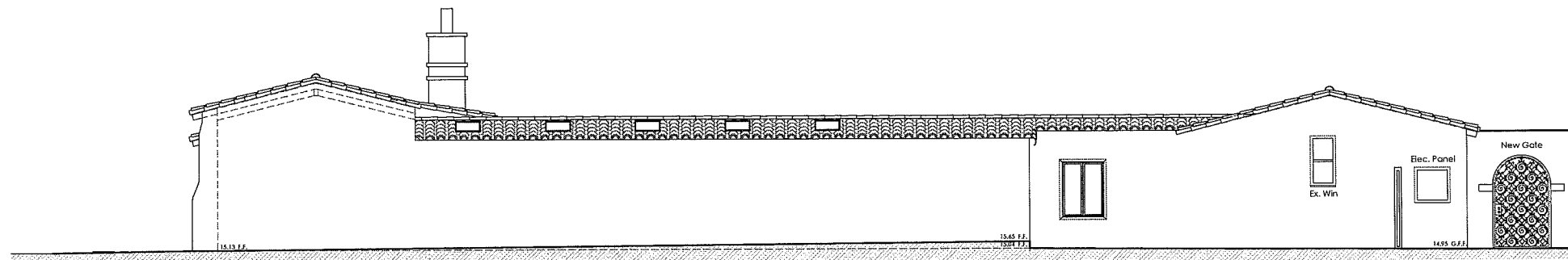
NORTH ELEVATION - EXISTING

1/4" = 1'-0"



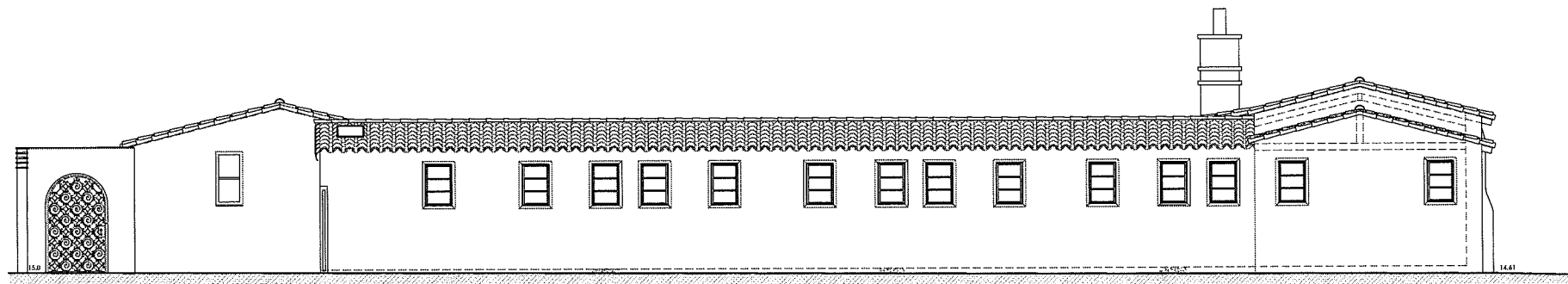
SOUTH ELEVATION - EXISTING

1/4" = 1'-0"



EAST ELEVATION - EXISTING

1/4" = 1'-0"



WEST ELEVATION - EXISTING

1/4" = 1'-0"

KEYNOTES :

1.

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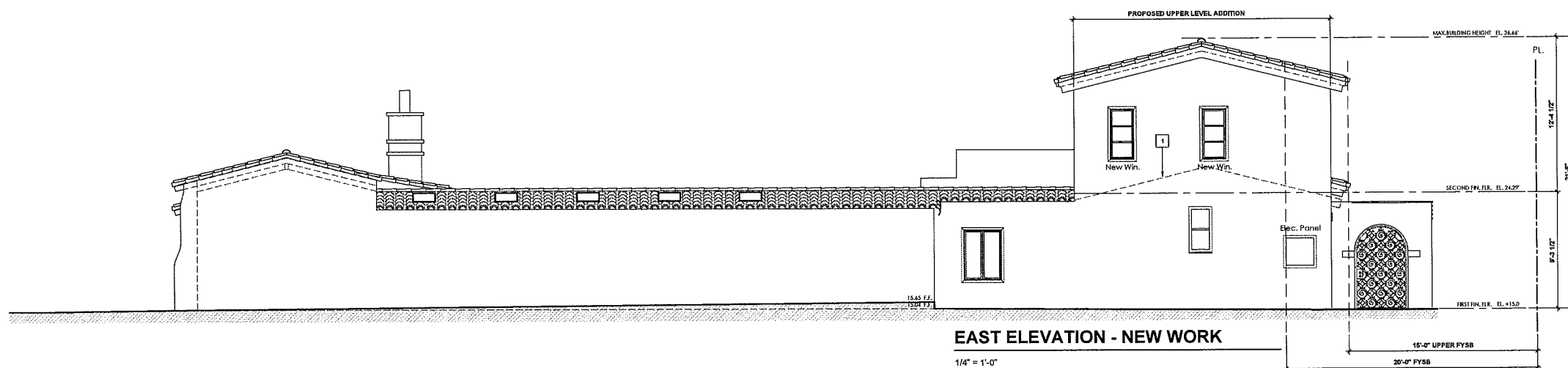
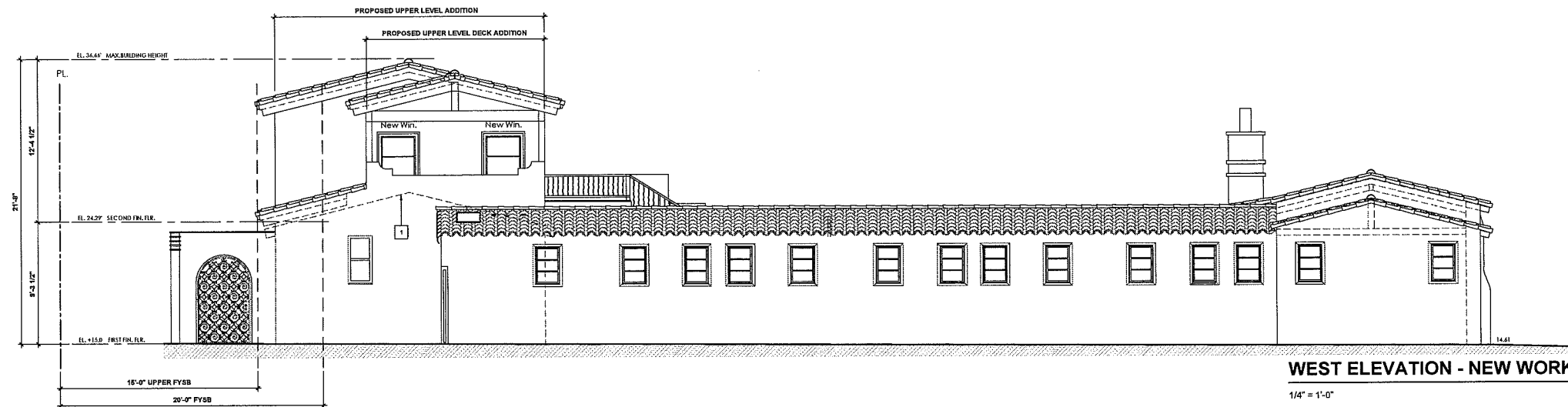
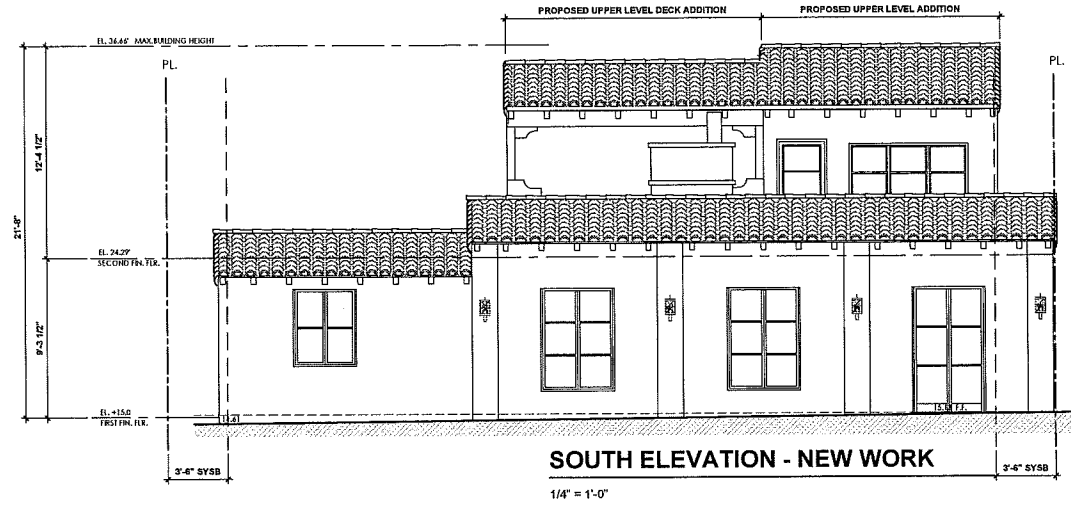
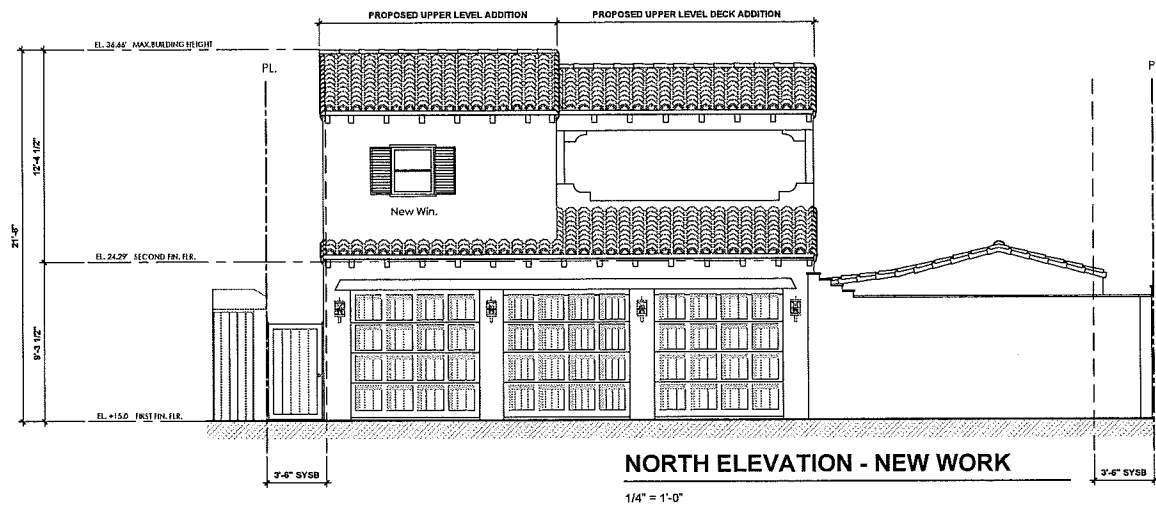
EXTERIOR ELEVATIONS
EXISTING
SUBMITTAL SET: ZONING SUB #1

AUGUSTYN RESIDENCE
351 47 BEACH ROAD
DANA POINT, CA 92624

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KEYNOTES :

- EXISTING GARAGE ROOF TO BE REMOVED

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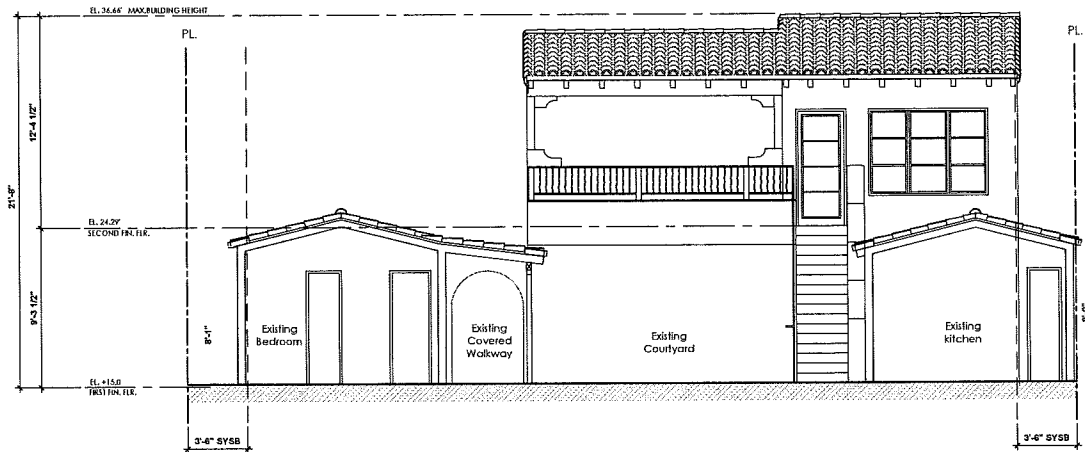
EXTERIOR ELEVATIONS
NEW WORK
SUBMITTAL SET: ZONING SUB #1

AUGUSTYN RESIDENCE
35147 BEACH ROAD
DANA POINT, CA 92624

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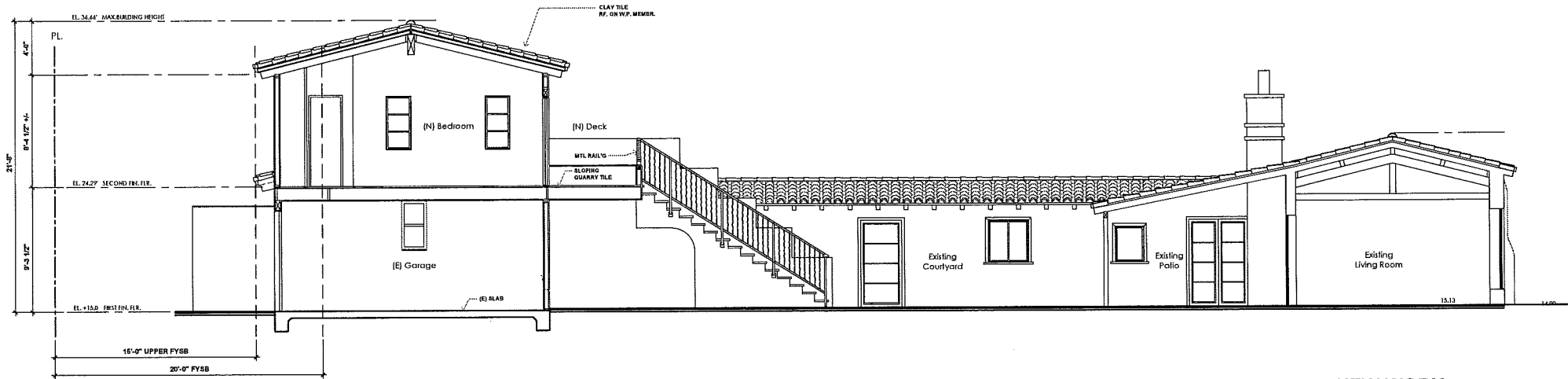
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OF 8 SHEETS



SECTION A-A - NEW WORK

1/4" = 1'-0"



SECTION B-B - NEW WORK

1/4" = 1'-0"

KEYNOTES :

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BUILDING SECTIONS
NEW WORK
SUBMITTAL SET: ZONING SUB #1

AUGUSTYN RESIDENCE
35147 BEACH ROAD
DANA POINT, CA 92624

DRAWN
BC
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3-8-10
SCALE
NOTED
JOB NO.
0414
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OF 8 SHEETS

**35147 BEACH ROAD
DANA POINT, CA**

PROJECT IMPACTS EVALUATION



Prepared for:
City of Dana Point
Community Development Dept.
33282 Golden Lantern
Dana Point, CA 92629

Prepared by:



Architectural
Resources Group

November 20, 2015

Supporting Document #5

1. INTRODUCTION

The City of Dana Point has asked Architectural Resources Group (ARG) to review the proposed project at 35147 Beach Road. The subject property has been identified as eligible for listing as a local historic resource. The current owner plans to construct a second-story addition to the one-story residence on the property, which would be located at the north end of the property over the street-facing three-car garage. The addition would cover most of the roof of the garage, and the staircase to access it would be constructed within the courtyard of the residence.

Plans and elevations of the existing and proposed conditions were supplied to us through the City by the architect for the project, Todd Skenderian of Laguna Beach.

Methodology

To complete this project review, ARG performed the following tasks:

- Reviewed photographs of the subject property, including the road side, the beach side, and the internal courtyard.
- Reviewed prior research and evaluation of the building from the 1997 survey
- Reviewed architectural plans for the proposed project.
- Reviewed the local criteria for historical listing in the City of Dana Point.
- Identified the character-defining features of the building.
- Applied the *Secretary of the Interior's Standards for Rehabilitation* to determine potential for the proposed project to adversely alter the historic character of the residence.

This project review was prepared by Jennifer Trotoux, Associate, who has nearly twenty years of experience in the evaluation of historic resources in Southern California. Project oversight was provided by Katie Horak, Principal. Both are Architectural Historians and Historic Preservation Planners with ARG. All ARG staff meet the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History.

Results of Study

As a result of this study, ARG found that the alterations to the resource as a result of the proposed project will not adversely impact its historic character or its eligibility as a local historic resource in Dana Point.

2. PRIOR EVALUATIONS

The subject property was identified with a status code of "5S2" in a comprehensive historic resources survey of Dana Point that was completed in 1997. The 5S2 status code means that a property appears eligible for listing or designation as a local historic resource.¹ The survey identified the property as a part of the Doheny beach house compound. It remained in the

¹ While the old National Register Status Codes have changed to new California Register Status Codes since the time of the survey, the 5S2 code has not changed meaning.

family until 1940. The survey form (DPR 523B) noted that the property “should be considered eligible for inclusion under any local ordinance that may be developed.” It also noted that the property was not eligible for the National Register due to “alterations to the [Doheny] compound and site.” The property was not evaluated for California Register of Historical Resources listing since the survey was completed the year before the enactment of that program.





Aerial View: property is located between the beach and Beach Road, which runs parallel to the railway and Pacific Coast Highway (both seen at upper right). (Image: Google Maps satellite view)

3. ARCHITECTURAL DESCRIPTION

The subject property was built in 1929 as a part of a compound of houses that were constructed under the Capistrano Beach Company for members of the Doheny family. It remained in the ownership of the family or their interests until 1940. More recently, at the time of the 1997 survey, it was owned by a Catholic charitable organization, the Sisters of Social Service, in Los Angeles.

The residence features a circuit of rooms facing an internal courtyard. The property features a three-car garage at the street (north façade), a wing of bedrooms along the west side, and along the beach, facing south, the living room with a beachside deck. The west side of the courtyard has a maid's room, kitchen, and dining room (from north to south), with a very narrow paved passage between the rooms and the outer wall at the east property line. The street entrance to the house is at the northwest corner of the property where an iron gate in the arched opening of a masonry garden wall opens to a smaller forecourt. This entrance leads to a covered colonnade or gallery along the west side of the courtyard.

The house is clad in stucco, with the front and side garden and property walls in painted brick with the appearance of whitewashed adobe. The walls have a coping of flat clay tile pavers. The gabled roofs are low in pitch and covered in clay barrel tile laid in a rustic manner. Other materials include exposed wood structural members in the gallery that lines the east side of the main courtyard. At the south end of the courtyard, a shared chimney vents the living room fire place as well as an exterior fireplace on the courtyard side. Elements of the outdoor fireplace such as the decorative tile may have been added at a later date.

Fenestration consists of wood frame casement windows, most of which are three-light pairs. Smaller windows are a single three-light casement sash, and larger doors, such as those to the beachside deck and the courtyard, are multilight doors in the same style as the windows. If any of the fenestration has been replaced due to the harsh conditions for wood of the beachside environment, it appears they were replaced in kind.

The photos from the 1997 survey form appear to show that the entrance court had been filled in and roofed over at that time. If so, the court has been restored since that time. Other alterations are noted in the survey form but not specified.

The property is a good example of the Spanish Colonial Revival architectural style, and has many of the hallmarks of that style: its irregular, one-story massing; low-pitched gabled roofs with very little overhang clad in clay barrel tile; stucco-finished exterior with walls in painted brick; multilight wood casement windows (and similar doors), and orientation around a patio with a covered walkway on one side. The courtyard or patio type is not uncommon among houses of this style, but here the courtyard is fully enclosed by the house to create a sheltered, private interior court protected from the beach.

In the following photo descriptions, for simplicity, the view toward the beach is considered south and toward the street is considered north, though the true directionals are shown on the maps above.

35147 Beach Road, Dana Point



Street frontage (Beach Road), view south



Street frontage, view southeast.



Beach frontage, view northeast



Beach frontage, view northwest



Entrance court, view northwest



Courtyard, view north (toward garages, proposed location of addition above)



Courtyard, view south (toward living room)

4. LOCAL DESIGNATION CRITERIA

The Historic Resources Ordinance of the City of Dana Point is contained in the Municipal Code, Section 9.07.250. Section C, City of Dana Point Historic Architectural Resources Inventory, lays out the following criteria for determining eligibility of local resources. The following criteria are listed as those which were employed in the survey process (1997) to identify historical resources. A property was required to meet Criterion J as well as any two other criteria on the list (though, it is noted, most properties included in the inventory met four criteria):

- (A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- (B) Structures that help retain the characteristics of the town that was 50 years ago.
- (C) Structures that contribute to the unique urban quality of a downtown.
- (D) Structures contributing to the architectural continuity of the street.
- (E) Structures that are identified with a person or person who significantly contributed to the culture and/or development of the city, state, or nation.
- (F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- (G) Structures that illustrate the development of California locally and regionally.
- (H) Buildings retaining the original integrity of and/or illustrating a given period.

- (I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- (J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

The subject property is noted on the DPR 523B survey form (the Building, Structure, and Object Record) to meet Criteria a, b, d, e, f, h, i, and j.

While these criteria would now be considered out of date (due to the advent of the California Register and the move toward standardizing local criteria to align with its criteria), it is clear that the following are true of the property:

- 1) The property is a good example of an architectural style, the Spanish Colonial Revival, as it was practiced in South Orange County in the 1920s.
- 2) The property is a rare survivor of its type, since relatively few 1920s beach houses remain in Orange County.
- 3) The property retains integrity of location, setting, design, likely materials and workmanship, and historic feeling and association.

Therefore, the property is appropriately considered a historic resource at the local level.

5. EVALUATION OF PROJECT IMPACTS

The proposed project consists of the addition of a bedroom, bathroom, and covered patio in a new second story located at the north side of the house, above the garages. The new second floor is accessed through a new staircase that is built into the north side of the courtyard. A glazed door and large window face south in the direction of the beach. In order to construct the addition, the roof structure of the garage will be demolished. A portion of the first-floor garage roof will be reconstructed and the eave line will continue across the top of the garage doors (slightly raised) in order to maintain the approximate existing first-story eave line.

The subject property adheres to a beachside residential typology in which houses have a minor facade with garages and access at the street and a more public face along the beach. Since the house is oriented toward the beach, and its living room located here, this is the more significant and visible side and arguably constitutes the front, or at least the main elevation, of the house. Small, single-room "pop-up" additions have been allowed on several neighboring properties and have not diminished the appearance or scale of the houses along the beach. Due to the density of the buildings in this stretch of beach frontage and the depth of the lots, such additions are sometimes visible from the beach but have only a minor impact on the visual character of the houses, which continue to read as predominantly single-story.

The Secretary of the Interior's Standards for Rehabilitation (the Standards) are a set of treatment standards for historic buildings developed by the National Park Service. The

Standards are used at the federal, state, and often the local level to provide guidance as to the suitability of various elements of a proposed project that could affect a historic resource. The Standards define four treatment approaches, but that of Rehabilitation is best applied in this case. Rehabilitation is defined by the National Park Service as:

The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The proposed project is discussed below in terms of each of the Standards for Rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project meets Standard #1. The property will remain in use as a single family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project meets Standard #2. The most altered view of the house will be that from the street, due to the addition being located atop the garages. However, the essential features of the garages will remain intact (the rhythm of the three bays, their division by stuccoed piers, etc.) and they will not be subsumed into a single two-story mass. The addition will remain distinct from them. The space of the internal courtyard will be reversibly altered, but this is a private, interior space and is not considered for local historical designation of a property.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project meets Standard #3. Assuming that no historical elements will be used in the construction of the addition, its new materials as well as its massing set off from the rest of the house will not allow it to appear to be a part of the historical development of the property.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard #4 does not apply. The property does not show a pattern of alterations that would have come to be considered a part of its historic fabric over time.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project meets Standard #5. There are no features located specifically on the portion of the building to be altered that will be lost if the garage roof is replaced and the staircase built into the courtyard. Other sections of the residence's distinctive roof cladding will remain intact. This section of the courtyard does not have distinctive features; these are concentrated on the west and south sides of the courtyard and include the colonnade and fireplace as well as entrances to more significant spaces.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard #6 does not apply. No rehabilitation of historic features is planned as a part of the proposed project.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard #7 does not apply. No rehabilitation of historic features is planned as a part of the proposed project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard #8 does not apply. No excavation is planned as a part of the proposed project. The property was graded for construction 90 years ago but no further ground disturbance is planned that would interfere with archaeological resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project partially meets Standard #9. The new addition will destroy a limited amount of historic material, specifically the garage roof, in order to add a bedroom and bathroom and a covered balcony over the garage. However, it meets the other tenets of this Standard. The addition maintains the architectural style of the house and is compatible with its architectural features. It is differentiated from the old in the style of window selected (double-hung or similar vs. historic casement throughout the historic areas). The massing (in a "pop-up") is used to differentiate the addition from the historic residence, but the scale and size of the addition are compatible with the rest of the property. This is shown by the consistent roof pitch (with separate roof structures for the rooms and the covered porch, to further break down the massing), window sizes, addition of shutters only on the addition, etc.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project meets Standard #10. The garage roof could be reconstructed in the future and the courtyard restored to its historic appearance if the addition were removed. Areas of historic roofing remain elsewhere on the property to serve as a model to restore the roof if needed. The corner of the courtyard to be affected has no special features, as seen in the photograph (view north in courtyard) in the Architectural Description section above.

6. CONCLUSION

Based on the foregoing evaluation of the proposed project, the project will not affect the eligibility of 35147 Beach Road as a local historic resource. The addition affects a small amount of the footprint of the house, at the less significant utility end of the plan where the garages are located. This is a secondary facade compared to the primary facade of the beach frontage. We have concluded that the project overall meets the Standards and determined that the proposed addition will not preclude the residence from maintaining its eligibility for local historical designation.