CITY OF DANA POINT PLANNING COMMISSION AGENDA REPORT

DATE:

JULY 10, 2017

TO:

DANA POINT PLANNING COMMISSION

FROM:

COMMUNITY DEVELOPMENT DEPARTMENT

URSULA LUNA-REYNOSA, DIRECTOR JOHN CIAMPA, SENIOR PLANNER

SUBJECT:

COASTAL DEVELOPMENT PERMIT CDP16-0013, VARIANCE 16-0001, AND MINOR SITE DEVELOPMENT PERMIT 17-0017(M) TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 4,505 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A REDUCED REAR YARD SETBACK THAT IS CONSISTENT WITH THE EXISTING HOUSE AND INCREASE THE RETAINING WALL HEIGHTS IN THE FRONT YARD SETBACK FOR A PROPERTY WITHIN THE RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONE LOCATED AT 118

MONARCH BAY DRIVE.

RECOMMENDATION:

That the Planning Commission adopt the attached resolution

approving Coastal Development Permit CDP16-0013, Variance V16-0001, and Minor Site Development Permit

SDP17-0017(Action Document 1).

APPLICANT:

Dan and Tess Maas, Property Owners

REPRESENTATIVE:

Stanley Andrade, Architect

REQUEST:

A request to demolish a single-family dwelling (SFD) and construct a new SFD with a reduced rear yard setback that is consistent with the approved setback for the existing house. The project also includes an attached partially subterranean garage, pool, and retaining walls that exceed 42 inches in the

front yard setback.

LOCATION:

118 Monarch Bay Drive (APN 670-121-34)

NOTICE:

Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on June 29, 2017, published within a newspaper of general circulation on June 29, 2017, and posted on June 29, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act (CEQA),

the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves the construction of one SFD in a residential zone.

ISSUES:

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

BACKGROUND: The subject site is a 12,050 square foot lot located in Monarch Bay, a built-out private neighborhood comprised of Single Family Dwellings (SFD's). The site is improved with a 3,193 square foot SFD, attached garage, and pool. All of the site improvements are proposed to be demolished and replaced with a new SFD. The site is located in the Residential Single Family 4 DU/AC (RSF 4) within the appeals area of the Coastal Overlay Boundary of the City's Zoning Map and is designated Residential 3.5 - 7 D.U./AC in the City's current General Plan Land Use Element.

<u>DISCUSSION</u>: The project includes the demolition of the existing residence, and the construction of a new SFD, attached garage and site improvements. The project requires a Coastal Development Permit due to its location in the Coastal Zone, Variance to continue the previously approved encroachment into the rear yard setback, and a Minor Site Development Permit to allow retaining walls that exceed 30 inches within the front yard setback.

The existing residence was constructed under County jurisdiction in 1964. The subject property received a Variance (V-5464) to allow a reduction in the SFD's rear yard setback from 25 feet to 14 feet. Under the Equal Protection Clause of the Fourteenth Amendment of the U.S. Constitution the previously approved Variance would still be applicable to this property however; the approval document is missing from the City's records. The original building permit for the structure does identify that a Variance was issued to the property for the reduced rear yard setback. As a result of the lack of official documentation for the original entitlement, staff required a new Variance request be included with the subject application to formalize the previous approval.

COASTAL DEVELOPMENT PERMIT CDP16-0013

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of a SFD and construction of a new residence in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires the approval of a Coastal Development Permit (CDP). The project complies with all of the applicable provisions of

the Dana Point Zoning Code for the issuance of a Coastal Development permit as the construction of the new house does not affect public access and the site does not impact any Environmentally Sensitive Habitat Areas (ESHA) as it was already developed.

The project includes the construction of a two story 4,505 square foot SFD, and a 2,315 square foot lower level garage and work space. The lower level is partially subterranean and appears as one story from the street, with the exception of the garage that is visible. An elevator and stairs would provide access from the garage to the upper level living area of the house. The main level includes the living area which is comprised of the bedrooms, kitchen, and great room. The main living area is an open concept design that transitions to the outdoor living area with a sliding door system. The main level is accessed either from the lower level garage (stairs or elevator) or via the at-grade path from the street.

Development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RSF-4 zone and are identified in Table 1 below.

<u>Table 1: Compliance with RSF-4 Development Standards</u>

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20'	20'	Yes
Side Setbacks	5'	5' (South PL); 15' (North PL)	Yes
Rear Setback	25'	14'*	No
Height	24 feet maximum Less than 3:12 roof pitch	22.5 feet 0.25:12 roof pitch	Yes
Lot Coverage	45% maximum	37%	Yes
Landscape Coverage	25% minimum	47%	Yes
Parking Required	2 parking spaces minimum for five bedrooms	3 parking spaces	Yes

^{*}A Variance is requested to re-establish the existing rear yard setback for the SFD.

The structure's architectural style is proposed as a contemporary modern design. The exterior finishes include white smooth stucco, stone veneer, horizontal wood siding, large glass windows and doors, and a flat roof design.

The proposed landscape plan will be subject to compliance with DPZC Chapter 9.55, Water Efficient Landscape Standards and Requirements, based on the total rehabilitated

landscape area provided on-site. The plan proposes drought tolerant plantings that are incorporated into the landscape design to comply with the newly implemented State and City low water use standards.

The project, as designed, complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits, with the exceptions requested for the Variance and the Minor Site Development Permit that are discussed later in the report.

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, 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 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 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.

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

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VARIANCE 16-0001

Monarch Bay is a unique private community in Dana Point that was developed while under County of Orange jurisdiction in the 1960s. The community has CC&Rs that are more restrictive then the RSF-4 zoning development standards which limit houses to one story above grade. The Variance issued to this property (V-5464) and many others in Monarch Bay by the County allowed reduced setbacks to create a balance between the CC&R limiting one story requirement which was intended to preserve the neighborhood character and protect ocean views by allowing reduced setbacks for difficult lots to build larger houses. In most cases the records of these approved Variances are available and can be verified; however, in some cases, as it with the subject property, the approved records were never transferred from the County and cannot be found. Since there is no documentation of the Variance that established the existing 14 foot rear yard setback for the property, a new Variance is required to formalize the previous approval and allow the property to maintain the established rear yard setback.

The request for the Variance to reduce the rear yard setback is consistent with the neighborhood as shown in the vicinity map (Supporting Document 3) where at least 14 properties in the immediate vicinity have a similar or lesser rear yard setback. Staff surveyed the properties in the neighborhood (Tracts 3748 and 3839) and identified 73 Variances (Supporting Document 4) that were issued for reduced setbacks associated with their particular lot. The survey clearly illustrates that the request to re-establish the previous Variance for a reduced rear yard setback is compatible with the developed neighborhood and it is not a granting of a special privilege that is inconsistent with other properties.

The Variance findings to reduced rear yard setback for the property can still be made for the following reasons: 1) the topography of the lot along the west and north property lines is steep which limits the buildable area of the lot, 2) the Monarch Bay community regulations (CC&Rs) are more restrictive then the RSF-4 zoning standards which limits the height of SFDs to one story to preserve ocean views and maintain the character of the neighborhood. The re-establishment of the Variance permits the house to maintain the developable envelope of the site which allows the maximum efficiency of the property while remaining in character with the neighborhood, 3) the re-establishment of the Variance is also consistent with 14 propeties in close proximity to the subject property and 73 SFDs in the neighborhood that received Variances for reduced setbacks (Supporting Document 4), and 4) the Variance issued to this property (V-5464) and many others by the County, prior to Dana Point's incorporation, were intended to allow reduced setbacks to create a balance between the requirements to limit houses to one story for the preservation of the neighborhood character and allowing reduced setbacks for difficult lots to build larger houses.

Section 9.67.050 of the DPZC stipulates eight findings for approval of a variance, requiring:

- 1. That the strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter; and
- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district; and
- 3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints; and
- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints; and
- 5. That the variance request is made on the basis of a hardship condition and not as a matter of convenience; and
- 6. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity;
- 7. That the variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone;
- 8. That granting the variance would not result in adverse impacts, either individually or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

MINOR SITE DEVELOPMENT PERMIT SDP17-0017(M)

Pursuant to Section 9.05.120(d)(2) of the Dana Point Zoning Code, retaining walls exceeding 30 inches in height in the front yard setback are permitted with the approval of a Minor Site Development Permit. The project requests the increased height for the retaining walls because of the site's steep topography along the north (side) and (west) property lines. The subject application proposes two retaining walls at the front of the

property that are up to 11 feet tall in the front yard setback to privide driveway access to the partial subterainean lower level garage. The retaining walls begin adjacent to the front property line at three feet in height and then increase in height with the topography as they get closer to the entrance of the garage where they would reach 11 feet. A third, six foot retaining wall is proposed along the northern property line to retain the side yard slope to create a open and level front yard area for the new house. All of the retaining walls are finished with the same stone veneer to blend in with the architecture of the house. Public works reviewed the retaining wall designs and determined that they will not create any line of sight issues for vehicles exiting the garage. The HOA approved the project which included the proposed retaining walls.

The approval of Site Development Permits are subject to the following findings:

- 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.

Recommended approval findings for the Site Development Permit are included in the attached draft Resolution (Action Document 1).

<u>CORRESPONDENCE</u>: The only correspondence received as of the publication date of this staff report is a letter of project approval from the Monarch Bay Homeowners Association (Supporting Document 2).

<u>CONCLUSION</u>: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project is found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 16-0013, Variance 16-001, and Minor Site Development Permit 17-0017 subject to the findings and conditions of approval contained therein.

John Ciampa, Senior Planner

Ursula Luna-Reynosa, Director Community Development Department

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ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 17-07-10-xx

Supporting Documents

- 2. Approval Letter from Monarch Bay Association
- 3. Vicinity Map
- 4. County Entitlement Tax Map
- 5. Site Photos
- 6. Material Samples Board
- 7. Architectural Plans

RESOLUTION NO. 17-7-10-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP16-0013, VARIANCE 16-0001, AND SITE DEVELOPMENT PERMIT 17-0017 TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING THAT MAINTAINS THE REDUCED REAR YARD SETBACK FOR THE STRUCTURE AND TO ALLOW FOR INCREASED RETAINING WALL HEIGHTS IN THE FRONT YARD SETBACK WITHIN THE RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONE LOCATED AT 118 MONARCH BAY DRIVE.

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

WHEREAS, Stanley Andrade (the "Representative") has filed an application on behalf of Dan and Tess Maas (collectively, the "Applicant"), the owners of real property commonly referred to as 118 Monarch Bay Drive (APN 670-121-34) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit, Variance, and Minor Site Development Permit to allow demolition of an existing single-family dwelling and construction of a new single-family dwelling at the Property that maintains the reduced rear yard setback and increased wall heights in the front yard setback area; 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) in that the project involves the construction of one SFD in a residential zone; and

WHEREAS, the Planning Commission did, on the 10th day of July, 2017, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP16-0013, Variance V16-0001, and Minor Site Development Permit 17-0017.

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 and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP16-0013, V16-

0001, and SDP17-0017(M) subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP16-0013

- A) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves a Coastal Development Permit CDP16-0013, subject to conditions:
 - That the project is in conformity with the certified Local Coastal Program 1. as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) in that the site and architectural design of proposed improvements are found to strictly comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property), with the exception of the requested Variance to maintain the previously established rear vard setback and Minor Site Development Permit to increase the retaining wall height in the front yard setback, both mechanisms outlined in Section 9.67 and 9.05.120(d)(2), respectively. The project will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures in that the project maintains the house's existing setbacks and the structure is limited to one level above finished grade of the existing building pad height consistent with the surrounding community.
 - 2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.
 - 3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that

the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that it proposes the construction of one new single-family dwelling.

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

- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and Variance V16-0001 subject to conditions:
 - 1. That the strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter; in that 1) compliance with the 25 foot rear yard setback would result in the footprint of the house being one of the smallest in the community because of the lot size and the topography constraints of the property that limits the buildable area, 2) the Monarch Bay CC&Rs limit the height of the house to one story to preserve ocean views and maintain the neighborhood character but it reduces the development potential of the lot below the RSF-4 standards which allow two stories above grade, 3) the re-establishment of the Variance allows the site to maintain the existing developable envelope of the property which maximizes the efficiency of the lot while maintaining the neighborhood character, and 4) the reestablishment of the Variance (V-5464) is consistent with 73 Variances that were issued in the neighborhood and provide flexibility for a better design of the lots to address the CC&R limitations that require SFDs to not exceed one story above grade.
 - 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district; in that the Monarch Bay CC&Rs results in extraordinary circumstances that limit SFDs to one story, whereas the RSF-4 zone allows SFDs to be two stories. The lot's topography is also an exceptional condition because it reduces the buildable area along the side (north) property line. The CC&Rs and the topography limit the property's ability to build a structure that is consistent in design flexibility to other houses in the neighborhood. The re-establishment of the Variance (V-5464) for the reduced rear yard setback allows the maximum efficiency of the lot by permitting the property to maintain the existing buildable envelope that is consistent with other house in the neighborhood. The stated exceptional conditions effect a number of properties in the community and as a result led to over 73 Variances that were issued to properties in the neighborhood (Tract 3748 and 3839) as well as reduced setbacks for all of the properties in Tract 4472 in Monarch Bay. The Variance issued to this property (V-5464) and many others by the County, prior to Dana Point's incorporation, were intended to allow deviations from development standards to create a balance between the requirements to limit houses to one story to preserve the

neighborhood character and allowing reduced setbacks for difficult lots to allow more flexibility in design.

- 3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints; in that the requirement to make the property provide a 25 foot rear vard setback is not consistent with the established setbacks that were approved in the Monarch Bay community when under County jurisdiction. During the development of the community in the 1960s, while under the County of Orange's jurisdiction, 73 Variances were approved for reduced setbacks. establishment of the Variance would allow the property to maintain its buildable envelope which is consistent with other houses in the community and on the block.
- That the granting of the Variance will not constitute a grant of special 4. privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints; in that the re-establishment of the Variance for the reduced rear yard setback is not a granting of special privilege as 73 Variances were approved for reduced setbacks in the subject property's development tracts (Tract 3748) and 3839) as well as reduced setbacks for all of the properties in Tract 4472 of Monarch Bay. The allowance for the re-establishment of the reduced rear yard setback is consistent with other properties in the community and in the immediate vicinity where there are 14 properties that are in close proximity to the project site with similar reduced rear yard setbacks. The reduced rear yard setback would continue the efficient use of the lot by permitting the house to maintain its buildable area that is consistent in character with the neighborhood. In the 1960s when Monarch Bay was being developed the County of Orange was aware of the hardships created by the CC&Rs that limited SFDs to one story and issued 73 Variances to allow for reduced setbacks to protect ocean views and allow flexibility to achieve better design of one story SFDs.
- 5. That the Variance request is made on the basis of a hardship condition and not as a matter of convenience; in that the Monarch Bay Community CC&Rs creates a hardship for the property that limits SFDs to one story whereas the RSF-4 zoning district allows for SFDs to have a maximum height of 24 feet. The lot's topography is also a hardship condition because it reduces the buildable area along the side (north) property line. In the 1960s when Monarch Bay was being developed the County of Orange was aware of the hardships created by the community constraints and issued 73 Variances to allow for

reduced setbacks to protect ocean views and still allow for more flexibility in design of a one story SFD. Variance issued to this property (V-5464) and many others by the County, prior to Dana Point's incorporation, were intended to allow reduced setbacks to create a balance between the one story requirement to preserve the neighborhood character and allowing reduced setbacks for difficult lots to achieve better design.

- 6. That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; in that the property currently exists with a reduced yard setback of 14 feet and has not been detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity so it is reasonable to conclude that the reestablishment of the reduced rear yard setback will also not result in any of the adverse situations described above. The building plan check review process will ensure that all of the applicable building, fire, and safety codes are adhere to, ensuring the structure is not detrimental to the public health and safety.
- 7. That the Variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone; in that the project results in the demolition of the original house and the development of a new house which is a permitted use in the RES-4 zoning district. The request is to re-establish the Variance that was approved does not change the existing use of the property. Conditions of approval are applied to the project to ensure it is constructed to the requirements of the Public Works and Community Development and best management practices are in place during construction to protect the adjacent structures and uses.
- C) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Minor Site Development Permit SDP17-0017, subject to conditions:
 - 1. That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) in that, the site and architectural design of proposed improvements are found to strictly comply with all development standards of the Dana Point Zoning Code, with the exception of the requested Variance to maintain the previously established rear yard setback and Minor Site Development Permit to increase the retaining wall height in the front yard setback, both mechanisms outlined in Section 9.67 and 9.05.120(d)(2), respectively. Because the retaining walls are greater than 30 inches in height and

are visible from adjacent properties and the right-of-way the project is designed with landscaping to screen the walls in accordance with DPZC Section 9.05.120(d)(5).

- 2. That the site is suitable for the proposed use and development in that the project results in the demolition of the original house and the development of a new house which is a permitted use in the RES-4 zoning district. The retaining walls will not create conditions detrimental to or incompatible with other permitted use or improvements in the vicinity and would facilitate pedestrian and vehicular access to the partially subterranean garage and upper level of the dwelling. Public Works determined that the retaining wall design would not impact the line of sight for vehicles exiting the garage on to the private street. The HOA approved the wall designs and deemed them compatible with the neighborhood and suitable for the site.
- 3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines in that, the proposed improvements are found to be consistent with all elements of the Dana Point General Plan and will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures by maintaining the house's existing setbacks and limiting the structure to one level above finished grade of the existing building pad height consistent with the massing and scale of the surrounding community with complimentary materials. proposed retaining walls are sited sensitively, incorporate finishes consistent with the proposed dwelling, and include landscaping that will mitigate impacts to surrounding properties.
- 4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, in that, the project consists of a single family dwelling unit which use is consistent with the RES-4 zoning district and associated regulations. The Site Development Permit request is to allow the increased height of retaining walls within the front yard setback to address the steep topography at the front of the lot. The retaining walls create exterior finished surfaces at the front of the dwelling facilitating pedestrian and vehicular access to the partially subterranean garage and upper level of the dwelling. The request is consistent with and suitable for the site because of the topography of the lot. The design of the walls are compatible with the house and are appropriate for the site as all of the retaining walls are finished

with the same stone veneer to blend in with the architecture of the house. The HOA approved the wall designs and deemed them compatible with the neighborhood and suitable for the site.

Conditions:

General:

- 1. Approval of this application permits demolition of all existing site improvements and the construction of a new 4,505 square-foot single-family dwelling at 118 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
- 2. 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.
- 3. 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.
- 4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
- 5. 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.
- 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.

- 7. 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.
- 8. 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.
- 9. The project shall meet all water quality requirements.
- 10. A grading permit shall be obtained prior to any work including demolition activities.
- 11. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The Applicant, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.
- 12. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.
- 13. The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.
- 14. A separate permit for all retaining walls shall be required by the Building Department. A separate submittal shall be required in accordance with Building Department standards.
- 15. 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.

Prior to Issuance of a Grading Permit:

- 16. The applicant shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
- 17. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
- 18. The applicant shall submit an application for separate structures, including retaining walls. Retaining walls and other structures no supported by the building foundation require a separate submittal for review and approval to the Building Department. A separate permit submittal shall be made to the Building Department in accordance with the current submittal requirements.
- 19. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
- 20. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.
- 21. A Boundary/Record of Survey shall be completed for the project site and recorded at the County of Orange prior to issuance of a Grading Permit.
- 22. Separate review, approval, and permits are required for:
 - Separate Structures
 - Retaining Walls
 - Site Walls over 3 ft.
 - Fire Sprinklers
 - Demolition of Structures
 - Swimming Pool/Spa

Prior to Issuance of a Building Permit:

23. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The landscape plan shall include planting and beautification of the property parkways at the surrounding sidewalk. The landscape plan shall be in accordance with the approved grading plan, 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.

- 24. Building plan check submittal shall include the following construction documents:
 - Building Plans (4 sets)
 - Electrical/Plumbing/Mechanical plans by a Registered Design Professional
 - Energy Calculations (2 sets)
 - Structural Calculations (2 sets)
 - Soils/Geology Report (3 sets)
 - Drainage Plan

All documents prepared by a registered-design-professional shall be wet-stamped & signed.

- 25. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.
- 26. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.
- 27. Minimum roofing classification is Class "A".
- 28. Fire sprinkler system is required.
- 29. Soils Report (1803): 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.
- 30. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.
- 31. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
- 32. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
- 33. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
- 34. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of a grading and drainage plan (and soils report if required) in compliance with all City

- of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
- 35. The Applicant, or Applicant's agent(s), 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 (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.
- 36. The Applicant, or Applicant's agent(s), shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
- 37. 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.

Prior to issuance of a Certificate of Occupancy

- 38. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP16-0013, V16-0001, SDP17-0017(M). The City's standard "Line & Grade Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval.
- 39. 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 CDP16-0013, V16-0001, SDP17-0017(M). The

PLANNING COMMISSION RESOLUTION NO. 17-07-10-XX CDP16-0013, V16-0001, SDP17-0017(M) PAGE 13

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.

- 40. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
- 41. 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.
- 42. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved plans and which specifically approves construction for all engineered drainage devices and retaining walls.
- 43. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
- 44. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
- 45. Public Works final approval will be required for all permits.
- 46. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
- 47. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials 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 10th day of July, 2017 by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 17-07-10-XX CDP16-0013, V16-0001, SDP17-0017(M) PAGE 14

Eric Nelson, Chairperson Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director Community Development Department



Monarch Bay Association

March 27, 2017

Dan and Tessa Maas 118 Monarch Bay Drive Monarch Beach, CA 92629

via e-mail

RE:

118 MONARCH BAY DRIVE

APPROVAL OF NEW HOME PLANS DATED 2/27/17 BY ANDRADE ARCHITECTS

Dear Mr. and Mrs. Maas,

Thank you for submitting detailed, revised plans to the Monarch Bay Association Architectural Control Committee for the new home construction for your home at 118 Monarch Bay Drive. The Committee reviewed and approved your plans as submitted with the following conditions:

- 1) All geologic/soils/engineering is completed and approved by the City of Dana Point Planning Department to ensure the safety of surrounding properties;
- 2) The roof material will be a sand color, gravel surface material (similar to #82) to improve the visual impact to your neighbor at #120;
- 3) You agree to replant as needed on the downhill side of the wall to conceal the 5' wall for your neighbor at #114;
- 4) The landscape plans are being reviewed separate and apart by the Association's consulting Landscape Architect. This approval does not cover the landscape portion of your plans.

Two sets of stamped approved plans were provided to Stan Andrade at today's meeting.

Please note that we have received both your construction deposit of \$25,000 and review fees of \$5,000, so no additional fees are required at this time. We thank you for your ongoing cooperation. We wish you luck with your project.

Respectfully, THE MONARCH BAY ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE

CC: Board

Stan Andrade via email
MB/118/arch/ new home approval/03.2717

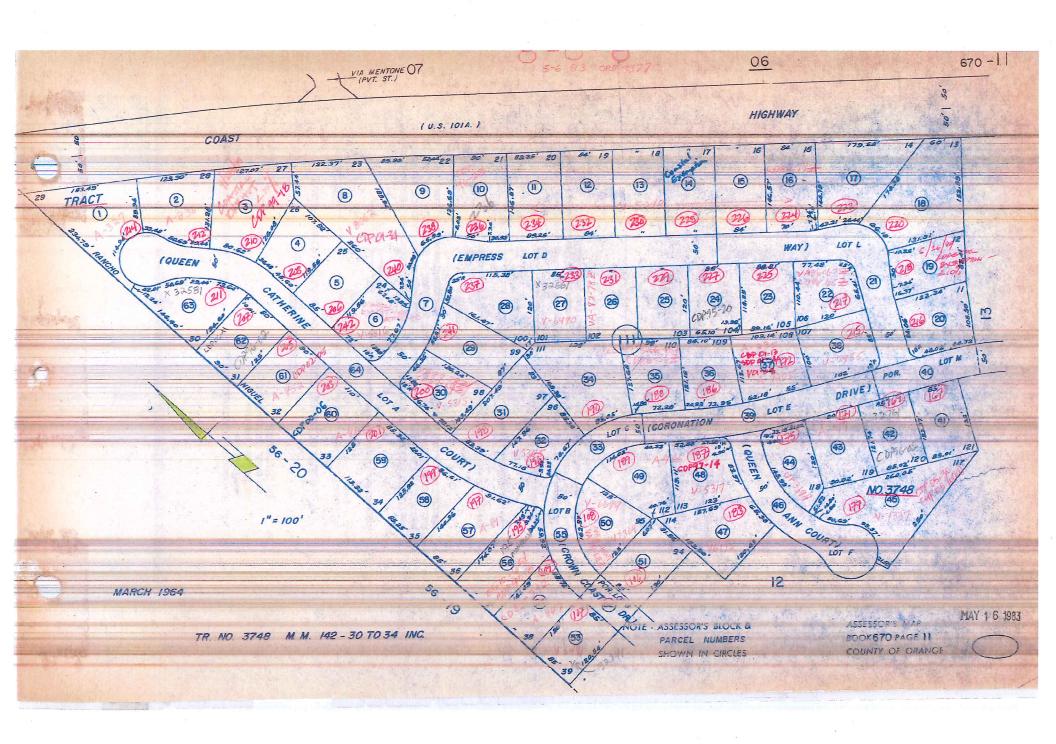
c/o Progressive Community Management • 27405 Puerta Real • Suite 300 • Mission Viejo, CA 92691 (949) 582-7770 • Fax (949) 582-7796

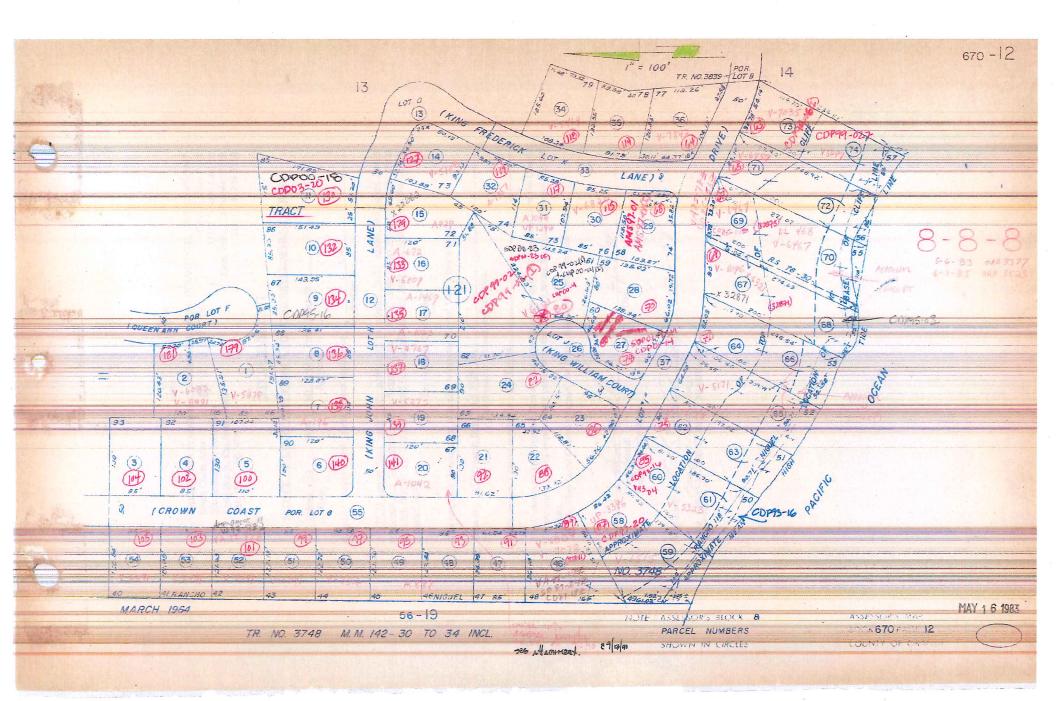


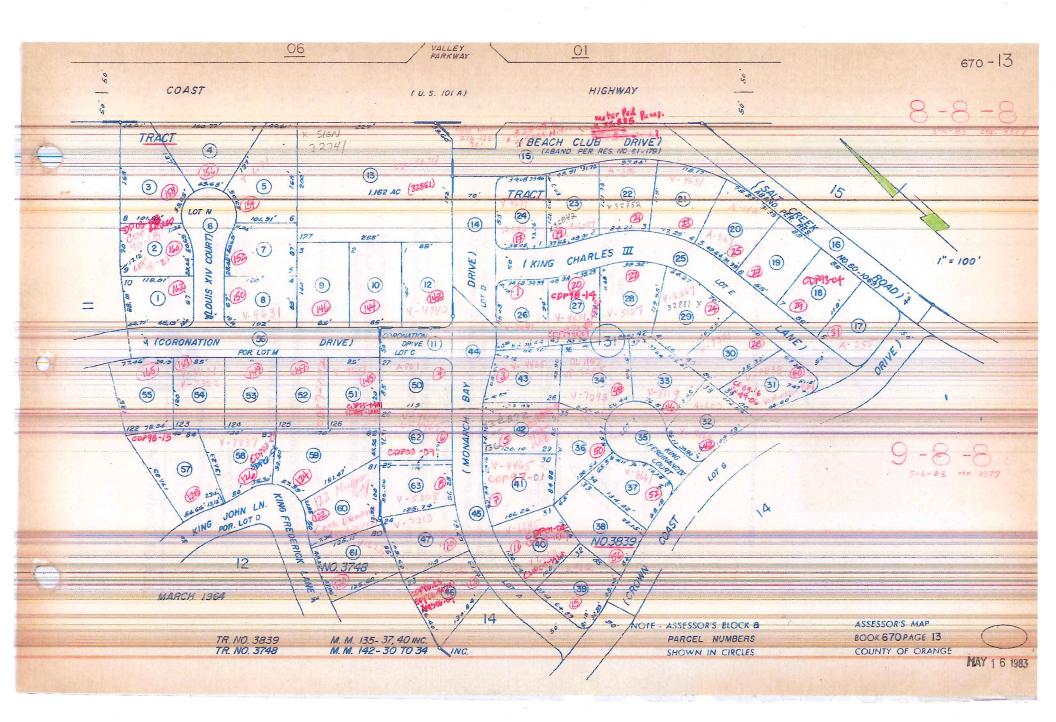
Vicinity Map

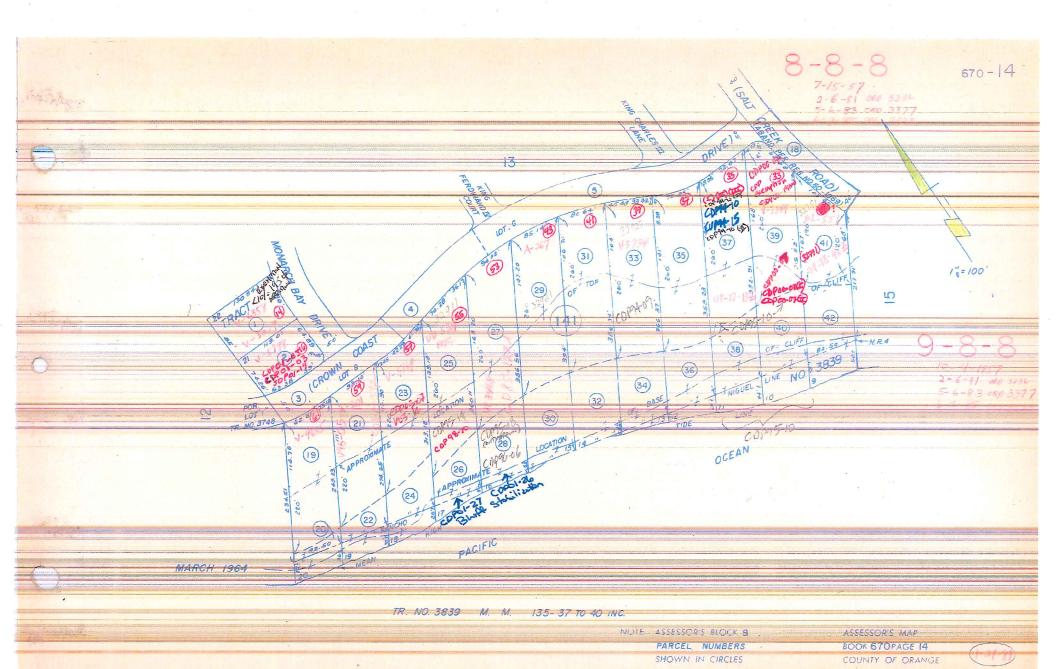
118 Monarch Bay, CDP16-0013, V16-0001, SDP 17-0017(M)





















COLOR/FINISH: CREAM/SMOOTH EXTERIOR CEMENT PLASTER LOCATION: EXTERIOR WALLS



LOCATION: SIDING/ EAVE FASCIA/ GARAGE DOOR/ ENTRY WOOD TRELLIS EXTERIOR WOOD COLOR/FINISH:NATURAL/ WEATHERED



MFR: K&K MASON
PRODUCT: NATURAL CUT STONE VENEER

NATURAL STONE CUT VENEER

COLOR/FINISH: NATURAL CUT

LOCATION: EXTERIOR WALLS

COLOR/FINISH: BRONZE ANODIZED/ METAL LOCATION: TRELLIS METAL TRELLIS







MATERIAL SAMPLES BOARD

DRAWN BY:
DATE:
JOB #:
SHEET:

MSB

118 MONARCH BAY DRIVE DANA POINT, CA. 92629 MAAS RESIDENCE



MAAS RESIDENCE 118 MONARCH BAY, DANA POINT CALIFORNIA

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH 2016 CALIFORNIA RESIDENTIAL CODE (CRC); 2016 CALIFORNIA CODE (CBC); 2016 CALIFORNIA PLUMBING CODE (CPC); 2016 CALIFORNIA ELECTRICAL CODE (CEC); 2016 CALIFORNIA MECHANICAL CODE (CMC); 2016 BUILDING ENERGY EFFICIENCY STANDARDS (BEES); 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AS AMENDED BY CITY ORDINANCE AND DANA POINT MUNICIPAL CODE.

SQUARE FOOTAGES

LANDSCAPE FOOTAGES

BUILDING AREA: 4,505.00 SQ. FT TOTAL LANDSCAPE AREA: 7,545.00 SQ. FT = 1009 DECORATIVE HARDSCAPE (IMPERVIOUS): 2,042.00 SQ. FT = 27.19 SOFTSCAPE (PERVIOUS): 5,503.00 SQ. FT = 72.99 INCLUDING - LANDSCAPE IRRIGATED AREA (MIN. 3' X 3'): 2,994.53 SQ. FT = 39.79 WOOD DECK: 543.89 SQ. FT = 7.296 BASIC CONCRETE: 764.34 SQ. FT = 10.19 POOL / SPA: 551.29 SQ. FT = 7.396	TOTAL LOT AREA:	12,050.00 SQ. F
DECORATIVE HARDSCAPE (IMPERVIOUS): 2,042.00 SQ. FT = 27.19 SOFTSCAPE (PERVIOUS): 5,503.00 SQ. FT = 72.99 INCLUDING - LANDSCAPE IRRIGATED AREA (MIN. 3' X 3'): 2,994.53 SQ. FT = 39.79 WOOD DECK: 543.89 SQ. FT = 7.2% BASIC CONCRETE: 764.34 SQ. FT = 10.19	BUILDING AREA:	4,505.00 SQ. F
SOFTSCAPE (PERVIOUS): 5,503.00 SQ. FT = 72.9' INCLUDING - LANDSCAPE IRRIGATED AREA (MIN. 3' X 3'): 2,994.53 SQ. FT = 39.7' WOOD DECK: 543.89 SQ. FT = 7.2% BASIC CONCRETE: 764.34 SQ. FT = 10.1'	TOTAL LANDSCAPE AREA:	7,545.00 SQ. FT = 1009
INCLUDING - LANDSCAPE IRRIGATED AREA (MIN. 3' X 3'): WOOD DECK: BASIC CONCRETE: 2,994.53 SQ. FT = 39.7' 543.89 SQ. FT = 7.2% 764.34 SQ. FT = 10.1'	DECORATIVE HARDSCAPE (IMPERVIOUS):	2,042.00 SQ. FT = 27.1
LANDSCAPE IRRIGATED AREA (MIN. 3' X 3'): 2,994.53 SQ. FT = 39.7' WOOD DECK: 543.89 SQ. FT = 7.2% BASIC CONCRETE: 764.34 SQ. FT = 10.1'	SOFTSCAPE (PERVIOUS):	5,503.00 SQ. FT = 72.9
	LANDSCAPE IRRIGATED AREA (MIN. 3' X 3'): WOOD DECK: BASIC CONCRETE:	543.89 SQ. FT = 7.2% 764.34 SQ. FT = 10.1

GENERAL NOTES

- 1. SUBMIT SEPARATE PLANS, CALCULATIONS AND PERMITS FOR ALL FENCES POOLS AND RETAINING WALLS
- 2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM
- 3. CONTRACTOR TO VERIFY EXISTING FIELD CONDITIONS BEFORE COMMENCING ANY WORK
- 4. HOUSE NUMBER WILL BE VISIBLE AND LEGIBLE FROM THE STREET
- 5. FINISH GRADE WITHIN 10' OF THE NEW STRUCTURE/ ADDITION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING FOR IMPERVIOUS SURFACES AND 5% FOR NATURAL GRADE.
- 6. ITEMS IN THIS LIST REQUIRE FIELD TESTING AND/ OR VERIFICATION BY A CERTIFIED HERS RATER. THE INSPECTOR MUST RECEIVE A COMPLETED CF-4R FORM FOR EACH OF THE MEASURES LISTED BELOW FOR FINAL TO BE GIVEN:

THE HVAC SYSTEM HVAC INCORPORATES HERS VERIFIED DUCT LEAKAGE. HERS FIELD VERIFICATION AND DIAGNOSTIC TESTING IS REQUIRED TO VERIFY THAT DUCT LEAKAGE MEETS THE SPECIFIED CRITERIA.

PROJECT DIRECTORY

PROPERTY OWNER: DANIEL T. MAAS 30832 VIA VISTA COTO DE CAZA, CA 92679 ARCHITECT:
ANDRADE ARCHITECTS, INC.
2880 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949-715-7474

FAX: 949-715-7475

PROJECT DESCRIPTION

A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED SUBTERRANEAN
GARAGE BELOW

 EXISTING RESIDENCE AND SWIMMING POOL TO BE COMPLETELY DEMOLISHED AND REMOVED.

PROJECT DATA

APN:		670-121-
TRACT:		37
LOT:		
ZONE:		RSI
OCCUPANCY:		R
CONSTRUCTION TYPE:		VB FULLY SPRINKLI
BUILDING TO BE EQUIPPED WI WITH NFPA13D.	TH FIRE SPRINKLER SYSTE	EM IN ACCORDANCE
FINISHED PAD ELEVATION:		129.
MONARCH BAY ASSOCIATION		
PAD ELEVATION:		138
MAXIMUM HEIGHT:	(14.0' ABOVE PAD)	152

LEGAL DESCRIPTION

LOT 79 TRACT 3748 142 / 30-34

VICINITY MAP



SHEET INDEX

ARCHITE	CTURAL:	CIVIL:	
G.001	COVER SHEET	C1	PRELIMINARY GRADING PL
A.001	SITE PLAN	1 OF 1	TOPOGRAPHIC SURVEY
A.100	GARAGE LEVEL PLAN		
A.101	MAIN LEVEL PLAN		
A.102	ROOF PLAN		
A.201	EXTERIOR ELEVATIONS		
A.202	EXTERIOR ELEVATIONS		
ST.001	STAKING PLAN		
AD-1	SQUARE FOOTAGE CALC	JLATIONS	

LANDSCAPE

PRELIMINARY LANDSCAPE PLAN
PRELIMINARY PLANTING PLAN

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OTHER PROPERTY RIGHTS IN
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OBTAINING THE EXPRESSED
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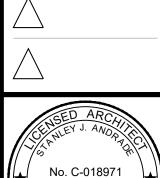
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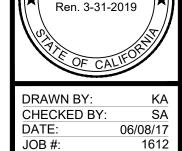
OVER SHEET

REVISIONS

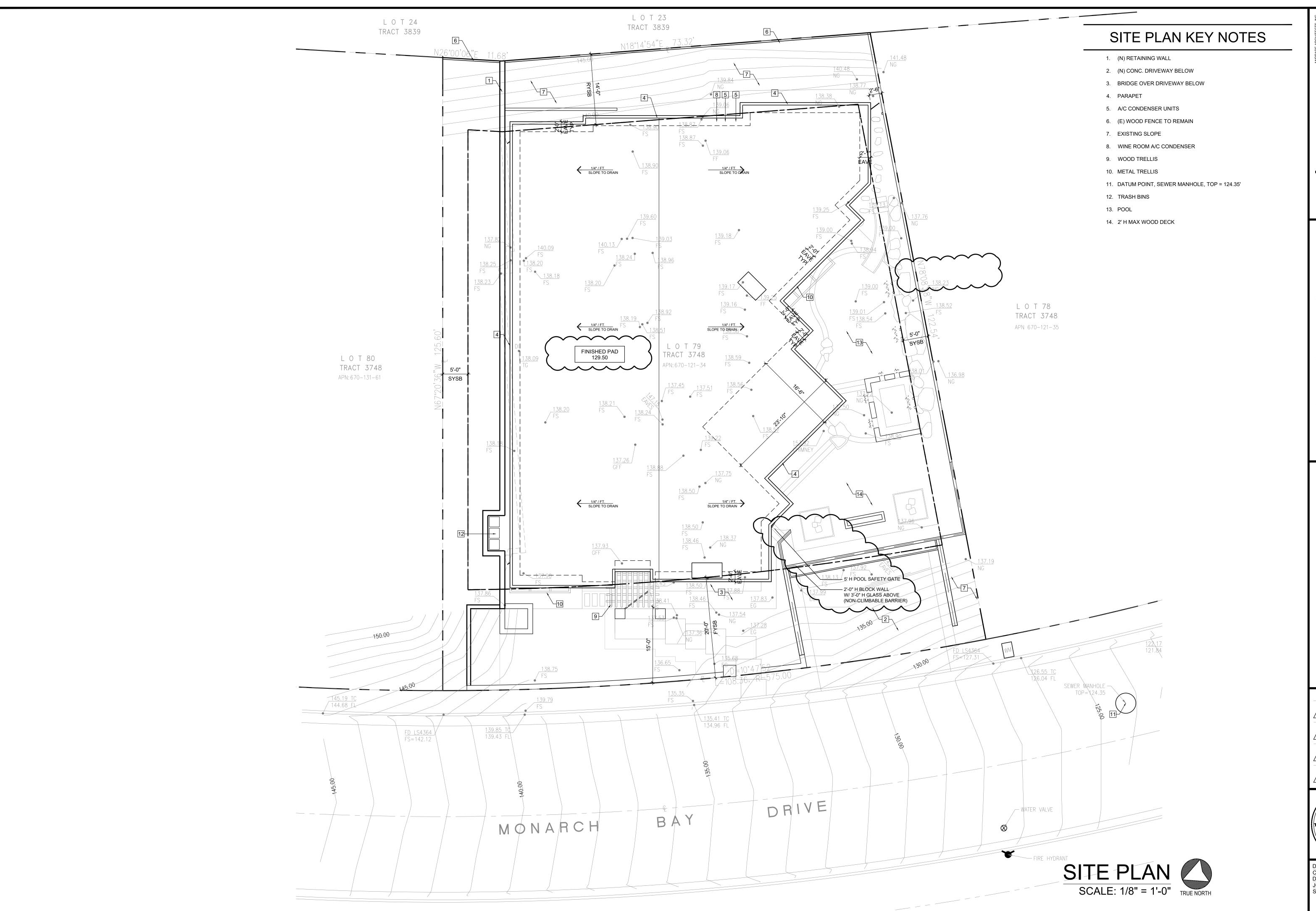
02/27/17
PLAN CHECK
CORRECTIONS

05/08/17
PLAN CHECK
CORRECTIONS





JOB #: 161 SHEET: **G.001**



MAAS RESIDENCE
118 MONARCH BAY
DANA POINT, CA 92629

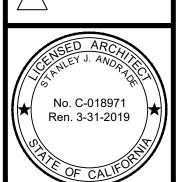
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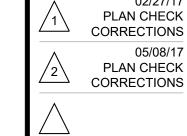
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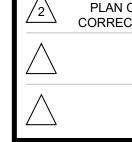
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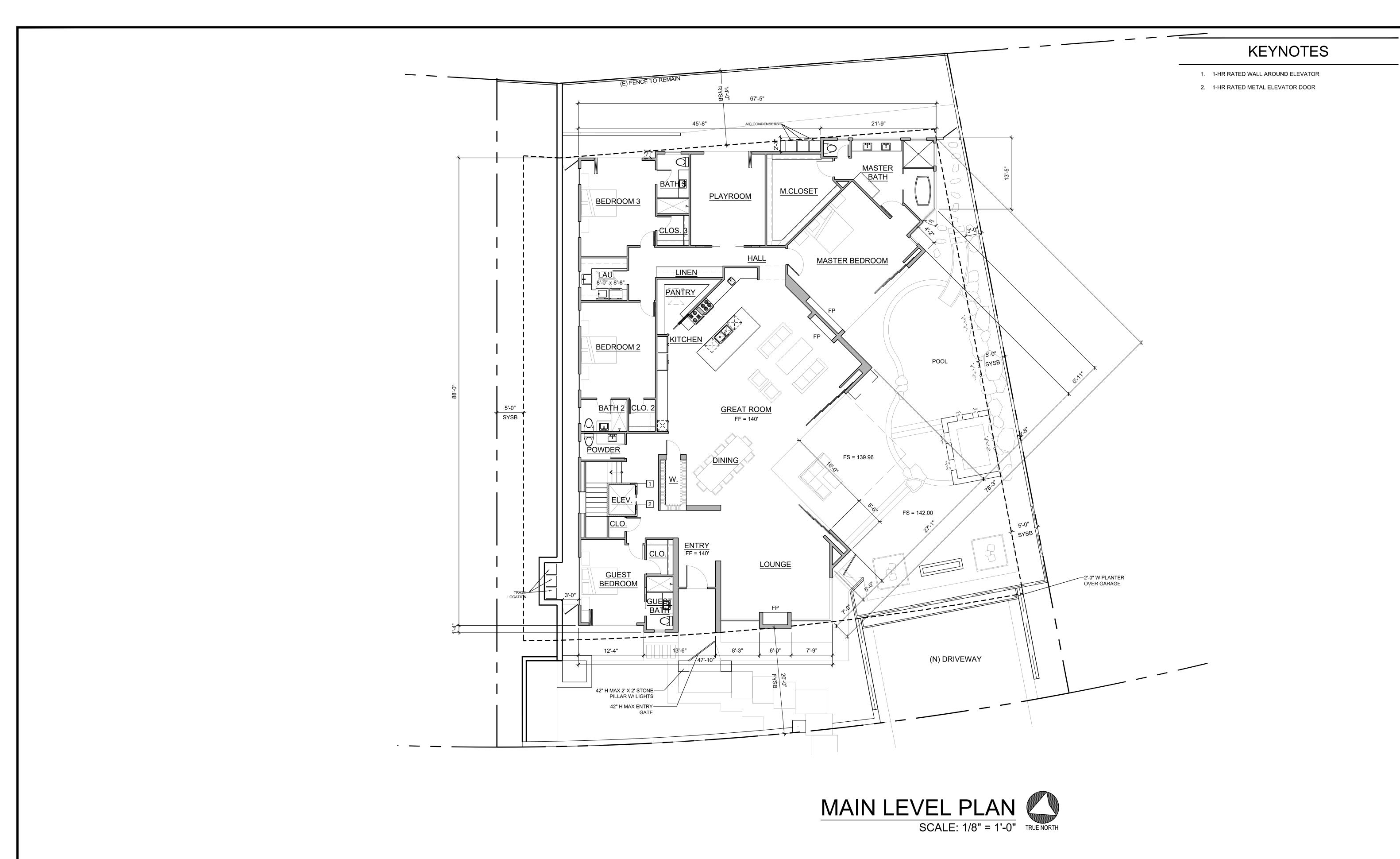
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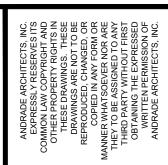
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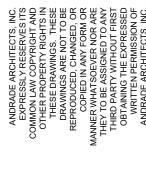


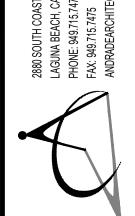








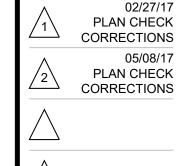


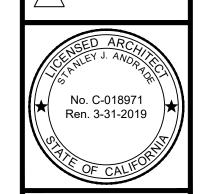


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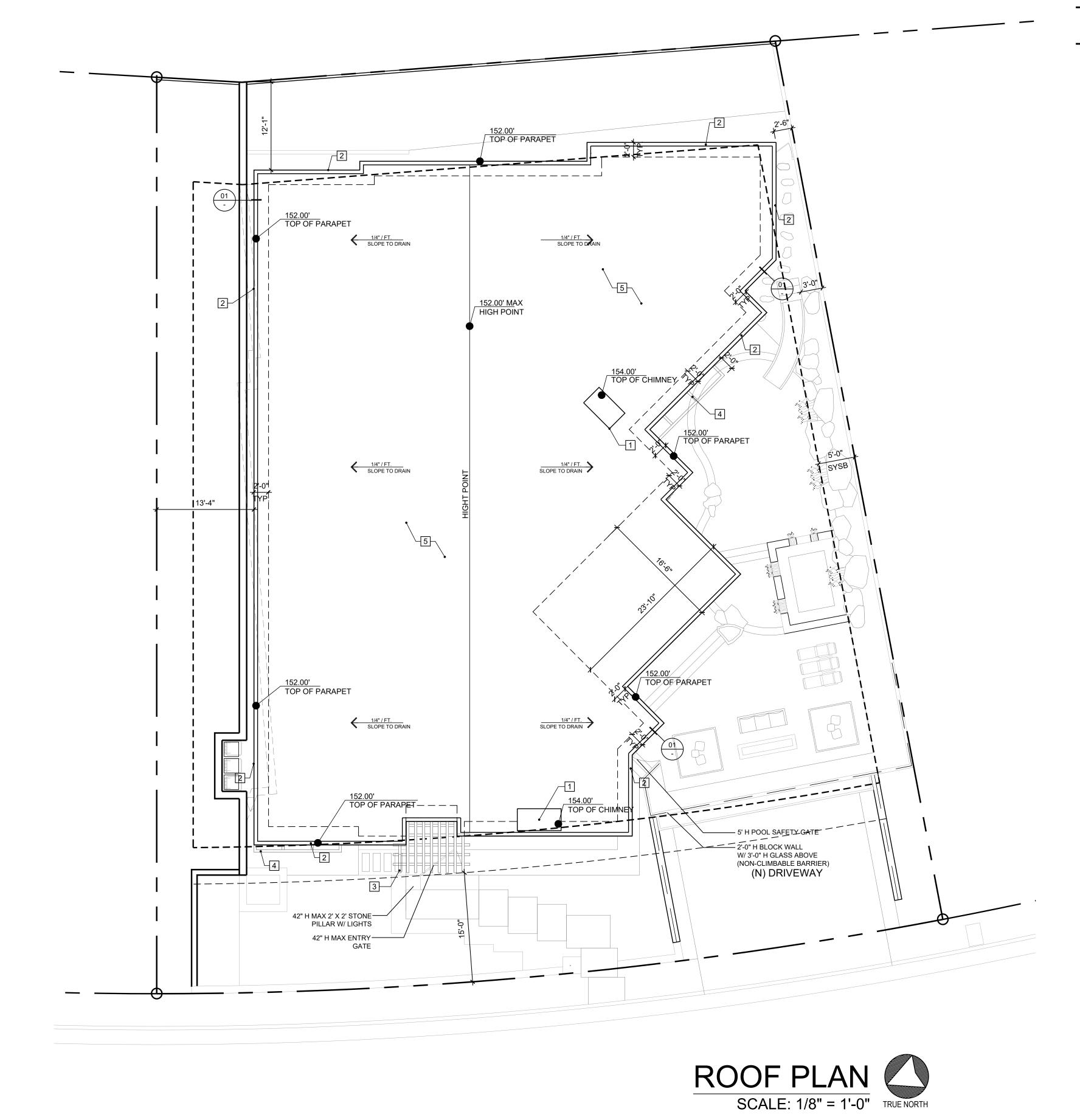
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REVISIONS 02/27/17 PLAN CHECK CORRECTIONS





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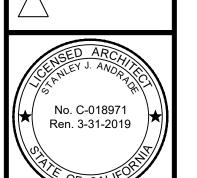
KEYNOTES

- CHIMNEY
- 2. PARAPET
- 3. WOOD TRELLIS
- 4. METAL TRELLIS
- CLASS "A" ASPHALT BUILT-UP ROOFING:
 O/ 30# GAFGLAS ROOFING FELT AND BASE SHEET (ICC REPORT #ESR-MANUFACTURER: GAF MATERIALS CO.
 ICC REPORT #ESR- 1274
 INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH
 MANUFACTURER'S SPECIFICATIONS

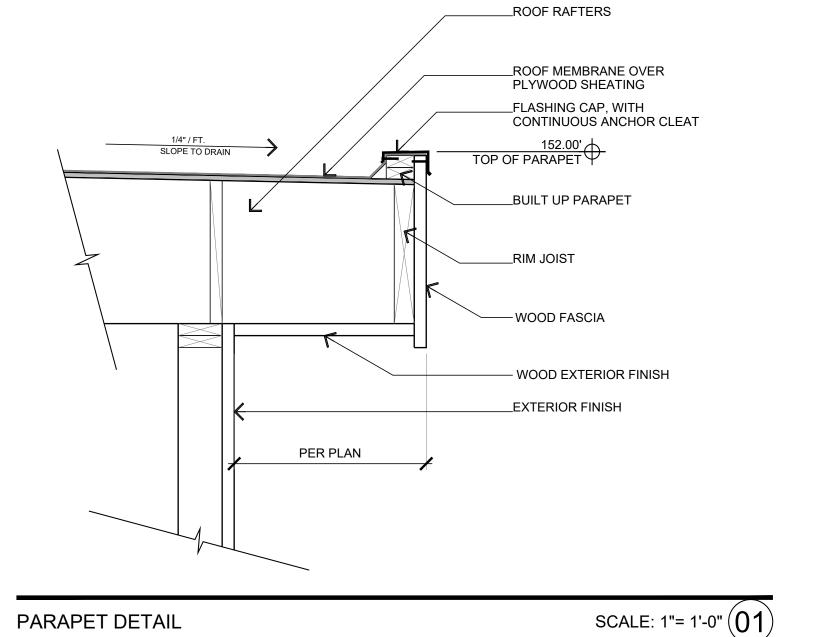
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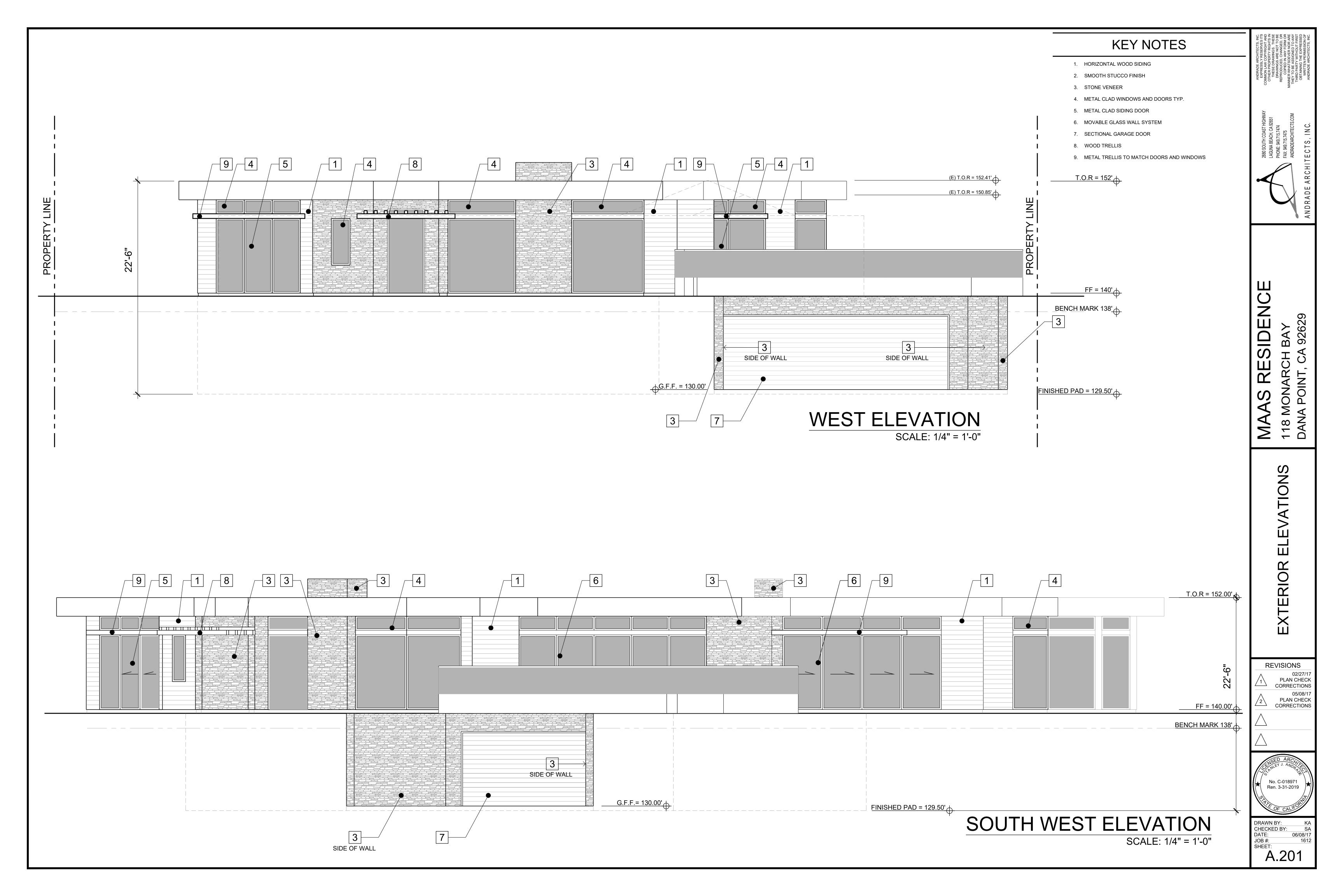
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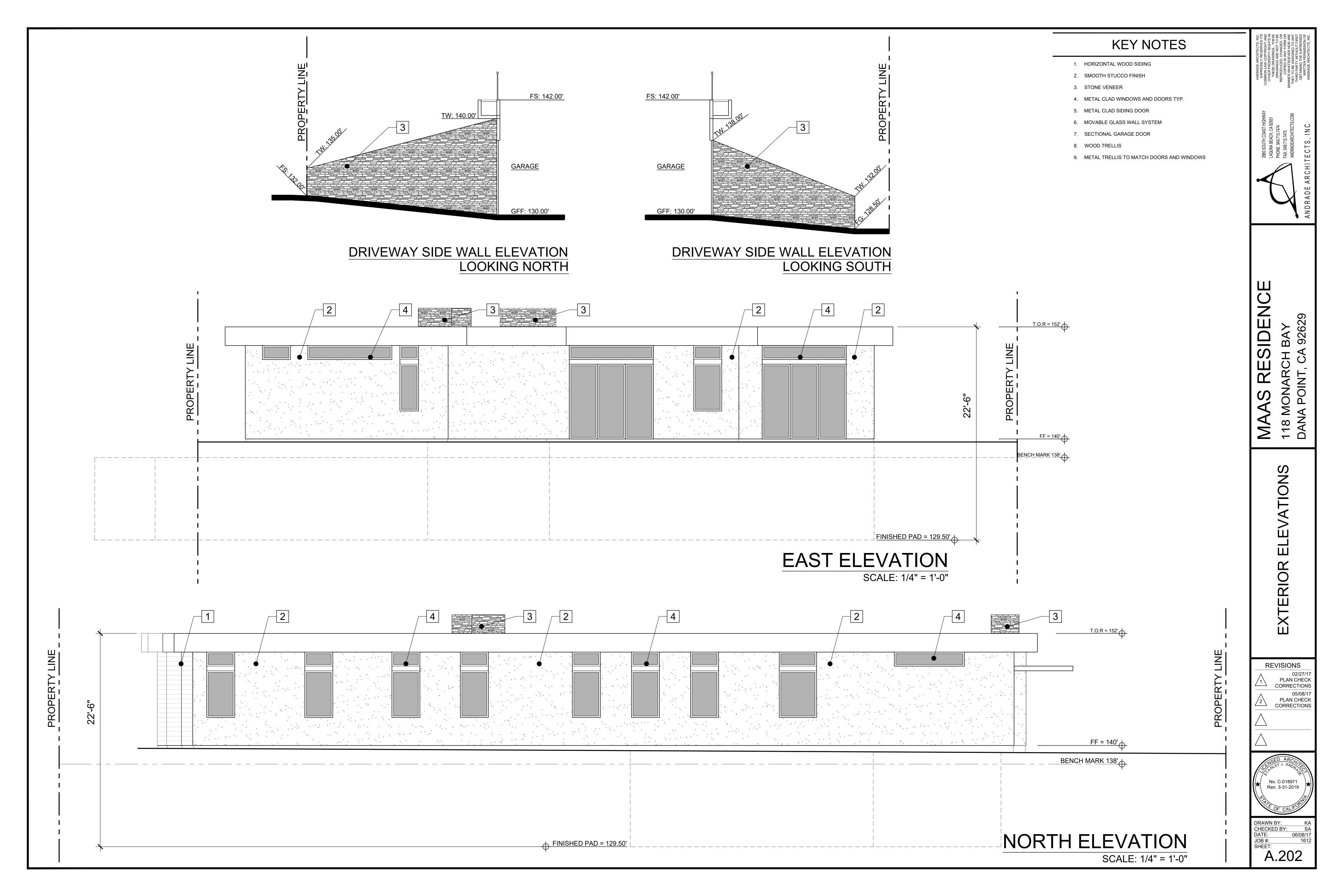
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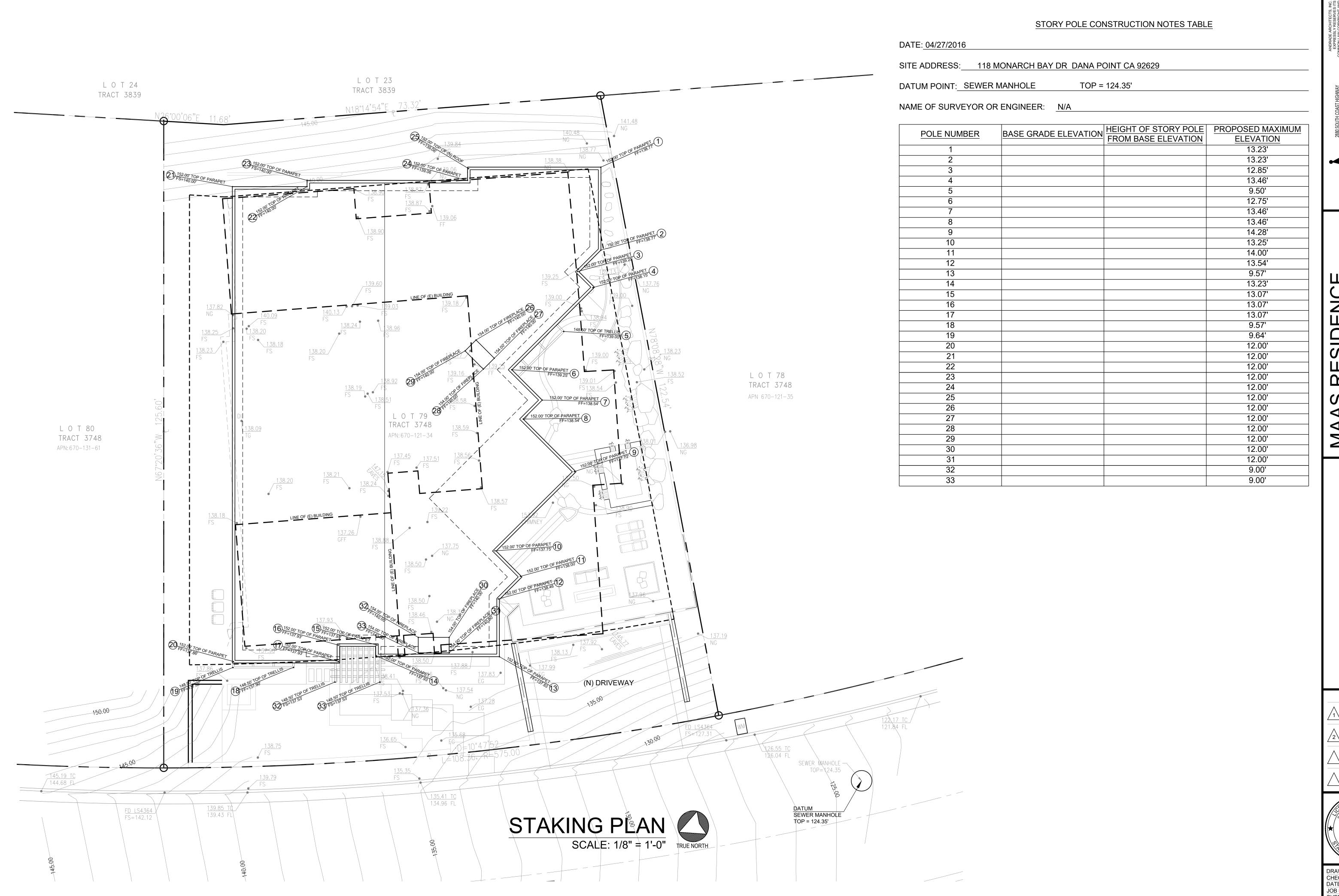


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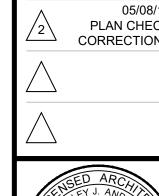




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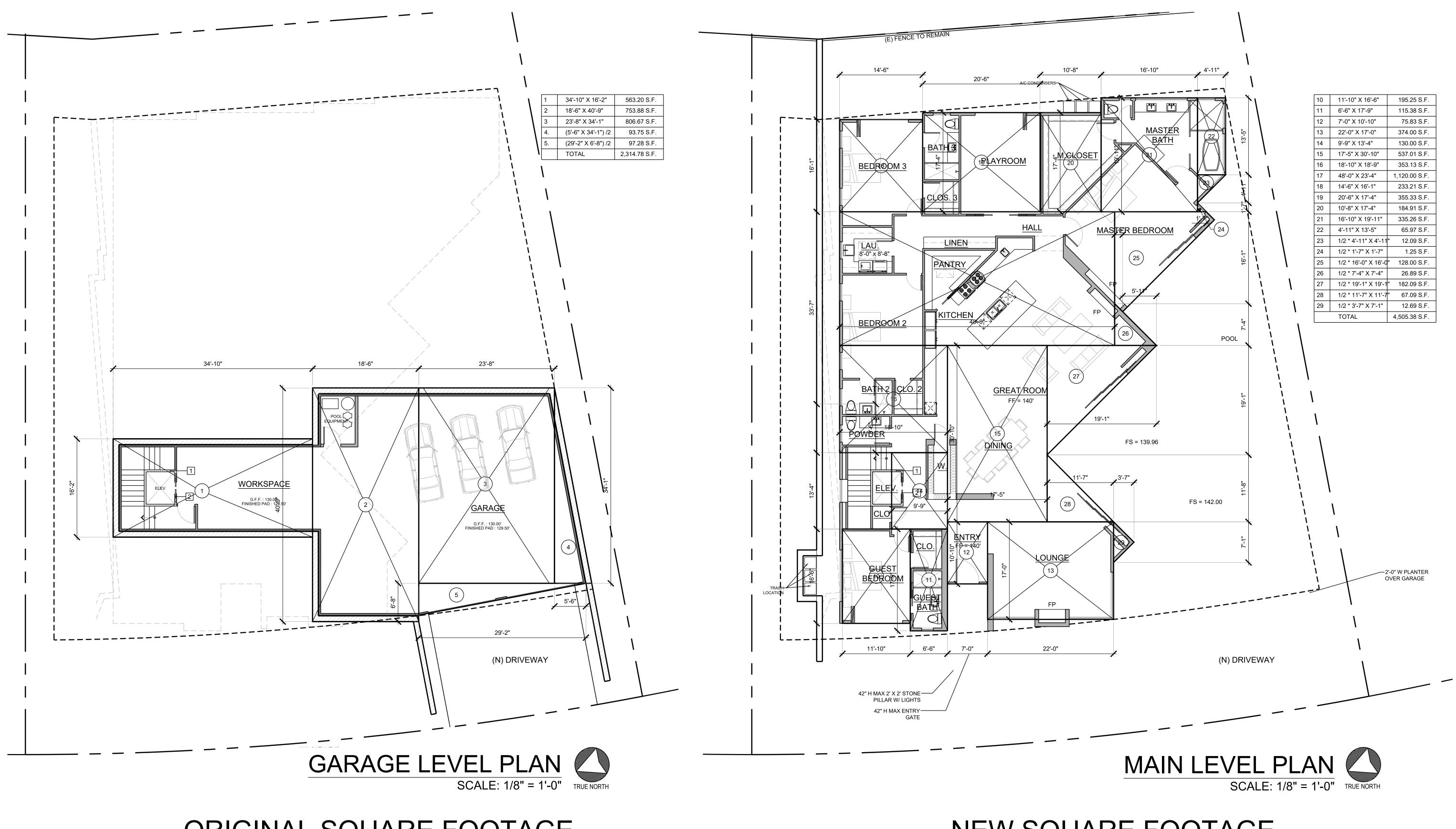
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05/08/17 PLAN CHECK CORRECTIONS





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ORIGINAL SQUARE FOOTAGE

MAIN LEVEL: 4,820 S.F.

BASEMENT LEVEL: 6,805 S.F. TOTAL: 11,625 S.F.

NEW SQUARE FOOTAGE

MAIN LEVEL: 4,522.25 S.F.

BASEMENT LEVEL: 1,908.16 S.F. TOTAL: 6,430.41 S.F.

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LAGUNA BEACH, CA 92651
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ANDRADEARCHITECTS.COM

2880 LAGI PHOI FAX: ANDI

IAAS RESIDENC 18 MONARCH BAY

SQUARE FOOTAGE CALCULATIONS

REVISIONS

02/27/17
PLAN CHECK
CORRECTIONS

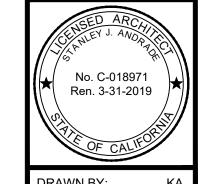
05/08/17
PLAN CHECK

CORRECTIONS

05/08/17

PLAN CHECK
CORRECTIONS

CORRECTIONS

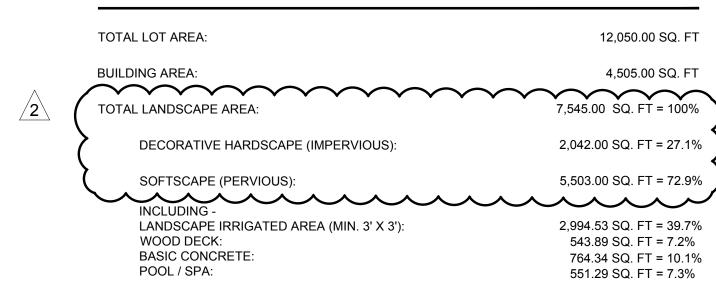


DRAWN BY: KA
CHECKED BY: SA
DATE: 06/08/17
JOB #: 1612
SHEET:

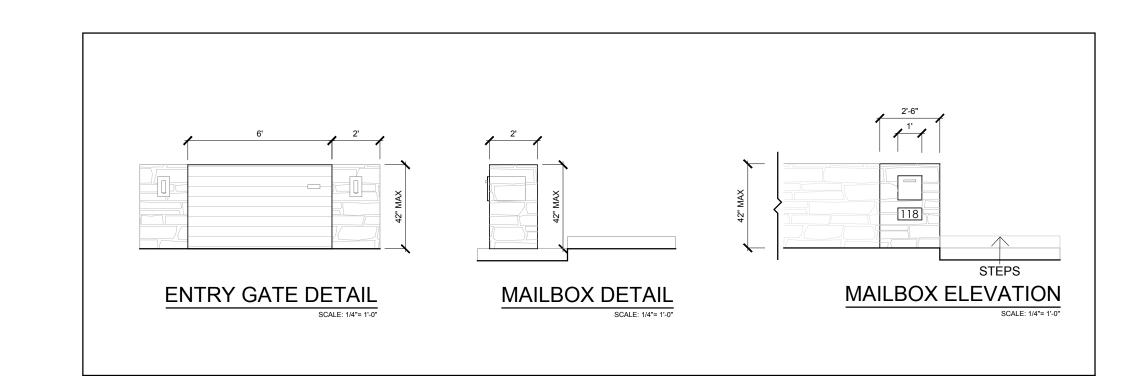
AD-1







LIGHTING LEGEND			END	LIGHTING NOTES:
QUANTITY	DESCRIPTION	MANUFACTURER/ MODEL#	REMARKS	
2 19 11 (32 TOTAL)	▼ UPLIGHT ■ DOWNLIGHT / PATHLIGHT STEP LIGHT	ALLIANCE/ BL50 LED 4 W MR11 BULLET LIGHT (LOW VOLTAGE) ALLIANCE/ DL50 LED 4 W MR11 BULLET LIGHT (LOW VOLTAGE) ALLIANCE/ SL25-LED 4.5 W LOUVERED INTEGRATED STEP LIGHT (LOW VOLTAGE)	DIRECTIONAL UPLIGHTS (BENEATH TREES ONLY). ORIENT AS SHOWN ON PLAN. ORIENT AS SHOWN ON PLAN. ORIENT AS SHOWN ON PLAN.	 FINISH: B - AGED BRASS FINISH MOUNTING: GROUND MOUNTED FIXTURES TO BE MOUNTED ON ALLIANCE PERMAPOST INSTALL PER MANUFACTURER INSTRUCTIONS. LIGHTING LOCATIONS PER OWNER'S. THE LIGHT SOURCE FOR DIRECTIONAL UPLIGHTS AND FLOODLIGHTS MUST BE SHIELDED FROM DIRECT VIEW FROM NEIGHBORING PROPERTIES.
	IRRIGATION NOTES:			PLANTING NOTES:
	DRIP IRRIGATION W/ SMART CONTROLLER - (TO MATCH EXISTING) RAINBIRD XFS SUBSURFACE PRESSURE REGULATED DRIPLINE			P.A. = PLANTING AREA G.C. = GROUNDCOVER
EQUIPMENT NOTES:			OTES:	DRAINAGE NOTES:
POOL / SPA EQUIPMENT TO BE LOCATED IN THE GARAGE PER ARCHITECTURAL PLANS			ED IN THE GARAGE	SEE DRAINS PER ENGINEERS PLAN



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ANDRADE ARCHITECTS.CO

MAAS RESIDENCE
118 MONARCH BAY DRIVE
DANA POINT, CA. 92629

LANDSCAPE PRELIMINARY PLAN

REVISIONS

02/27/17

1ST PLAN CHECK
CORRECTIONS

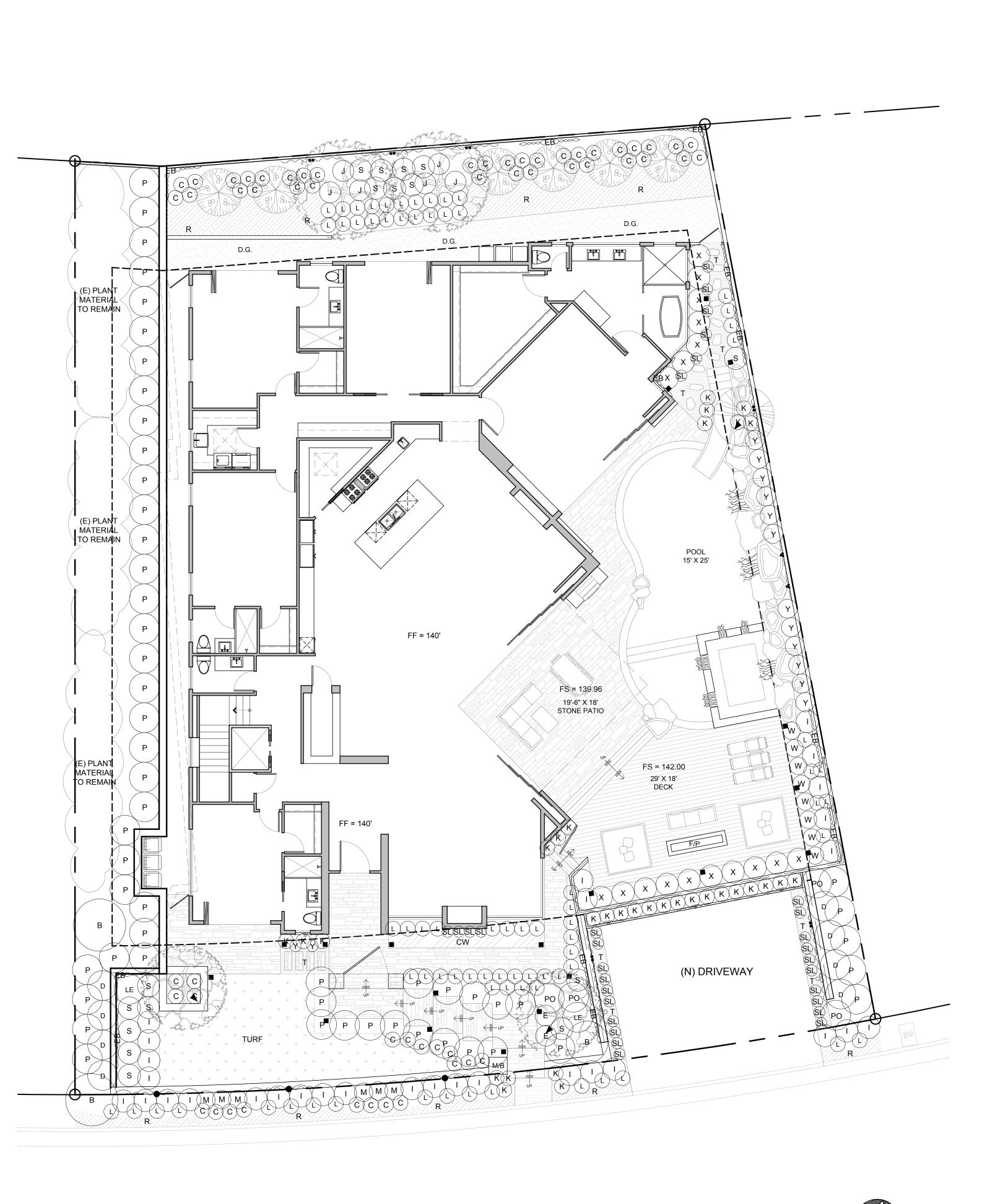
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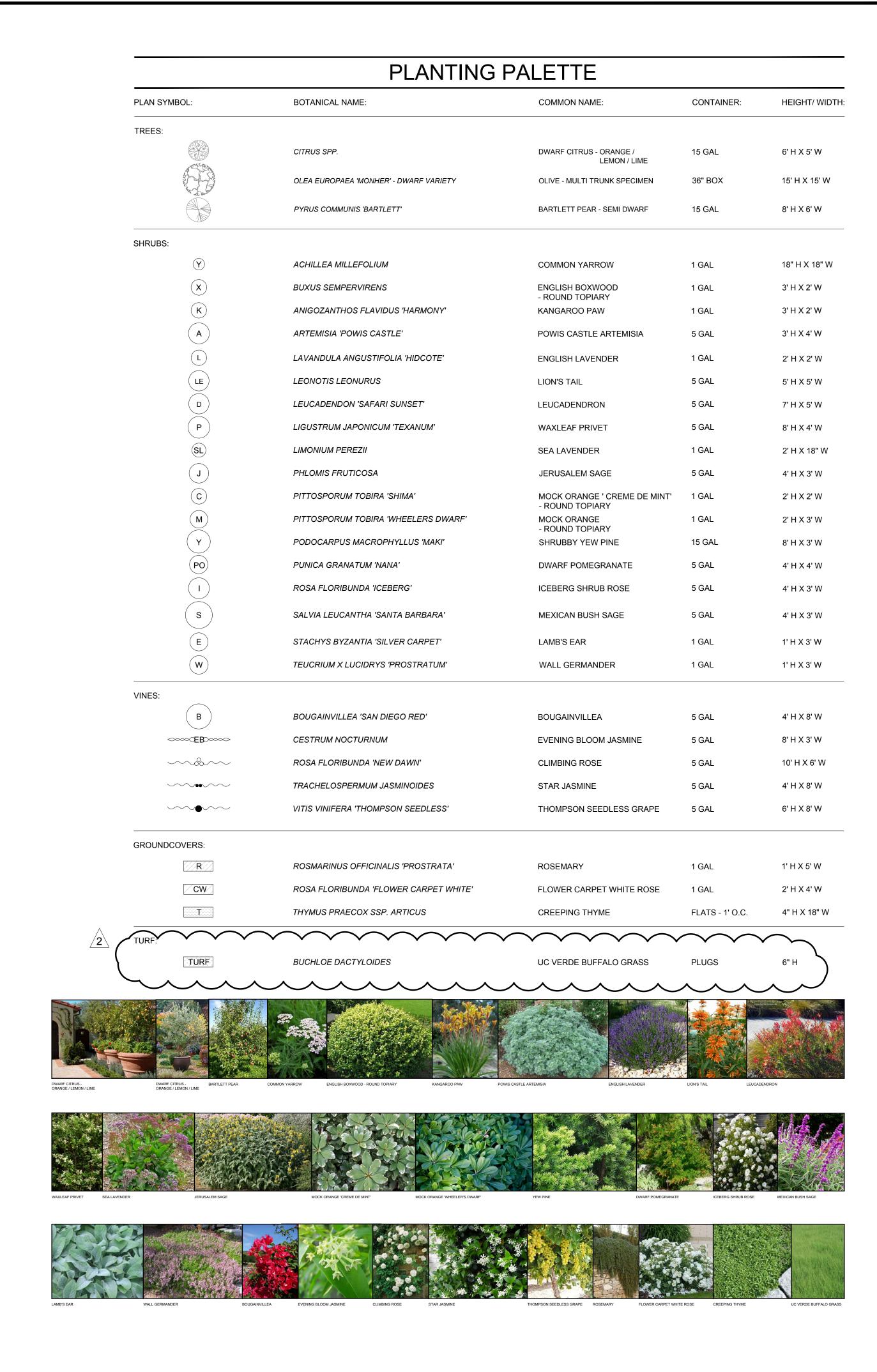
2ND PLAN CHECK
CORRECTIONS

CORRECTION

DRAWN BY: TP / DM CHECKED BY: KA DATE: 05/15/17 JOB #: 1612 SHEET:

I 101

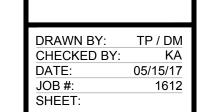




PRELIMINARY PLANTING PLAN

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

TRUE NORTH



LANDSCAPE PRELIMINARY PLANTING

REVISIONS

2 2ND PLAN CHECK CORRECTIONS

1ST PLAN CHECK CORRECTIONS

02/27/1

