

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

DATE: April 23, 2018

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP17-0024 AND SITE DEVELOPMENT PERMIT SDP18-0004 FOR AN ADDITION AND REMODEL TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE RESIDENTIAL BEACH ROAD 12 (RBR 12) ZONE LOCATED AT 35561 BEACH ROAD

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0024 and Site Development Permit SDP18-0004.

APPLICANT: 35561 Beach Road, Peter Benudiz

REPRESENTATIVE: Robert Williams, Architect

REQUEST: Approval of a Coastal Development Permit and Site Development Permit for a 305 square foot addition and remodel to a single-family residence located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 35561 Beach Road (APN 691-161-15)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on April 12, 2018, published within a newspaper of general circulation on April 12, 2018, and posted on April 12, 2018 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 15301(e) (Class 1 – Existing Facilities) in that the project involves the addition and remodel of a single-family residence in a residential zone.

ISSUES:

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

BACKGROUND: The subject site is a 4,494 square-foot, beachfront lot located in the Capistrano Beach Community Association, which consists of an established built-out neighborhood of single-family dwelling units and duplexes. The project site is situated with the Pacific Ocean to the south and the railroad tracks and Pacific Coast Highway to the north (Supporting Document 2). The site is improved with a 2,501 square-foot, two-story single-family residence and an attached 550 square foot two car garage.

The structure was originally constructed in 1949, as a one-story house with no covered parking. In 1964, a Variance (V-5022) was approved to allow the 550 square foot garage within five feet from the front property line when 20 feet was required, and side yard setbacks of three feet when 3.5 feet is required. As part of the project, a 630 square foot second story addition was constructed for a new master bedroom and bathroom on the seaward side of the structure that expanded the house to 2,501 square feet.

The property is located within the Residential Beach Road 12 (RBR 12) zone and is located within the Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission. The site is also located in the Flood-Plain 3 Overlay District (FP-3), a designation that identifies the site as potentially susceptible to wave inundation, necessitating the project obtain a Coastal Development Permit (CDP) and a Site Development Permit (SDP).

DISCUSSION:

Development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RBR-12 zone. Table 1 summarizes applicable zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with RBR 12 Development Standards

Development Standard	Requirement	Proposed/Existing	Compliance with Standard
Front Setback	20 feet minimum (1 st level) 15 feet minimum (upper level)	8.5 feet* 15 feet	Yes Yes
East Setback West Setback	3' minimum 3' minimum	1'-6" (existing) 3.1'	No Yes
Structure Stringline	106' west 101' east	96' 96'	Yes Yes
Patio Stringline	134' west 132' east	130' 128'	Yes Yes
Height	28 feet maximum from Beach Road Elevation (15.62')	23 feet	Yes
Parking Required	2 covered parking spaces	2 covered parking spaces	Yes

*Setback is existing and was approved by Variance 5022

As identified in Table 1, the addition and remodel comply with the development standards of the RBR-12 zone. The structure is legal non-conforming because it is a slab on grade foundation that does not comply with Section 9.31.050(c)(3)(A) of the Floodplain Overlay District (FP-3) which requires structures to be elevated above the Base Flood Elevation. The structure is also legal nonconforming because it only provides a one foot six inch side yard setback (east side yard setback) when three feet is required.

The project includes a 276 square foot addition over the garage at the front of the house to create an additional bedroom and bathroom. To access the new second story area a seven square foot addition is propose adjacent to the front door to accommodate new stairs to the new bedroom. The second story addition above the garage modifies the architecture of the structure from a post-World War II contemporary design to a Craftsman inspired design. The addition would update the front elevation with horizontal wood siding, a standing seam roof, and new windows to incorporate the new design. The project would improve the architecture of the structure and enhance its compatibility with the neighborhood.

Coastal Development Permit CDP17-0024

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, construction of an addition on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP).

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 recommended findings for approval of the CDP are outlined in the draft Resolution No. 18-04-23-XX, attached to this report as Action Document 1.

Section 9.69.070 of the DPZC further stipulates that findings be made to require or exempt a project from dedicating one of five types of coastal public access (lateral, bluff top, vertical, trail or recreational). As applied to the subject property, only a lateral access dedication would be applicable. However, pursuant to Section 9.27.030, the project qualifies for an exception from the requirement to dedicate, as public access to the coast exists in close proximity to the north at Capistrano Beach and to the south at Poche Beach.

Site Development Permit SDP18-0004

The subject property is located within the Floodplain Overlay District (FP-3), which is applied to coastal areas subject to wave action and determined to be a coastal high hazard area. Pursuant to Chapter 9.31 of the DPZC, the development proposed within

the City's FP-3 requires the approval of a Site Development Permit (SDP). A SDP is also required because the structure is legal nonconforming, as previously discussed, because it has a nonconforming side yard setback and it does not comply with the structural design requirements of the FP-3.

Per Section 9.31.050(c)(3)(A) of the DPZC additions and/or remodels to nonconforming structures in the FP-3 are limited to a one-time expansion of 10 percent of the structure's gross square footage and an annual remodel of no more 10 percent of the current value of the structure. The remodel's value is established by the Building Division's Structure and Improvement Valuation Rates. The project complies with the nonconforming limitations of the FP-3 because the addition is 305 square feet (10 percent of the structure's gross square footage), and the remodel is \$16,825 which is 3.2 percent of the structure's value (\$51,623). Compliance with this DPZC provision is also illustrated on sheet T-1 of the plans.

Per Section 9.63.040(b)(2) Destruction and Restoration of Nonconformance of the Zoning Ordinance, structures that demolish more than 50 percent of the linear length of all walls shall be made conforming. Additionally, Section 9.31.050(c)(3)(A) Administration, of the Zoning Ordinance requires any structure that does not comply with the requirements of the FP-3 that are expanded by more than 10 percent of the existing square footage must be made conforming to the requirements of the FP-3 by elevating the structure above the Based Flood Elevation and constructing it on caissons to avoid coastal flooding. Since the project is demolishing less than 50 percent of the structure's walls and the addition is less than 10 percent of the existing square footage of the house it can remain legal nonconforming.

Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval of an 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.*

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 18-04-23-XX, attached to this report as Action Document 1.

Development Proximity to Pacific Coast Highway/Train Tracks and Potential Impacts from Ambient Noise

The subject property is a single-family residence which the General Plan identifies as a noise sensitive receptor located adjacent to designated noise generators (train tracks

and Pacific Coast Highway (PCH)), pursuant to the Noise Element of the City's adopted General Plan. The City's Community Noise Measurement Survey (1991) established ambient or baseline noise levels in this and other parts of the community and utilized them to create projections for the area's community noise equivalent level (CNEL). The survey identifies a PCH decibel rating of approximately 65 decibels (dB) within "Zone B" for residential development and the receipt of a similar amount of sound for properties within close proximity. The Noise Element recognizes that conventional construction materials and techniques as contained within Chapter 12, Section 1207 of the California Building Code, will normally suffice in reducing interior noise for development within Zone B to acceptable levels (less than 45 decibels). Compliance with standards of the Building Code (via issuance of Building Permits) for the addition and remodel would ensure the project's compliance with standards and that any excessive noise is reduced to a level of less than significance.

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

CONCLUSION: 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 has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 17-0024, and Site Development Permit 18-0004 subject to the findings and conditions of approval contained therein.


John Ciampa, Senior Planner
Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 18-04-23-xx

Supporting Documents

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

RESOLUTION NO. 18-04-23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP17-024, AND SITE DEVELOPMENT PERMIT SDP18-0004 FOR AN ADDITION AND REMODEL TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 35561 BEACH ROAD

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

WHEREAS, Robert Williams, Architect, (the "Representative") has filed an application on behalf of Peter Benudiz, ("Applicant"), the owner of real property commonly referred to as 35561 Beach Road (APN 691-161-15) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit and Site Development Permit to allow the addition and remodel of a legal nonconforming single-family residence at the Property; 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 15301 (Class 1 – Existing Facility) in that the application proposes the construction of a 305 square foot addition and remodel to a single-family residence; and

WHEREAS, the Planning Commission did, on the 23rd day of April, 2018, 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 CDP17-0024 and Site Development Permit SDP18-0004.

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

- A. That the above recitations are true and correct 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 CDP17-0024 and SDP18-0004 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP17-0024

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed addition and remodel are found to comply with all applicable development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property). 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 the project’s design that is compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located in a private 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. For the reasons stated 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 qualifies as Categorical Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facility) in that the application proposes the construction of a 305 square foot addition and remodel to a single-family residence.**
4. That the proposed development will not encroach upon any existing physical access-way legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area **in that no public access-ways exist on the subject property and as a result none would be adversely affected with implementation of the proposed project. Public access to**

Trust lands (the beach and ocean) exist in close proximity at Poche Beach, and would be unaffected with the implementation of the project. The subject property fronts (private) Beach Road, which borders a sound/privacy wall, with railroad tracks and Pacific Coast Highway beyond the project would not result in adverse impacts to any existing coastal public views.

5. 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 lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area; however, the scope-of-work comprises development permitted by the Dana Point Local Coastal Program. The project was reviewed and found by City staff to conform to all development standards therein (including design criteria intended to minimize to the greatest extent feasible, potentially adverse impacts to shoreline processes), no buffer areas (from adjacent ESHA) are required.**
6. 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 proposed addition and remodel to the single-family residence does not expand the structure's existing building footprint. The addition is located on the landward side of the structure's second floor to not alter any natural landforms. The addition and remodel comply with the one-time 10 percent addition and 10 percent remodel valuation thresholds established by the DPZC to ensure the project does not result in undue risks from geologic and erosional forces from coastal flooding.**
7. 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 subject application proposes the construction of a 305 square foot addition to a single-family residence within an established community of residential uses. The project modifies the structure's 1949 architecture to a craftsman design that is compatible with the varying architectural character of the neighborhood. The proposed addition and remodel conform to all of the applicable development standards of the RBR-12 zone.**
8. 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 project was 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). There are no adopted specific plans that apply to the subject property.

Site Development Permit 18-0004

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) in that, the addition and remodel strictly comply with all development standards of the Dana Point Zoning Code for the RBR-12 zone. The project also complies with the Floodplain Overlay District (FP-3) requirements in Section 9.31.050(c)(3)(A) in that the addition does not exceed the one time allowed expansion of 10 percent of the gross square footage of the single-family residence and the remodel does not exceed the 10 percent of the structure's value. The project also demolishes less than 50 percent of the walls of the structure to allow it to remain legal nonconforming per Section 9.63.040.d of the Dana Point Zoning Code.
2. That the site is suitable for the proposed use and development in that the project maintains the structure as a single-family residence and the addition and remodel improvements comply with the setback requirements of the RBR-12 zoning district. While the property is nonconforming because it does not comply with the east side yard setback the addition complies with all of the applicable development standards. The project also demolishes less than 50 percent of the walls of the structure to allow it to remain legal nonconforming per Section 9.63.040.d of the Dana Point Zoning Code. The project design complies with the limitations and construction design requirements for nonconforming Floodplain Overlay District (FP-3) requirements as identified in Section 9.31.050(c)(3)(A) because the addition is located on the second floor and on the landward side of the structure.
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 redesigning the 1949 single-family residence with a new craftsman design that is aesthetically pleasing and compatible and complimentary to surrounding neighborhood. The second story addition is in compliance with the Design Guideline II.C. Architectural Character Section 2 - Reduction of Building Bulk in that it reduces the apparent bulk of the second story with setbacks and wall plain breaks. The project design would also comply with Section III.A - Residential

Development Site Planning Guidelines in that the façade remodel would establish a front orientation to the single-family residence and create a sense of address with the design of the front elevation.

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 is appropriate for the site as the structure would comply with the development standards of the RBR-12 zoning district. The project design addresses the requirements of the Floodplain Overlay District to avoid hazards associated with the FP-3 by limiting the addition to 10 percent of the structure's current square footage and the remodel to less than 10 percent of the value of the structure. The second story addition modifies the structure to a craftsman design to improve the architecture and its compatibility with the mix of architectural styles in the neighborhood.**

Conditions:

General:

1. Approval of this application permits the 305 square foot addition and remodel of a single-family residence at 35561 Beach Road 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 officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.
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. 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.
10. Based on Public Works review of the submitted plans, all work associated with the proposed remodel/addition of the existing single-family residence is within private property, does not include grading or drainage improvements. The scope of work shall be reviewed during the plan check process by Planning and Building Departments to ensure the work for the remodel is permitted within the flood plain by a one-time exemption.

11. As the proposed building addition is located at the landward side of the existing residence above the garage (and no new foundation elements are proposed within the existing residence seaward of the garage), a wave runup and coastal hazard study is not being requested as part of this review.
12. 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 constructed to the satisfaction of the Director of Public Works prior to the start of construction. The applicant shall maintain the erosion control devices until the final approval of all work.
13. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling.
14. The geotechnical report provided as part of the CDP submittal is preliminary and not complete at this time. The consultant opines that the proposed construction is feasible from a geotechnical standpoint. A thorough review of the report will be performed as part of the building plan permit process. With the above in mind, the architectural plans for the project have been reviewed with the understanding that the proposed building addition will be supported by a caisson/grade beam foundations system. The foundation to support the proposed building addition is considered to be a caisson/grade beam foundation system unless otherwise approved.
15. Please note that no concentrated storm water may outlet to the beach or Pacific Ocean, as it is an Environmentally Sensitive Area. All concentrated drainage shall be directed toward Beach Road. All drainage devices and downspouts must discharge to an approved outlet such as an infiltration system (an infiltration system with an overflow to Beach Road is a typical drainage outlet system on Beach Road). Pervious surfaces are allowed to drain uncollected and infiltrate directly into the existing site. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
16. 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.

17. Based on our review of the submitted plans, all work associated with the proposed remodel/addition of the existing single-family residence is within private property, does not include grading or drainage improvements. The scope of work shall be reviewed during the plan check process by Planning and Building Departments to ensure the work for the remodel is permitted within the flood plain by a one-time exemption.
18. The scope of work shall be reviewed during the plan check process by Planning and Building Departments to ensure the proposed building addition is located at the landward side of the existing residence and consists of living area located above (and no new foundation elements proposed within the existing residence seaward of the addition). The plan check process shall ensure a wave runup and coastal hazard study is not being requested as part of this review.

Prior to Issuance of a Building Permit:

19. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The geotechnical report provided as part of this submittal is preliminary and not complete at this time. The consultant has provided an opinion that the proposed construction is feasible from a geotechnical standpoint. The report has been reviewed as it relates to this Coastal Development Permit. However, as the report is not complete, it has not been thoroughly reviewed at this time. A thorough review of the report will be performed as part of the building plan permit process.
20. The applicant shall submit a drainage plan in accordance with all City of Dana Point standards for review and approval. The drainage plan shall be reviewed on a time and materials basis. All grading and drainage shall be in compliance with the City of Dana Point Standards. All drainage devices and downspouts must discharge to an approved outlet such as an infiltration system (an infiltration system with an overflow to Beach Road is a typical drainage outlet system on Beach Road). Pervious surfaces are allowed to drain uncollected and infiltrate directly into the existing site.
21. The applicant shall submit a separate retaining wall plan, as needed, for any and all proposed site walls, in compliance with all Building Department standards for review and approval. All walls shall be designed in conformance with the applicable flood plain standards.
22. The applicant shall submit a current title report listing the current owner, all easements on the property, and all other encumbrances to the lot. The legal description and Accessor's Parcel Number shall match those on the submitted plans for review and approval.

23. All documents prepared by a professional shall be wet-stamped and signed.
24. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.
25. 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.
26. Building plans shall show compliance and indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
27. Separate review, approval, and permits are required for separate structures, retaining walls, site walls over three feet, and fire sprinklers.

Prior to Final Approval of All Permits:

28. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), 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 CDP17-0024 and SDP18-0004. The City's standard "Setback 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. Certification shall verify that the location of the structure is in compliance with the structure and patio string-lines as indicated on the approved.
29. 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 CDP17-0024 and SDP18-0004. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted.
30. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
31. All landscaping and/or structural best management practices (BMPs) shall

be constructed and installed in conformance with approved plans and specifications.

32. Public Works final approval will be required for all permits.
33. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
34. 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 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 23rd day of April, 2018 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott McKhann, Chairperson
Planning Commission

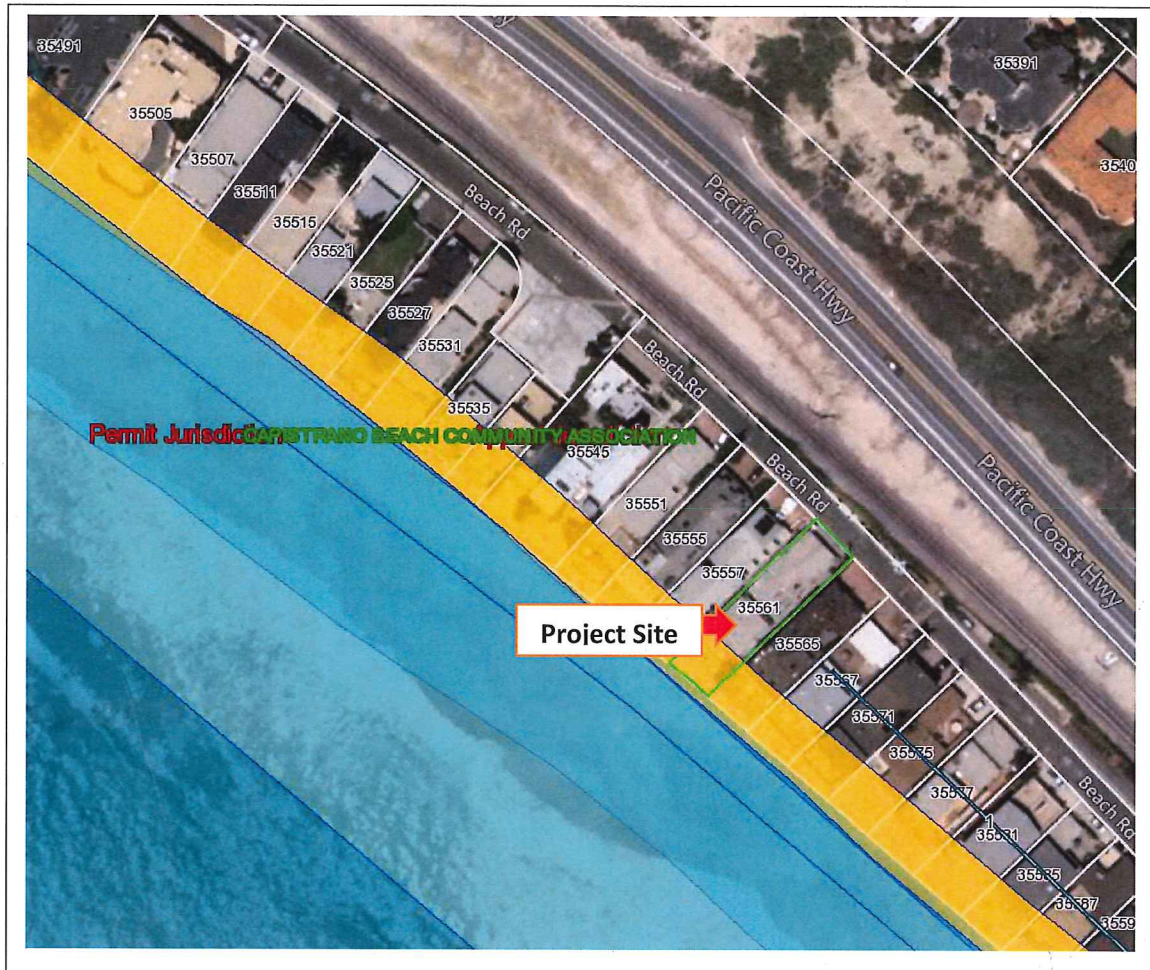
ATTEST:

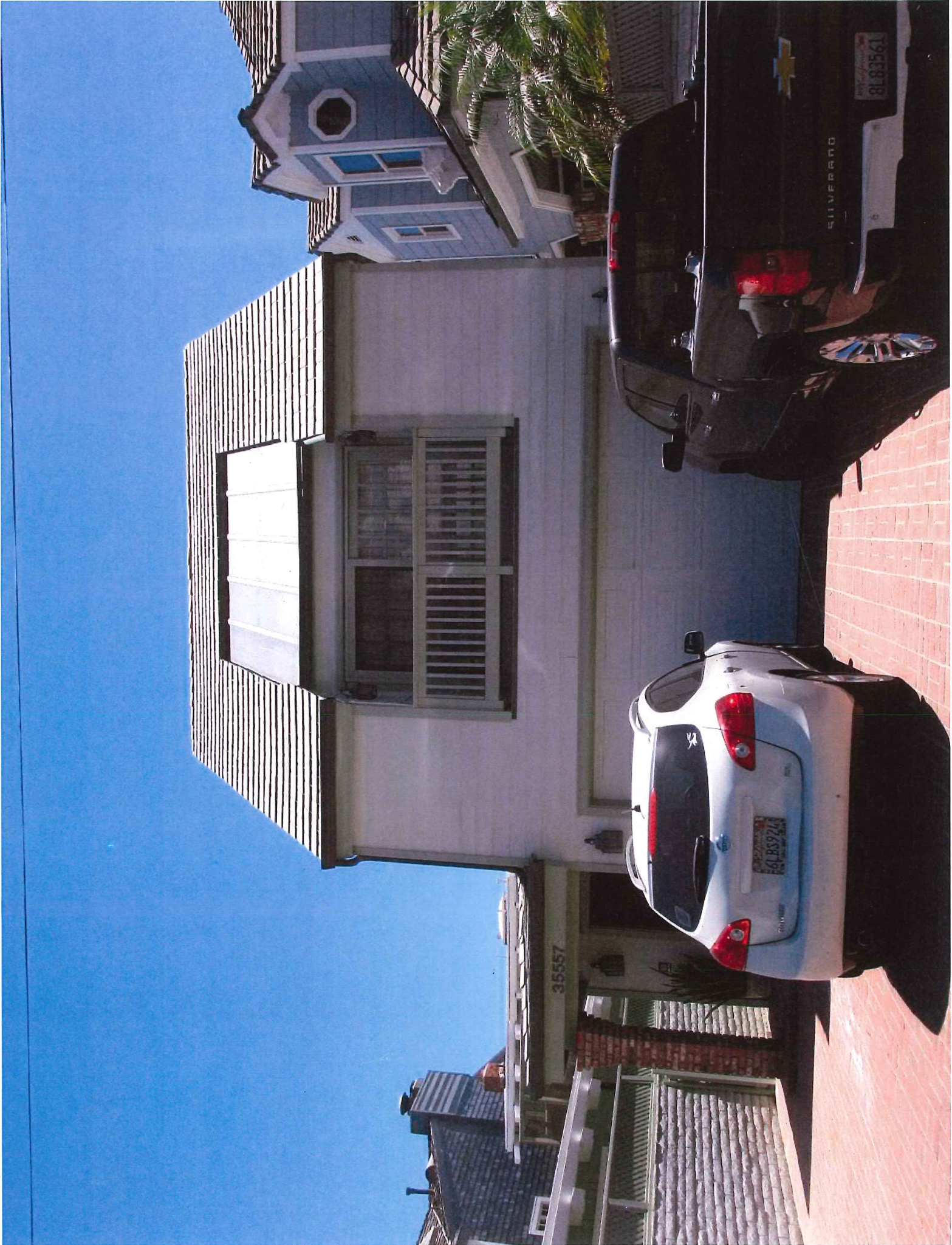
Ursula Luna-Reynosa, Director
Community Development Department



Vicinity Map

35561 Beach Road, CDP17-0024 and SDP18-0004







DANA POINT, CALIFORNIA

4	AND
∠	ANGLE
⊕	AT
⊖	CENTERLINE
⊙	DIAMETER OR ROUND
#	FOUND OR NUMBER
(E)	EXISTING

A.B.	ANCHOR BOLT
ABY.	ABOVE
ACOUST.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALUM.	ALUMINUM
Λ	ANGLE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
ARCHT.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDS.	BUILDING
BLK.	BLOCK
BLKS.	BLOCKING
BLT.	BOLT
BM.	BEAM
BOT.	BOTTOM

CAB.	CABINET
C.B.	CATCH BASIN
CBM.	CEMENT
CEM.	CERAMIC
C.I.	CAST IRON
C.S.	CORNER GUARD
CLS.	CEILING
CLSG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONG.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.O.F.	CORNER OF FINISH
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER

DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DW	DISHWASHER
DWG'S	DRAWINGS
DWR.	DRAVER

E.	EAST
EA.	EACH
E.D.F.	DRINK FOUNTAIN
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
FLYV.	ELEVATOR

EMER.	EMERGENCY
ENCL.	ENCLOSED
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQMT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BRAM
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.G.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.G.	FIRE HOSE CABINET
FIN.	FINISH
F.L.	FLOOR
FLASH.	FLASHING
FLOOR.	FLUORESCENT
	FLUORESCENT CONCRETE

F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MULLION
F.O.S.	FACE OF STUDS
FRFR.	FIREPROOF
FRAMING	FRAMING
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GRD.	GROUND
GR.	GRADE
GYP.	GYPSEUM
GYP. BD.	GYPSEUM BOARD
G.B.	GYPSEUM BOARD
G.M.B.	GYPSEUM MALL BOARD

H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDND.	HARDWOOD
HDNE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C	HEATING VENTILATING AIR CONDITIONING
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT

M.C.	MEDICINE CABINET
M.B.	MACHINE BOLT
MECH.	MECHANICAL
ME-MB.	MID-RAIN
	METAL
MF&	MANUFACTURING
MANF.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MIS-G.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.C.G.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OB.	OBSCURE
O.C.	ON CENTER

O.D.	OUTSIDE DIAMETER (DIM.)
OFF.	OFFICE
O.H.C.	OVERHEAD CABINET
OPENS.	OPPOSITE
OPP.	OPPOSITE
PRCST.	PRECAST
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYND.	PLYWOOD
PNL.	PANEL
FTD.	PAINTED
PLUMB.	PLUMBING
PLYND.	PLYWOOD
PL.	PROPERTY LINE
FR.	FAIR
FT.	POINT
PREFAB.	PREFABRICATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER

PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLES
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REV	REVERSE
REINF	REINFORCE, REINFORCED
RGTR.	REGISTER
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RPT.	REPORT

S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
S.F.	SOUND EFFECT

SH.	SHIELD
SHR.	SHOWER
SHT.	SHEET
SHY.	SIMILAR
SKYL.T.	SKYLIGHT
SL.	SLOPE
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	
SP.	SPACE
SPEC.G.	SPECIFICATIONS
SQ.	SQUARE
S.S.K.	SERVICE SINK
S.ST.	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STL.	STRUCTURAL
STRUCT'L.	STRUCTURAL
STRUCT	STRUCTURE
SUSP.	SUSPENDED
SW.	SOLID WOOD
SYM.	SYMMETRICAL
TYM.	
	TOWEL BAR

T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T.G.G.	TONGUE AND GROOVE
THK.	THICK
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PARAPET
T.F.	TRAVEL
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
T.V.	TELEVISION
T.O.F.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE

W.	WEST
W.	WATER
W.C.	WATER CLOSET
W.D.	WOOD
WIND.	WINDON
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOF
W.C.T.	WAINSCOT
WT.	WEIGHT

THIS PROJECT SHALL COMPLY WITH ALL REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES AS WELL AS THE FOLLOWING:

CODE: 2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA FLUENT CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF DANA POINT AMENDMENTS

JURISDICTION: COUNTY OF ORANGE
ZONE: *APB-12*
CONSTRUCTION TYPE: V-B
OCCUPANCY: R3, U
SETBACKS:
FRONT: 20'-0" AT GARAGE/15'-0" AT SECOND FLOOR
SIDE: 3'-6"
REAR: STRINGLINE SEE SITE PLAN

APN: 691-161-15
TRACT: 889
LOT: 11
CITY: DANA POINT
COUNTY: ORANGE

GROSS LOT AREA:	4,494.91 S.F.
EXISTING SQUARE FOOTAGE:	
FIRST FLOOR	1,871.31 S.F.
SECOND FLOOR	630.00 S.F.
GARAGE	550.69 S.F.
TOTAL	3,052.00 S.F.
NEW SECOND FLOOR O/ GARAGE	305.00 S.F.
ADDITIONAL S.F. ALLOWED	305.20 S.F.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED PROFESSIONAL (RDP) IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE RDP WHO SHALL REVIEW THEM PRIOR TO FORWARDING THEM TO THE CITY WITH A NOTATION INDICATING THAT THE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED. DEFERRED SUBMITTALS OF THE BUILDING, THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (CHAPTER 1, DIVISION II, SECTION 107.3.4.2 O)

DEFERRED SUBMITTALS

OWNER: SIDNEY AUSTIN LLP
1949 AVENUE OF THE STARS
CENTURY CITY, CA 90067
CONTACT: PETER BENJUDIZ

ARCHITECT: STUDIO 6 ARCHITECTS, INC.
2153 CAMINO CAPISTRANO, SUITE A-100
SAN CLEMENTE, CA 92672
PHONE: (949) 388-5300
FAX: (949) 388-3330
CONTACT: BRIAN MUEHLBAUER
EMAIL: brian@studio6architects.com

SURVEYOR: RDM SURVEYING
23015 LAKE FOREST DRIVE, SUITE 400
LAGUNA HILLS, CA 92653
PHONE: (949) 855-3100
CONTACT: RON MEDINA
EMAIL: RDMSURVEYING@COX.NET

GEOLOGIST: GEO-FIRM
201 Siemansue, Suite F
Laguna Beach CA 92651
PHONE: (949) 444-2122
CONTACT: KEVIN TRIGG
EMAIL: ktrigg@geofirm.com

REMODEL:
ADD NEW INTERIOR STAIRS IN AN EXISTING ENTRY WAY

1. POOLS, SPAS, WALLS, FENCES, PATIO COVERS, FIRE PITS & OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
2. PROVIDE PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS.

ALL PLUMBING FIXTURES SHALL BE UPGRADED PER
C6BSC 4.309 & CIVIL CODE SECTION 1101.1. AS
FOLLOWS:

- TOILETS: 1.25 GPF
- SHOWERHEADS (MAX. FLOW): 2.0 GPM @ 80 PSI
- LAVATORY FAUCETS (MAX. FLOW): 1.5 GPM @ 60 PSI
- KITCHEN FAUCETS (MAX. FLOW): 1.8 GPM @ 60 PSI

HOMEOWNER OR GENERAL CONTRACTOR TO PROVIDE
A SIGNED COMPLETED COPY OF THE SB407 FORM TO
CITY HALL COUNTER STAFF PRIOR TO OBTAINING A
PERMIT.

A FIRE SPRINKLER SYSTEM CONFORMING TO THE LATEST N.F.P.A. 13D STANDARD SHALL BE INSTALLED. DESIGN UNDER SEPERATE SUBMITTAL.

INDEX

T-1 TITLE SHEET
A-1 SITE PLAN
A-2 EXISTING FLOOR PLANS
A-3 EXISTING ROOF PLAN
A-4 EXISTING EXTERIOR ELEVATIONS
A-5 NEW FLOOR PLANS/ROOF/SECTION
A-6 NEW EXTERIOR ELEV.

S-1 MET SIGNED SURVEY

EXISTING SQUARE FOOTAGE	
LIVABLE SQUARE FOOTAGE	2,501.31 S. F.
CITY VALUATION=	\$195,94/S.F.
VALUATION OF STRUCTURE=	\$490,106.68
GARAGE SQUARE FOOTAGE	
CITY VALUATION=	\$50.69 S.F.
VALUATION OF STRUCTURE=	\$47.45/SF
	\$26,130.24
TOTAL VALUATION=	\$516,236.92
ALLOWABLE 10% IMPROVEMENTS=	\$ 51,623.69

NEW STAIRS/WINDOW/ROOF	143.00 S.F.
CITY VALUATION=	\$117.66/S.F.
VALUATION OF REMODEL IMPROV.	\$16,825.38
<hr/>	
TOTAL VALUATION OF IMPROVEMENTS=	\$16,825.38

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF DANA POINT DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THE PERMIT.

[illegible]

BENUDIZ REMODEL

DANA POINT, CALIFORNIA

PROJECT NUMBER:
2017001

MILESTONES / REVISIONS

[illegible]

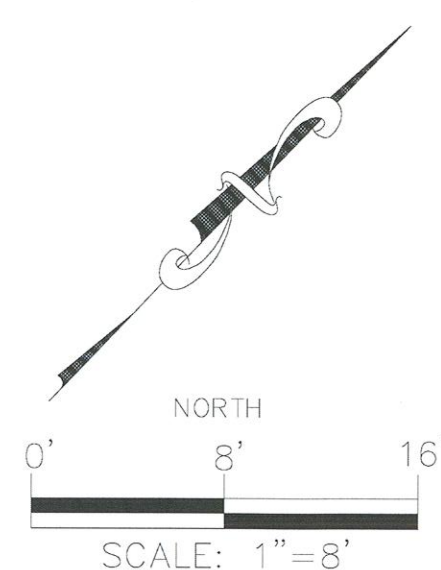
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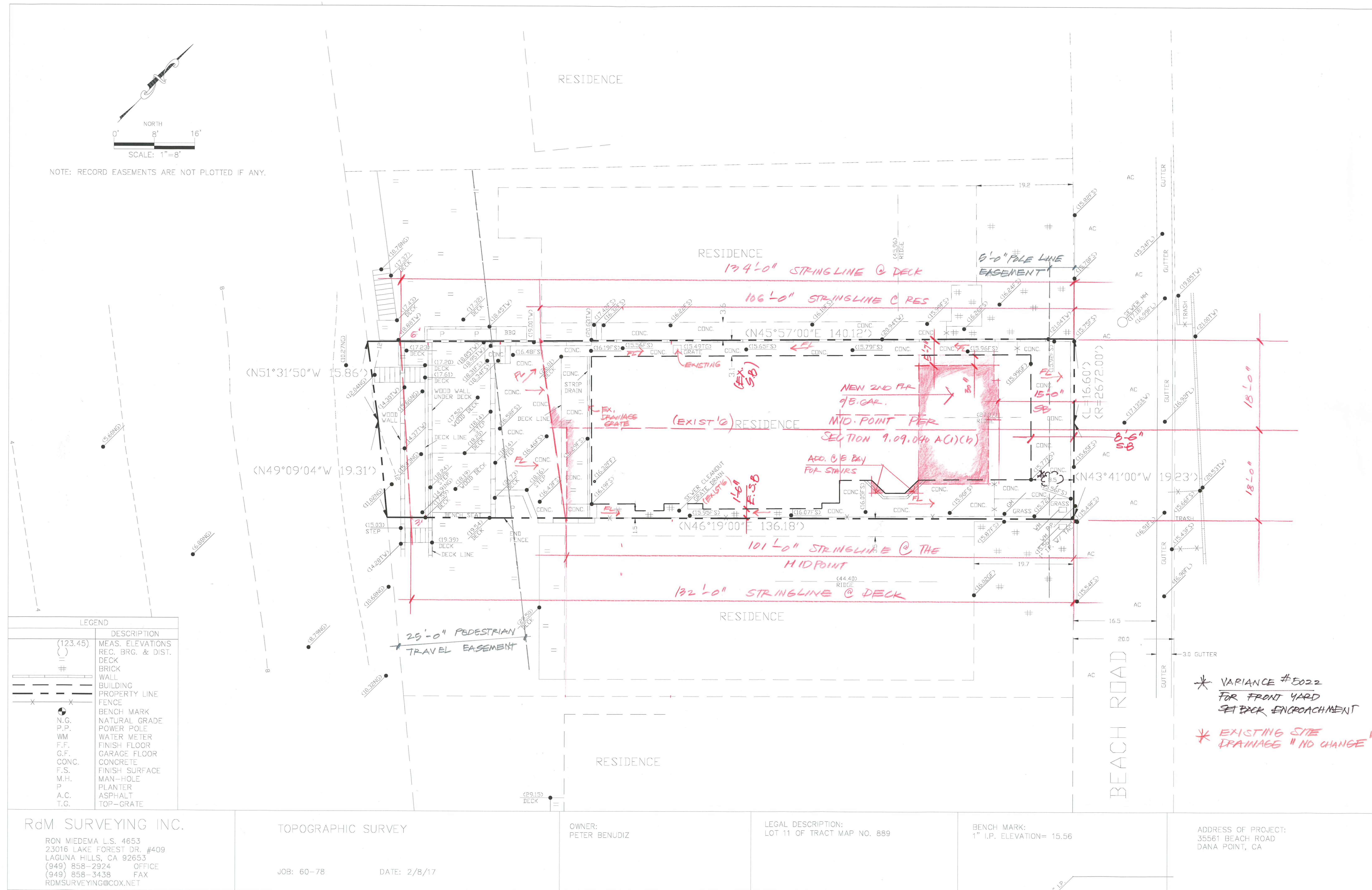
TITLE SHEET

SHEET NUMBER:

T-1



NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.



LEGEND	
SYMBOL	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
#	BRICK WALL
---	BUILDING PROPERTY LINE
-x-x-	FENCE
•	BENCH MARK
N.G.	NATURAL GRADE
P.P.	POWER POLE
WM	WATER METER
F.F.	FINISH FLOOR
C.F.	CARAGE FLOOR
CONC.	CONCRETE
F.S.	FINISH SURFACE
M.H.	MAN-HOLE
P	PLANTER
A.C.	ASPHALT
T.G.	TOP-GRATE

RdM SURVEYING INC.
RON MIEDEMA L.S. 4653
23016 LAKE FOREST DR. #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@COX.NET

TOPOGRAPHIC SURVEY

JOB: 60-78

DATE: 2/8/17

OWNER:
PETER BENUDIZ

LEGAL DESCRIPTION:
LOT 11 OF TRACT MAP NO. 889

BENCH MARK:
1" I.P. ELEVATION= 15.56

ADDRESS OF PROJECT:
35561 BEACH ROAD
DANA POINT, CA

* VARIANCE #E022
FOR FRONT YARD
SETBACK ENCROACHMENT
* EXISTING SITE
DRAINAGE "NO CHANGE"

THE BENUDIZ RESIDENCE

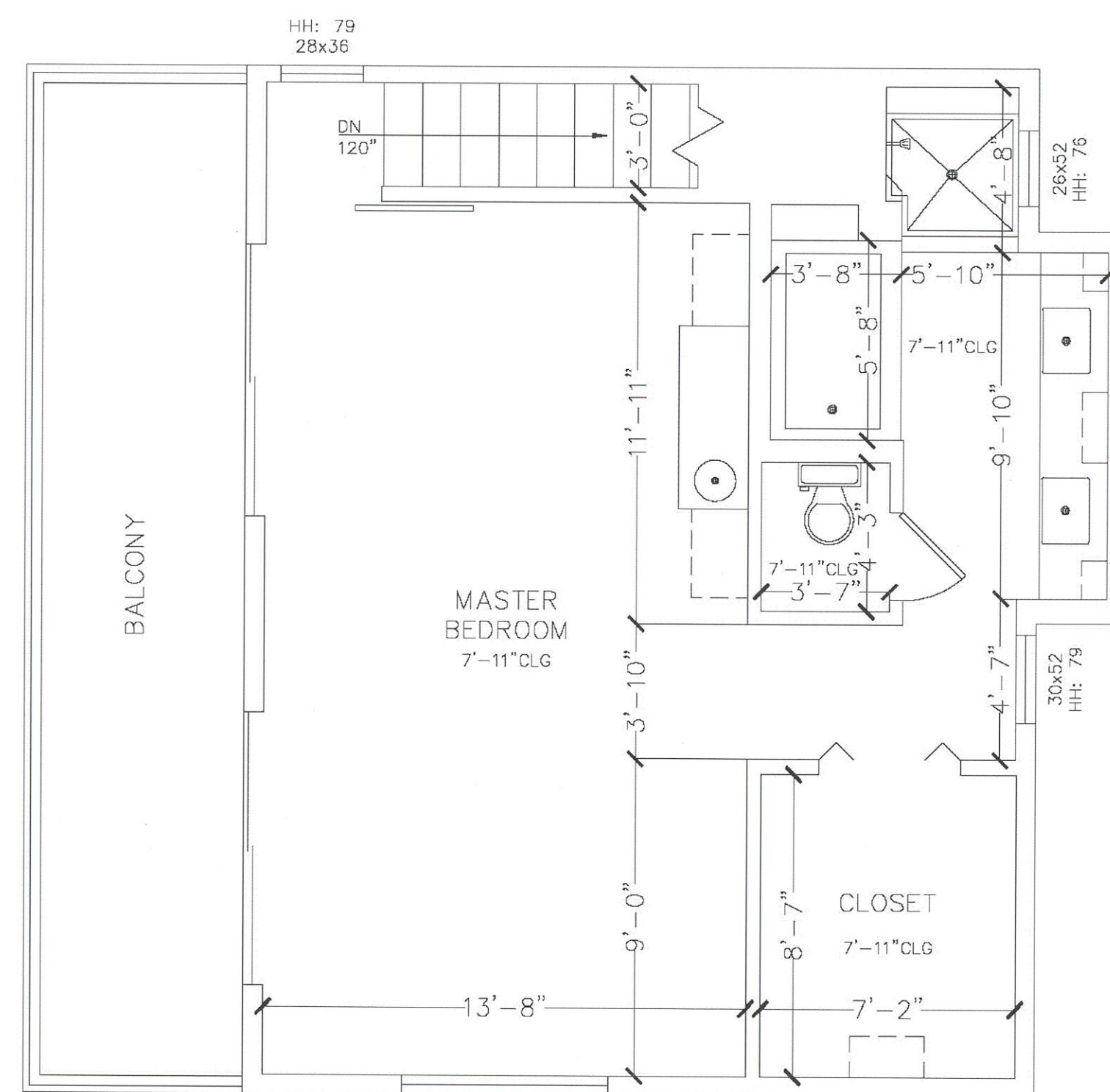
DANA POINT, CA.

PROJECT NUMBER:
2017001.00

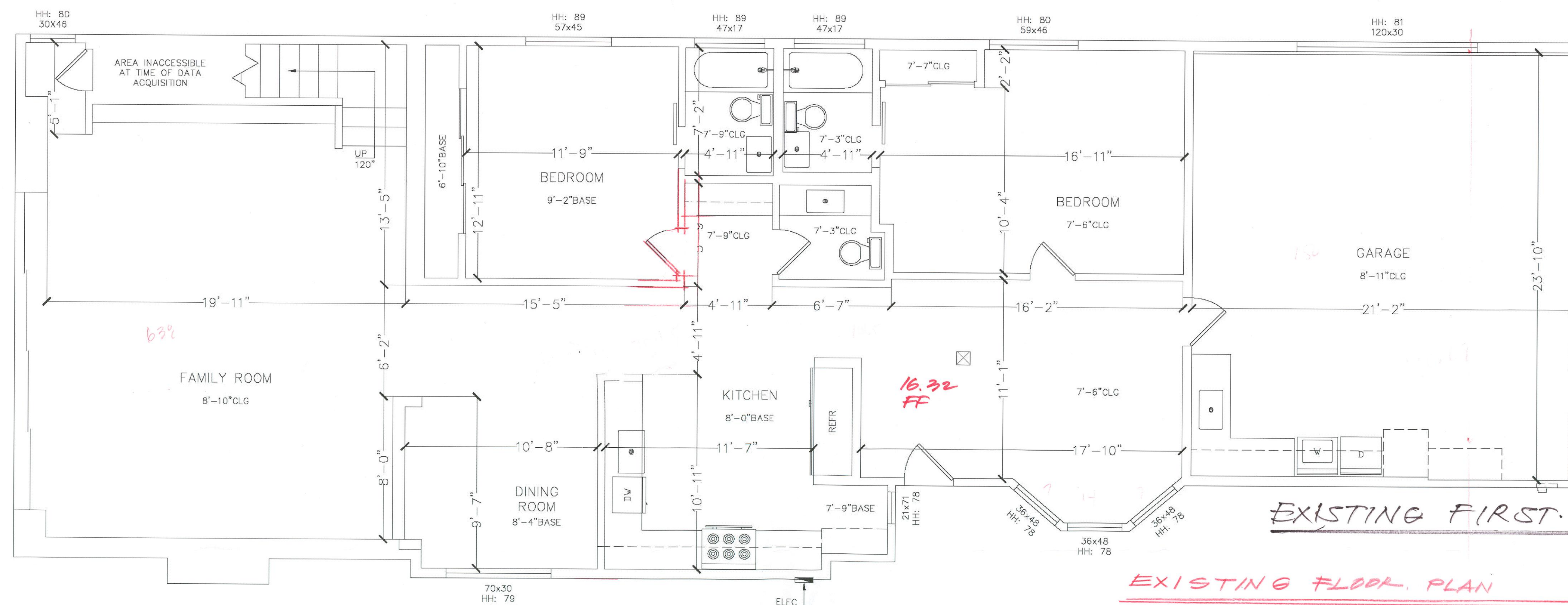


STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2753 CAMINO CAPISTRANO, SUITE 82
SAN CLEMENTE, CA 92672
(949) 388-6300 PHONE
(949) 388-3330 FAX
STUDIO6ARCHITECTS.COM

A-1



EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

EXISTING FLOOR PLAN
3052.00 SF, SC 1/4"

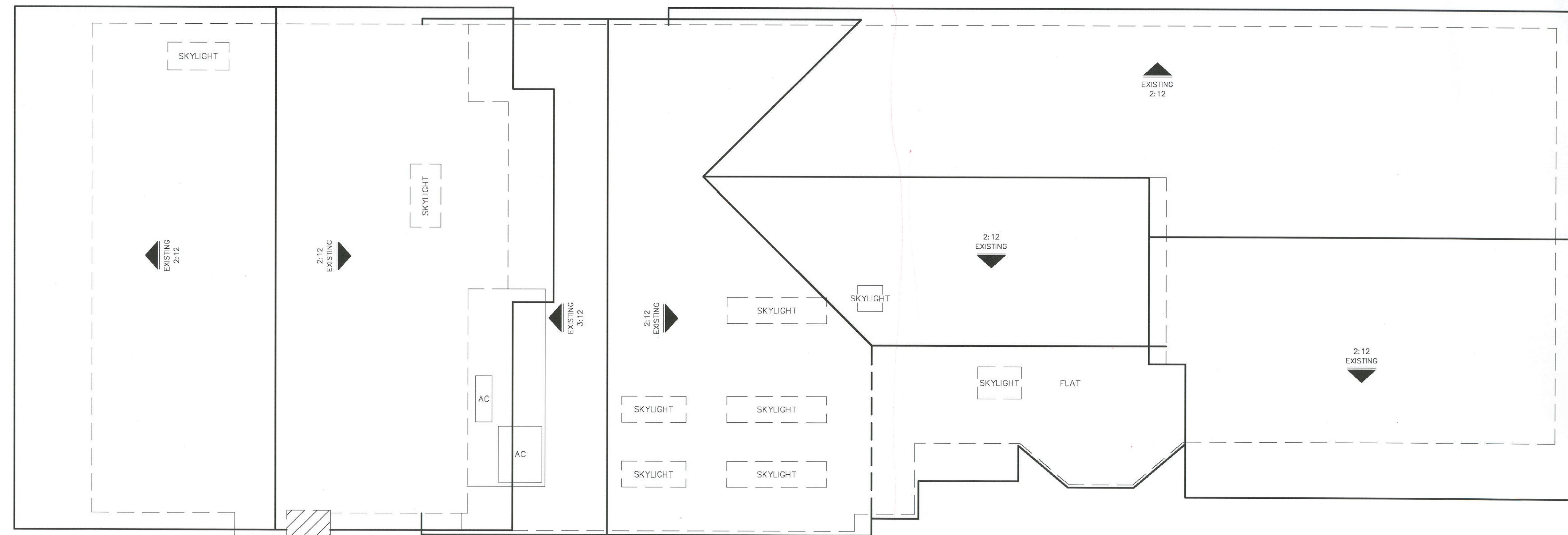
THE BENUDIZ RESIDENCE

DANA POINT, CA.

PROJECT NUMBER:
2017001.00



STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2793 CAMINO CAPISTRANO, SUITE B2
SAN CLEMENTE, CA 95072
(949) 388-5300 PHONE
(949) 388-3330 FAX
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EXISTING ROOF PLAN

Sc. 1/4"

THE BENUDIZ RESIDENCE

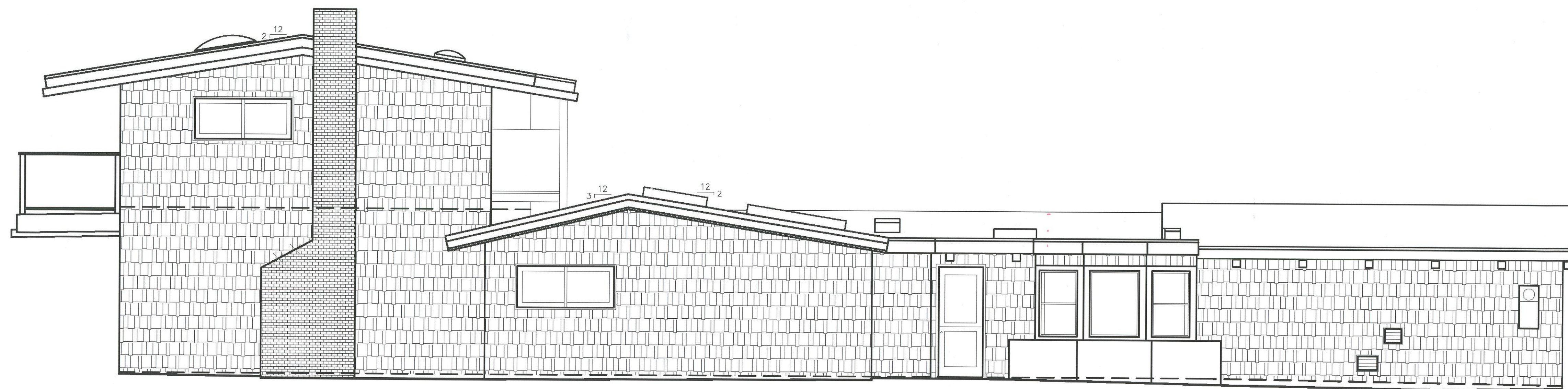
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PROJECT NUMBER:
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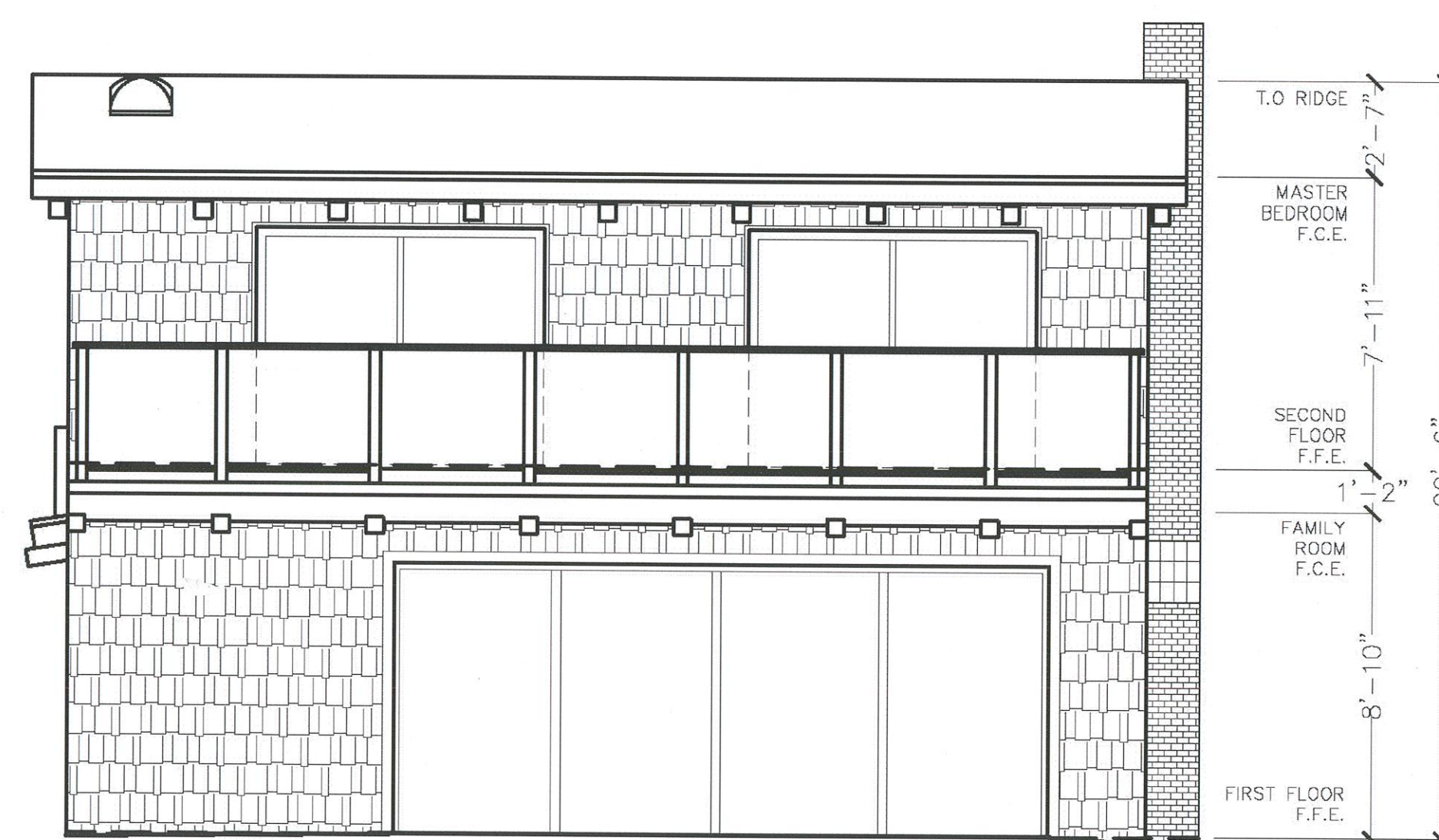


STUDIO 6 ARCHITECTS, INC.
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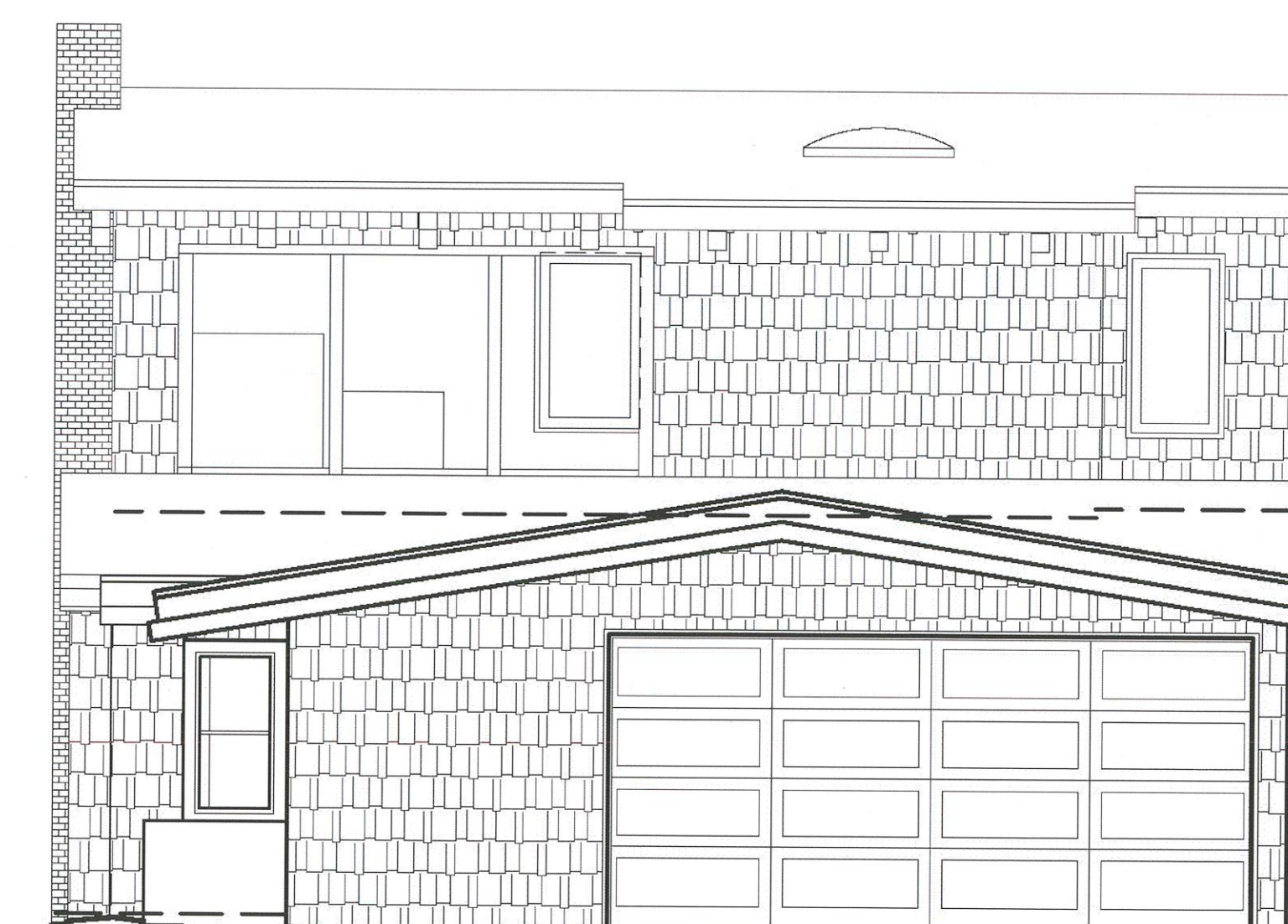
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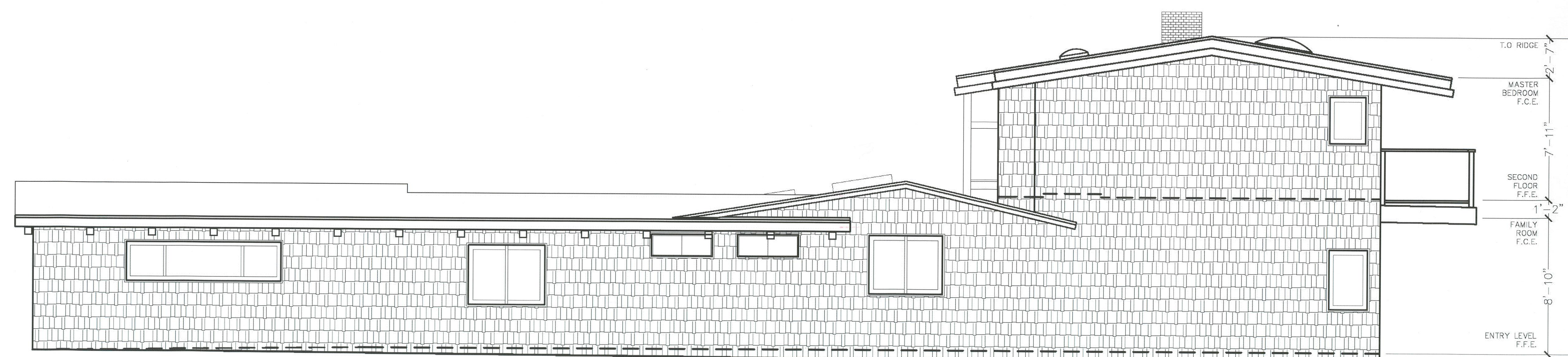
SOUTH



WEST



EAST



NORTH

EXISTING ELEVATIONS

THE BENUDIZ RESIDENCE

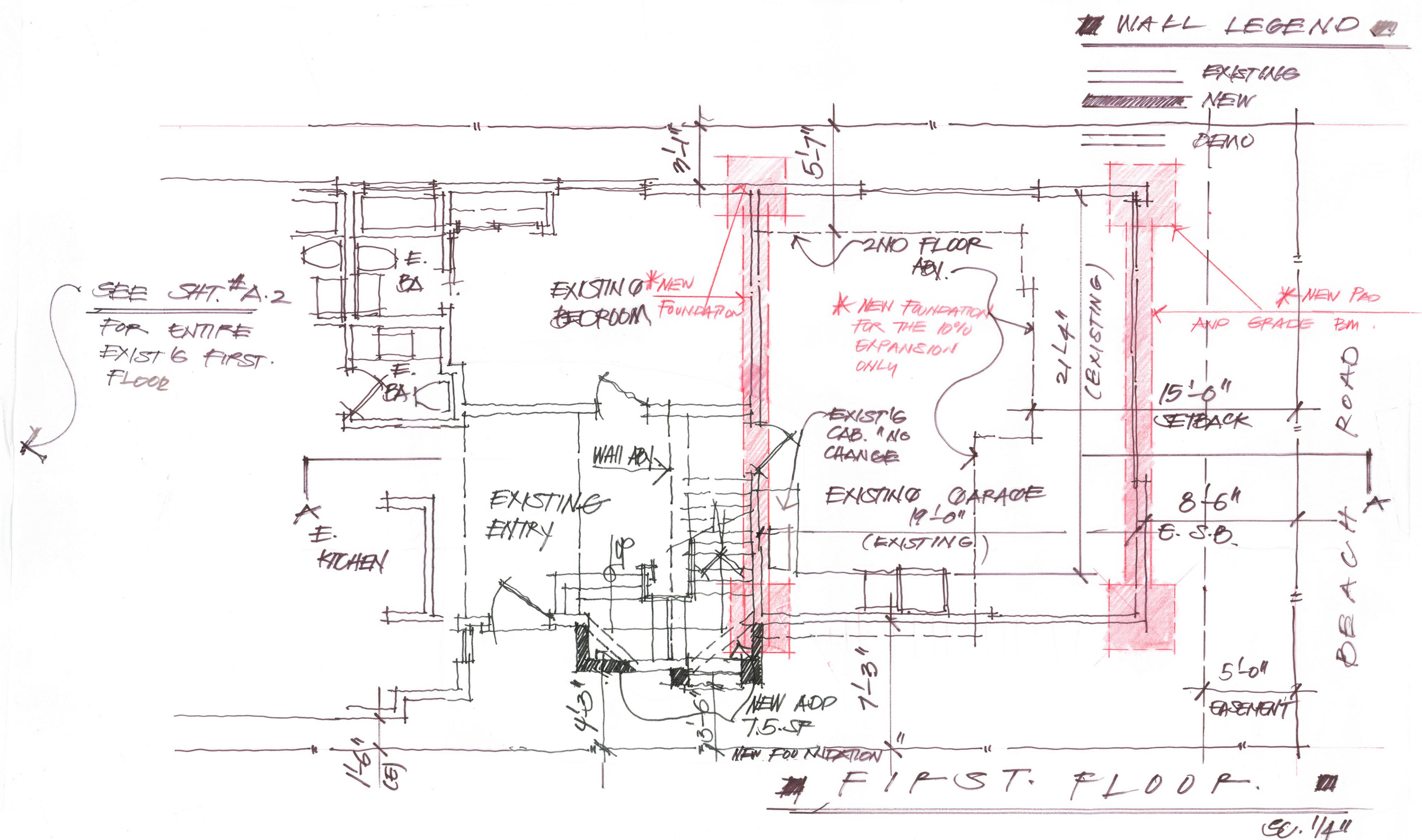
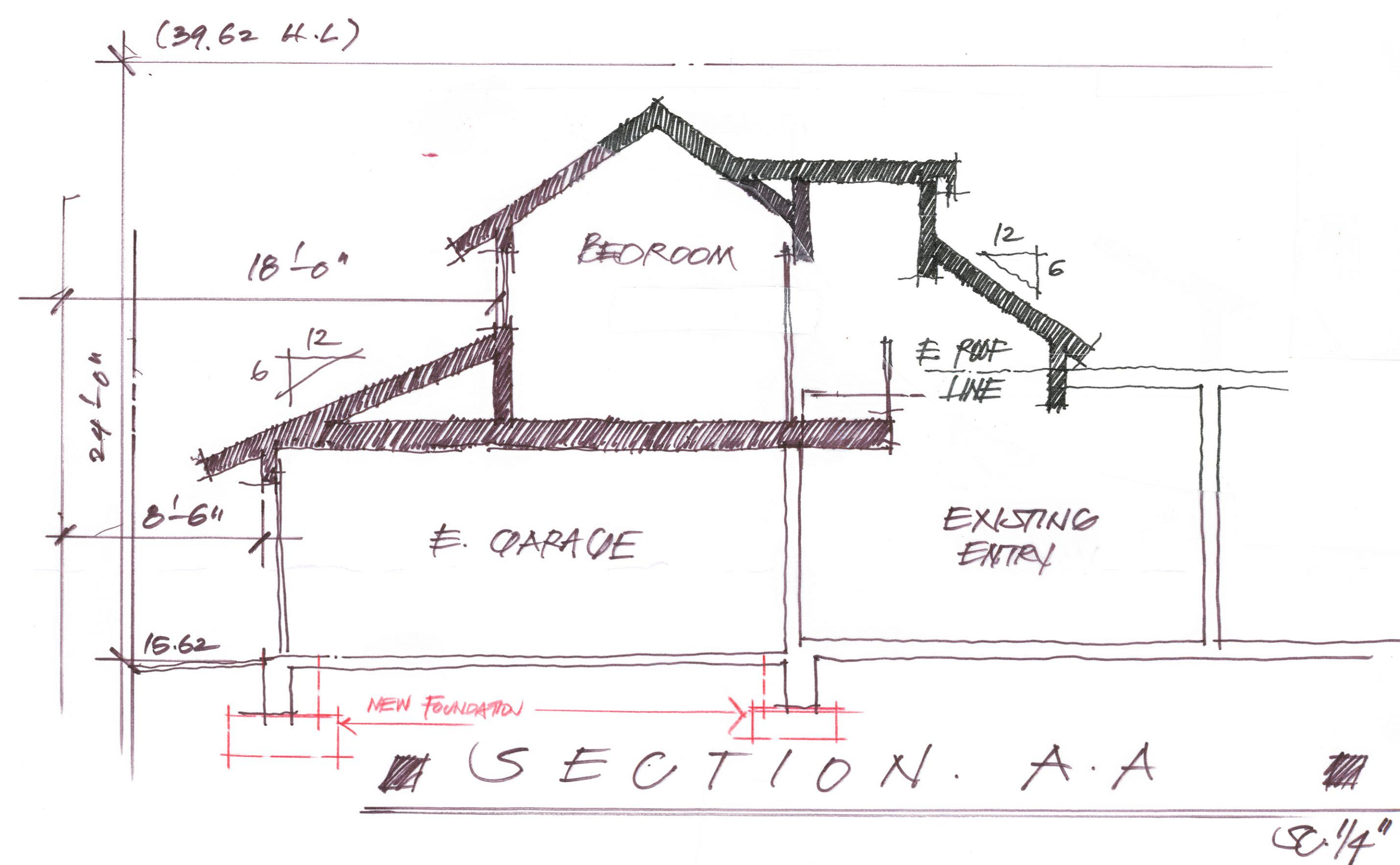
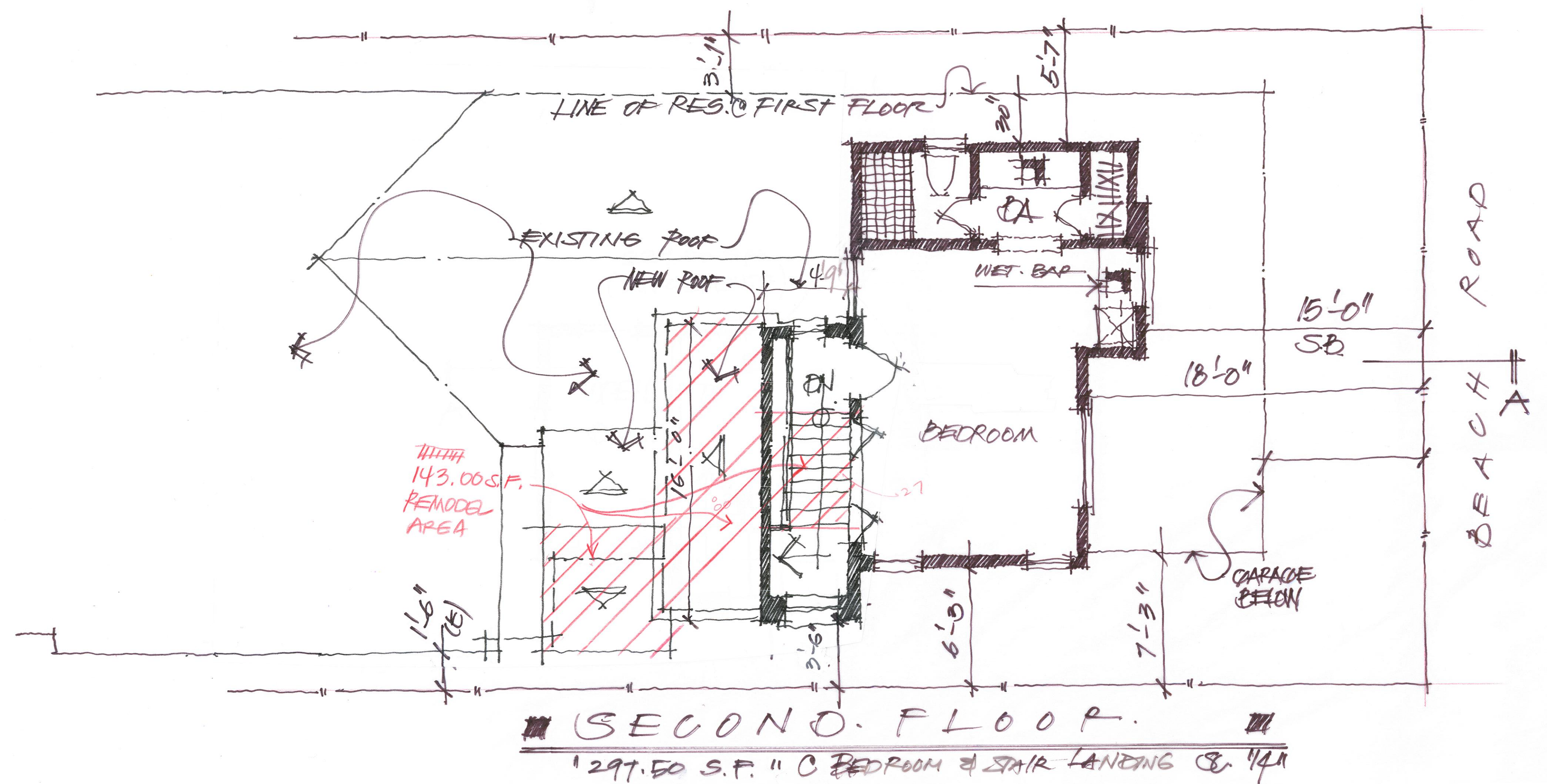
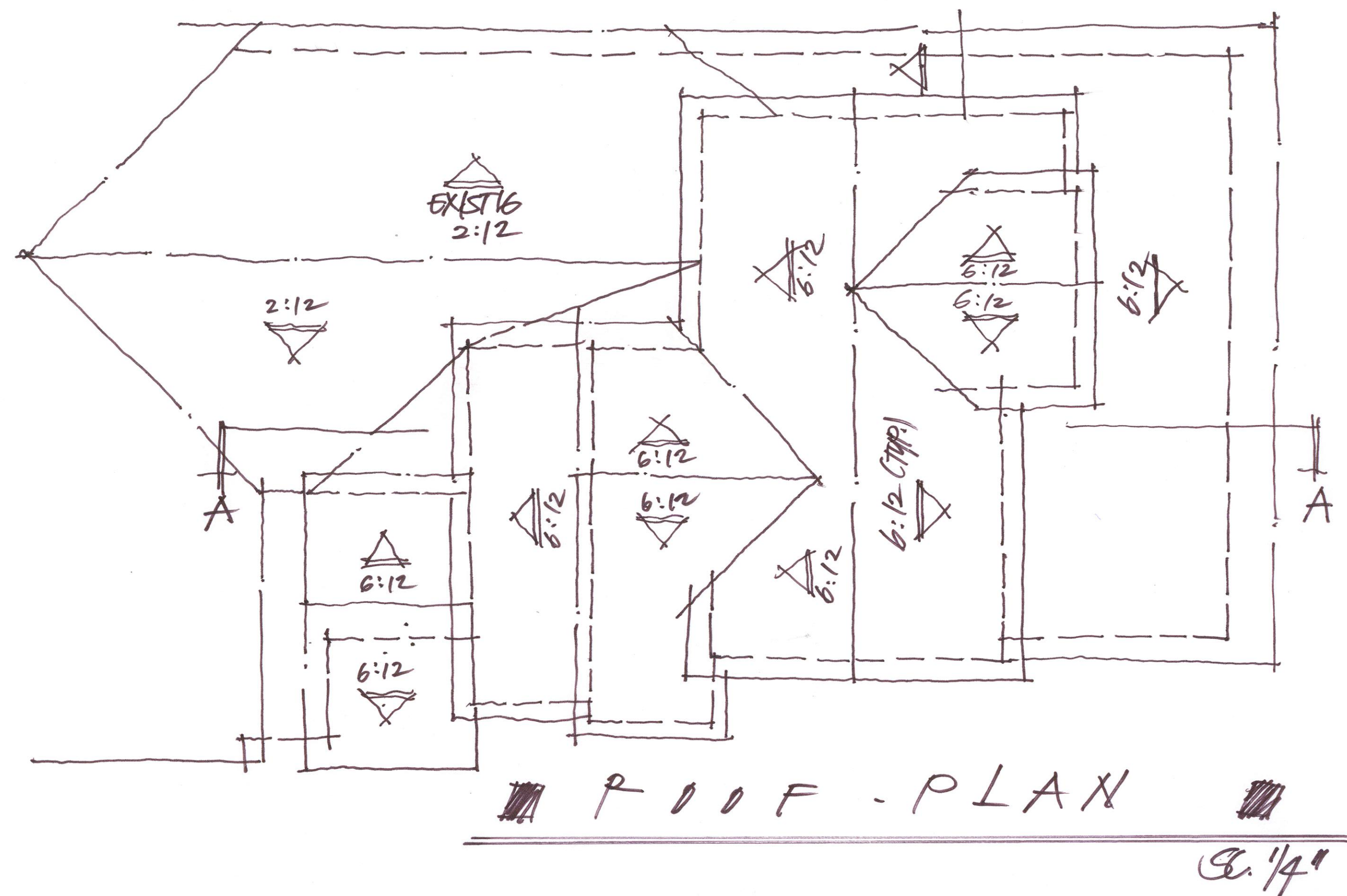
DANA POINT, CA

PROJECT NUMBER:
2017001.00

Studio **6** ARCHITECTS

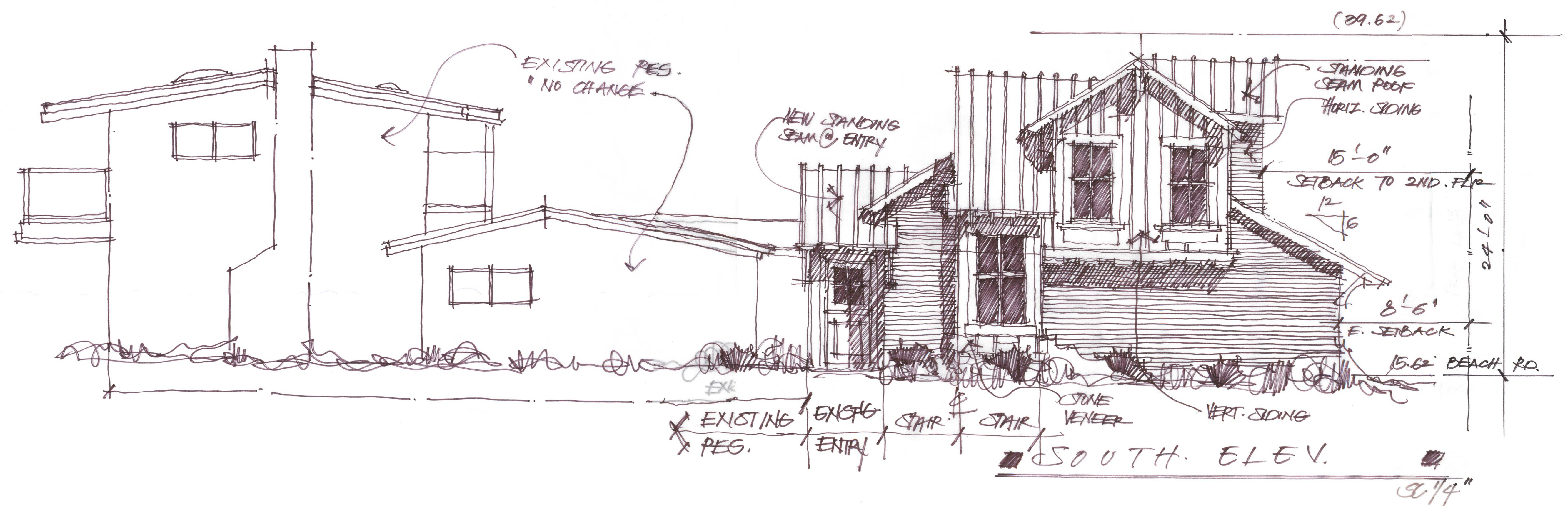
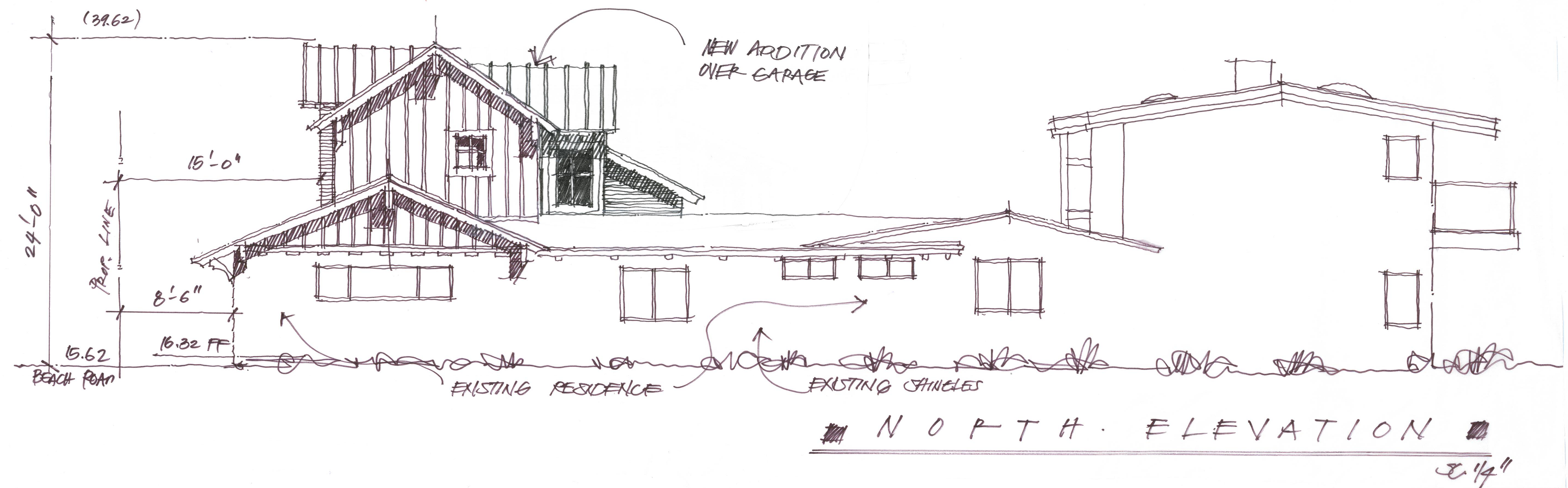
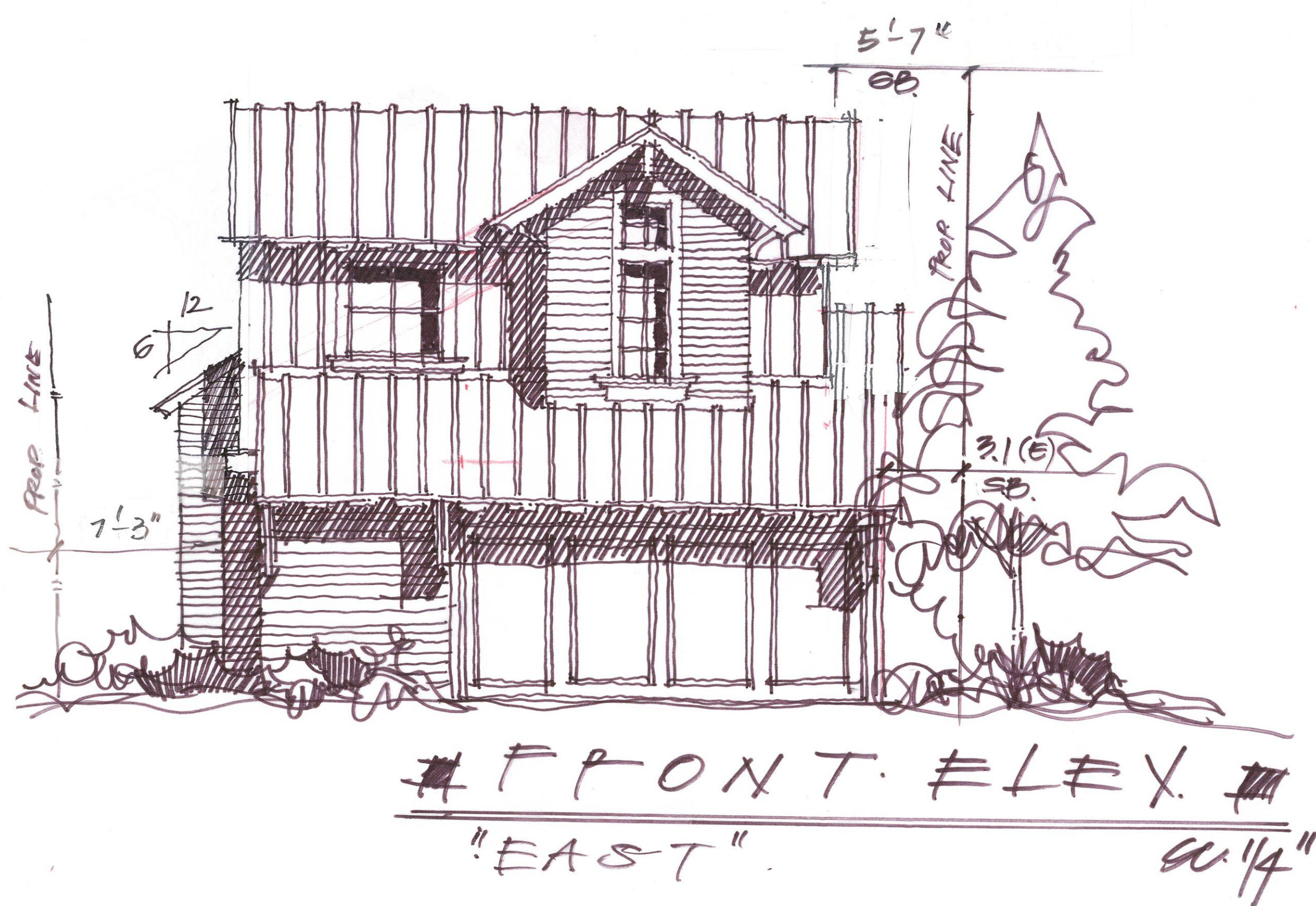
STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2755 CAMINO CAPISTRANO, SUITE B2
SAN CLEMENTE, CA 92672
(949) 388-5300 PHONE
(949) 388-3330 FAX
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A-4



THE BENUDIZ RESIDENCE

DANA POINT, CA.



THE BENUDIZ RESIDENCE

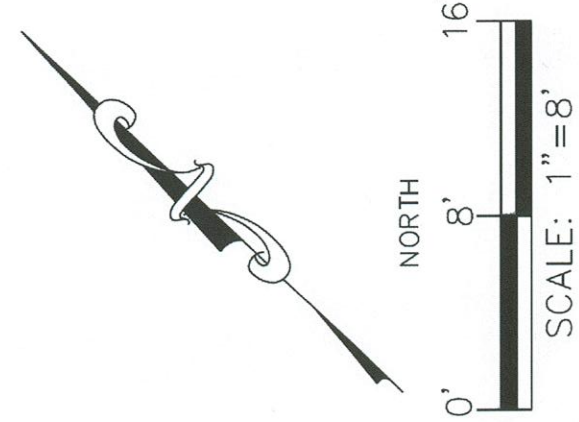
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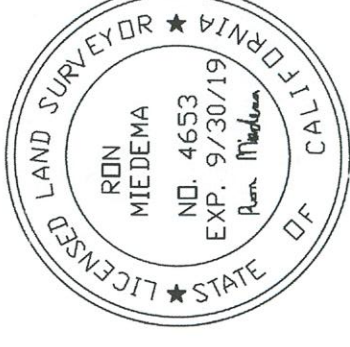
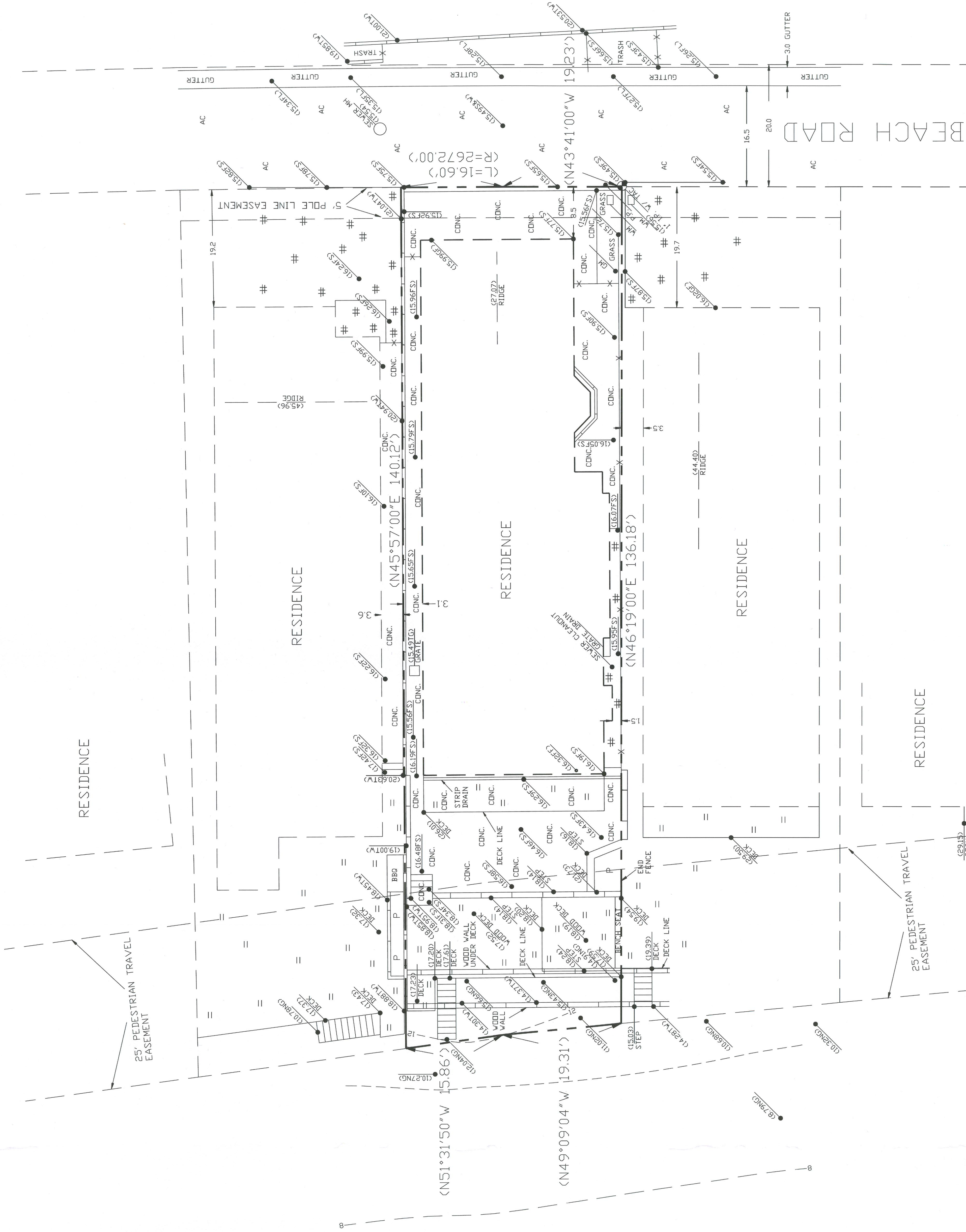
Studio 6
ARCHITECTS

STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
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SAN CLEMENTE, CA 92672
(949) 388-5300 PHONE
(949) 388-5330 FAX
STUDIO6ARCHITECTS.COM

A-6



LEGEND	
(123.45)	DESCRIPTION
()	MEAS. ELEVATIONS
=	REC. BRG. & DIST.
#	DECK
—	BRICK
—	WALL
—	BUILDING
—	PROPERTY LINE
—	FENCE
+	BENCH MARK
N.C.	NATURAL GRADE
P.P.	POWER POLE
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
F.S.	FINISH SURFACE
M.H.	MAN-HOLE
P	PLANTER
A.C.	ASPHALT
T.G.	TOP-GRADE



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TOPOGRAPHIC SURVEY

OWNER:
PETER BENUDIZ

LEGAL DESCRIPTION:
LOT 11 OF TRACT MAP NO. 889

PROJECT BENCH MARK:
1" I.P. ELEVATION= 15.56 Based on NAVD 88 Datum

MAIN BENCH MARK:
County of Orange BM # 3B-52-68
ELEVATION = 18.235 NAVD 88 DATUM

ADDRESS OF PROJECT:
35561 BEACH ROAD
DANA POINT, CA

S-1

JOB: 60-78 DATE: 2/8/17