

**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 CDP17-0026 AND SITE
DEVELOPMENT PERMIT SDP17-0048 FOR AN ADDITION AND
REMODEL TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE
RESIDENTIAL BEACH ROAD 12 (RBR 12) ZONE LOCATED AT 35557
BEACH ROAD

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0026 and Site Development Permit SDP17-0048.

APPLICANT: 35557 Beach Road, Kirk Langs

REPRESENTATIVE: Robert Williams, Architect

REQUEST: Approval of a Coastal Development Permit and Site Development Permit for a 283 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: 35557 Beach Road (APN 691-161-14)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on 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 5,092 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 house was originally constructed in 1970 as a two story 2,245 square foot house and an attached 420 square foot garage. Later in 1981, a Coastal Development Permit and Use Permit was issued by the California Coastal Commission for a 1,662 square foot addition that enclosed the carport and added approximately 903 square feet to the second floor for a bedroom, studio, and bathroom. The addition brought the house to its current 3,907 square-feet. The California Coastal Commission determined the project complied with all of the applicable development standards.

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)	19 feet 10 inches (existing)	No
	15 feet minimum (2nd floor)	15 feet (proposed)	Yes
Side Setbacks: East Setback West Setback	3'6" minimum	3' (west) (existing) 3.1' (east) (existing)	No No
Structure Stringline	106' west	105'	Yes
	106' east	97'	Yes
Patio Stringline	138' west	140' (existing)	No
	134' east	142' (existing)	No
Height	28 feet maximum from Beach Road Elevation (15.78') (10/12 pitch)	30.27 feet	No
		28 feet	Yes
Parking Required	2 covered parking spaces	2 covered parking spaces	Yes

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 exceeds the height limit for the zone and provides substandard deck, front, and side yard setbacks. The structure is also legal nonconforming 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 of the Base Flood Elevation.

The project includes a cantalivered addition over the garage and a mezzanine over the second floor greatroom's vaulted ceiling. The proposed additions would result in a 283 square foot expansion to the house, of which 163 square feet would expand the footprint of the second floor. Per Section 9.75.130 of the DPZC the mezzanine is not considered a third floor because it is less than one third (1/3) of the floor area it sits above. The project also includes: a remodel to the first floor to convert the bedroom into a television room, kitchen remodel, repair the exterior deck, relocate the elevator, and construct a new bathroom and laundry area. The second story improvements include converting the greatroom into two bedrooms and a bathroom. The second story addition above the garage improves the Craftsman design of the house with a new gable roof over the addition, large windows and sectional doors, horizontal wood plank siding, and a Juliet balcony. All of the proposed improvements to the structure were reviewed for conformance with the limitations for legal nonconforming structures in the Floodplain Overlay District and are discussed in the Site Development Section of this report.

Coastal Development Permit CDP17-0026

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 SDP17-0048

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 exceeds the height requirements, has a nonconforming deck, front, and side yard setbacks, 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 than 10 percent of the current value of the structure. The remodel 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 283 square feet (7 percent of the structure's gross square footage), and the remodel is \$78,403 which is 9.55 percent of the structure's value. 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 a SDP, requiring:

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

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 17-0026, and Site Development Permit 17-0048 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 CDP17-026, AND SITE DEVELOPMENT PERMIT SDP17-0048 FOR AN ADDITION AND REMODEL TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 35557 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 Kirk Langs, ("Applicant"), the owner of real property commonly referred to as 35557 Beach Road (APN 691-161-14) (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 283 square foot addition and remodel to a legal nonconforming 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 CDP17-0026 and Site Development Permit SDP17-0048.

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 CDP17-0026 and SDP17-0048 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP17-0026

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 craftsman 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 Categorically Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facility) in that the application proposes the construction of a 283 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), and 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 building footprint on the seaward side of the structure. 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 283 square foot addition to a single-family residence within an established community of residential uses. The project modifies the structure's 1970s 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 17-0048

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 as a 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 front or side yard setbacks 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 1970 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 additional 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 283 square foot addition and remodel of a single-family residence at 35557 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. 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.
12. Per the Planning Department the work for the remodel is permitted within the flood plain by a one-time exemption.
13. 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.
14. 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.
15. 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.
16. 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.
17. Please note that no concentrated storm water may be outlet to the beach or

Pacific Ocean, as it is an Environmentally Sensitive Area. All concentrated drainage shall be directed toward Beach Road. Open roof gutter downspouts discharging to a splash block are not acceptable on Beach Road; the 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.

18. 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.

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, Variance, and Site 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 Assessor's Parcel Number shall match those on the submitted plans for review and approval.

23. Any changes or revisions to the plans required upon the conditioned post-demolition inspection shall be reviewed and approved by Public Works. Additional geotechnical or coastal engineering recommendations may be required.
24. All documents prepared by a professional shall be wet-stamped and signed.
25. Prior to issuance of a Building Permit provide a note on the first level floor plan stating "No new footings are permitted for the remodel area of the house."
26. Prior to the issuance of Building Permit the Structural Engineer for the project shall verify and provide a letter that the existing footings and the house's structural design will accommodate the proposed remodel design per CDP17-0026 and SDP17-0048 with no new footings proposed in the remodel area (area not associated with the proposed addition above the garage).
27. Prior to issuance of a Building Permit the construction drawings shall include a demolition plan.
28. The project shall comply with the 2016 editions of the Building Code with all local amendments
29. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.
30. Submit a foundation and Soils investigation report by a Registered Design Professional and conducted in conformance with CBC.
31. 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.
32. Prior to the issuance of a building permit approvals are required from the Planning Division, Building Division, Public Works, and the Orange County Fire Authority.
33. Separate review, approval, and permits are required for separate structures, retaining walls, site walls over three feet, and fire sprinklers.

Prior to Framing:

34. Upon completion of the demolition work, the Architect must certify the scope of the completed demolition is in compliance with the plans and no

additional areas have been demolished and/or will be altered.

35. Prior to framing and at completion of demolition for the project, the Building and Planning Divisions shall inspect the completed demolition to ensure it does not exceed the CDP17-0026 and SDP17-0048 approvals to ensure compliance with the DPZC Section 9.31.050.c.

Prior to Final Approval of All Permits:

36. 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 CDP17-0026 and SDP17-0048. 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.
37. 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 CDP17-0026 and SDP17-0048. 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.
38. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
39. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
40. Public Works final approval will be required for all permits.
41. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
42. 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



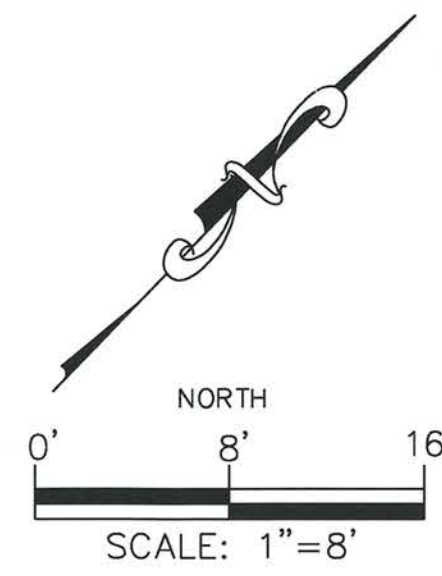
Vicinity Map

35557 Beach Road, CDP17-0026 and SDP17-0048

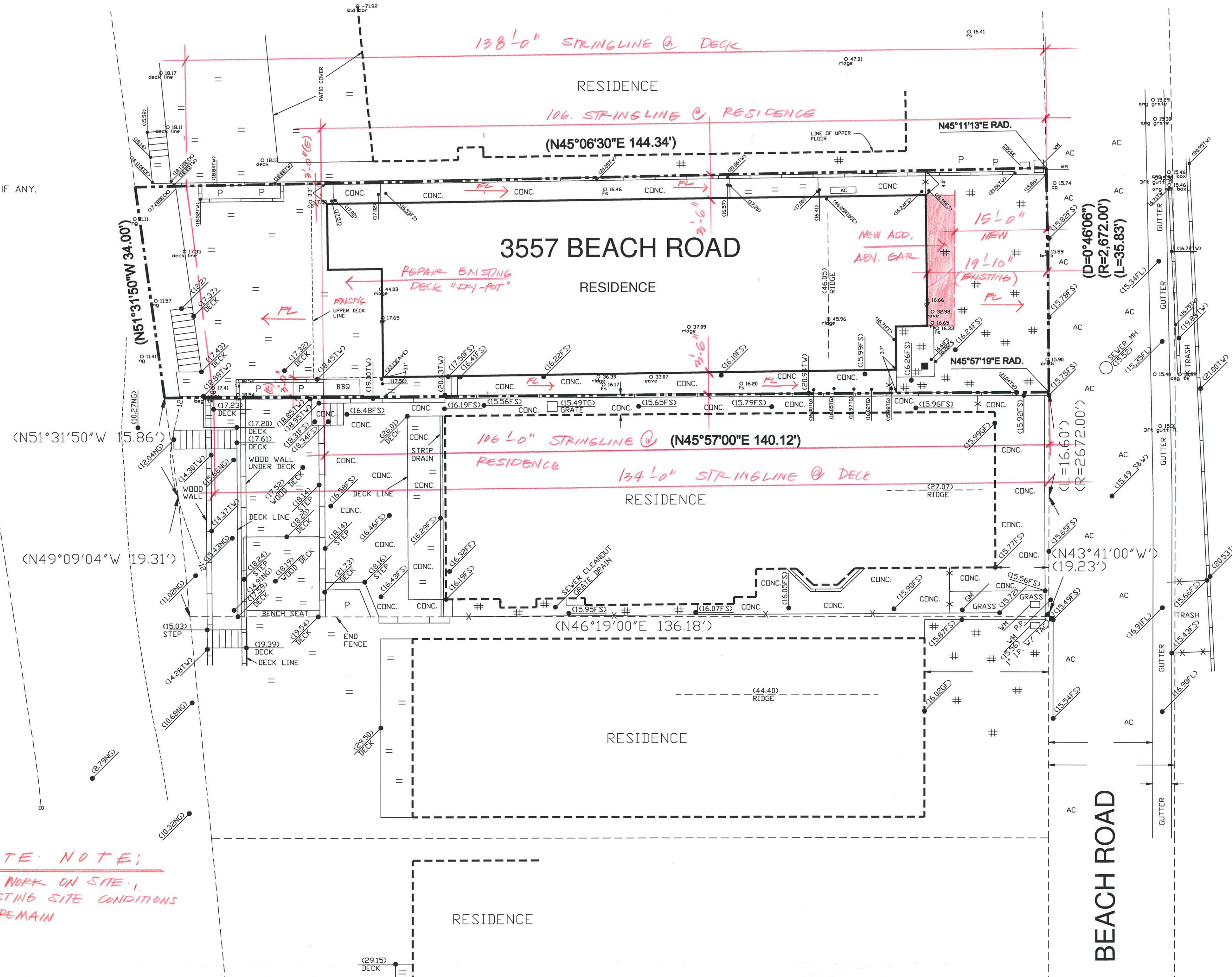








NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.

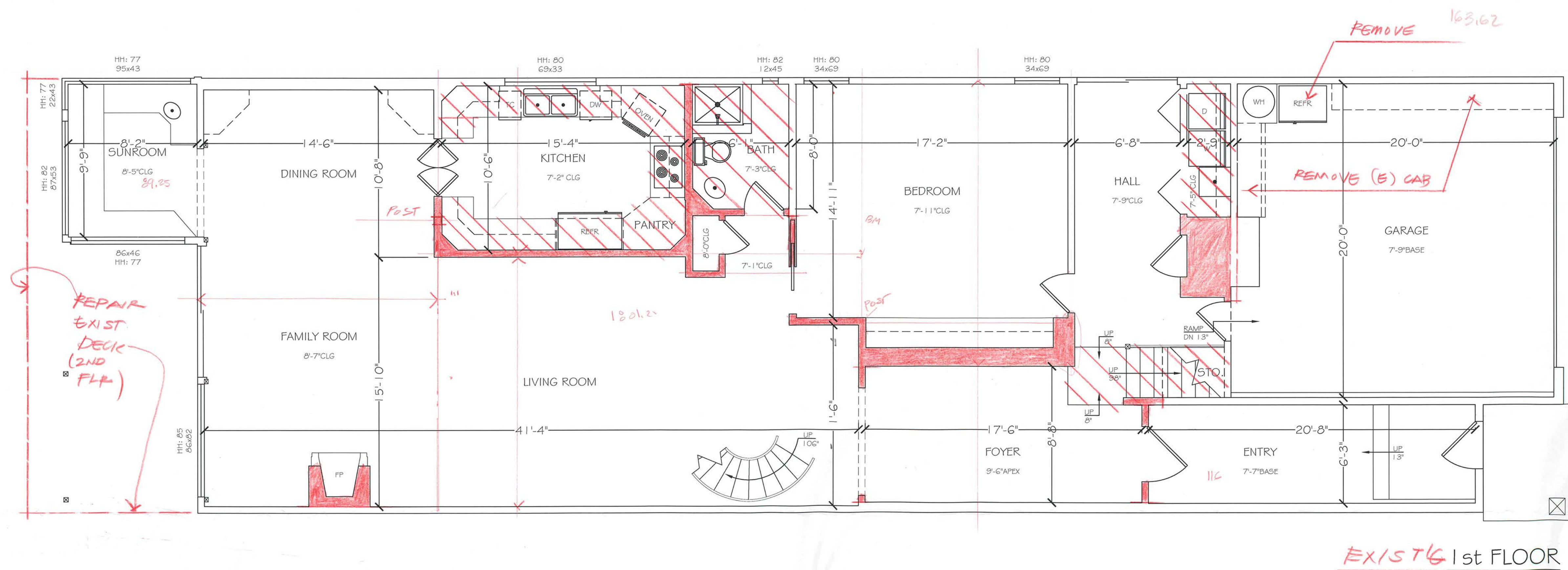
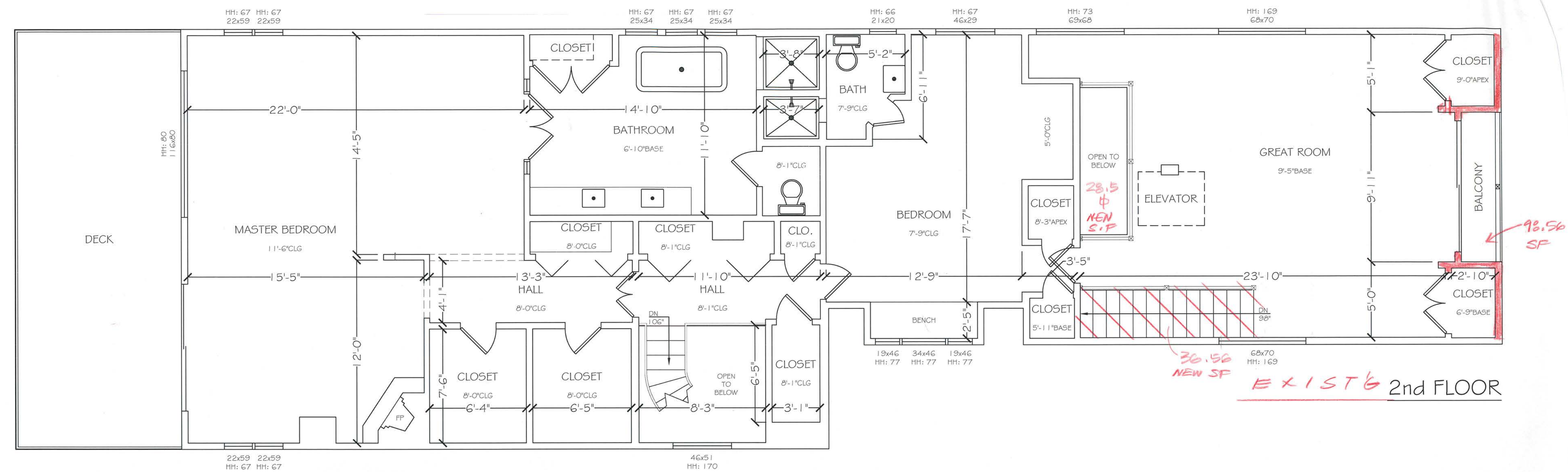


LEGEND	
	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
#	DECK
—	BRICK
—	WALL
—	BUILDING
—	PROPERTY LINE
—	FENCE
⊙	BENCH MARK
N.G.	NATURAL GRADE
P.P.	POWER POLE
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
F.S.	FINISH SURFACE
M.H.	MAN-HOLE
P	PLANTER
A.C.	ASPHALT
T.G.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

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	BOUNDARY AND TOPOGRAPHIC SURVEY JOB: 62-76 DATE: 6/26/17	OWNER: KIRK LANGS	LEGAL DESCRIPTION: LOT 10 OF TRACT NO. 889	BENCH MARK: 1" I.P. ELEVATION= 15.56 MAIN BENCH MARK: COUNTY OF ORANGE 3B-52-68 ELEVATION = 18.235 NAVD 88 DATUM	ADDRESS OF PROJECT: 35557 BEACH ROAD DANA POINT, CA

LANGS RESIDENCE

DANA POINT, CALIFORNIA



WALL LEGEND:

===== TO REMAIN

===== TO BE DEMOLISHED

////////// DEMOLISH

LANGS RESIDENCE DANA POINT, CALIFORNIA

PROJECT NUMBER:
2017021

Studio 6
ARCHITECTS

STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2753 CAMINO CAPISTRANO, SUITE A100
SAN CLEMENTE, CA 92672
(949) 388-5300 PHONE
(949) 388-3330 FAX
STUDIO6ARCHITECTS.COM

A-2



EXIST'G EAST

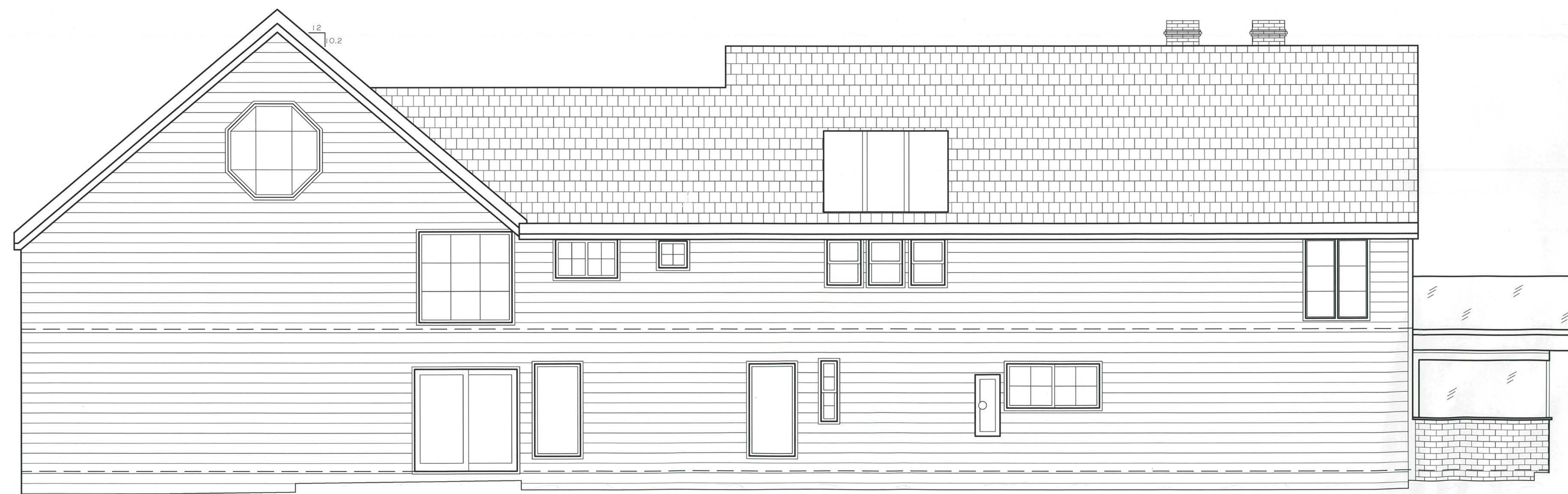


EXIST'G SOUTH

LANGS RESIDENCE
DANA POINT, CALIFORNIA

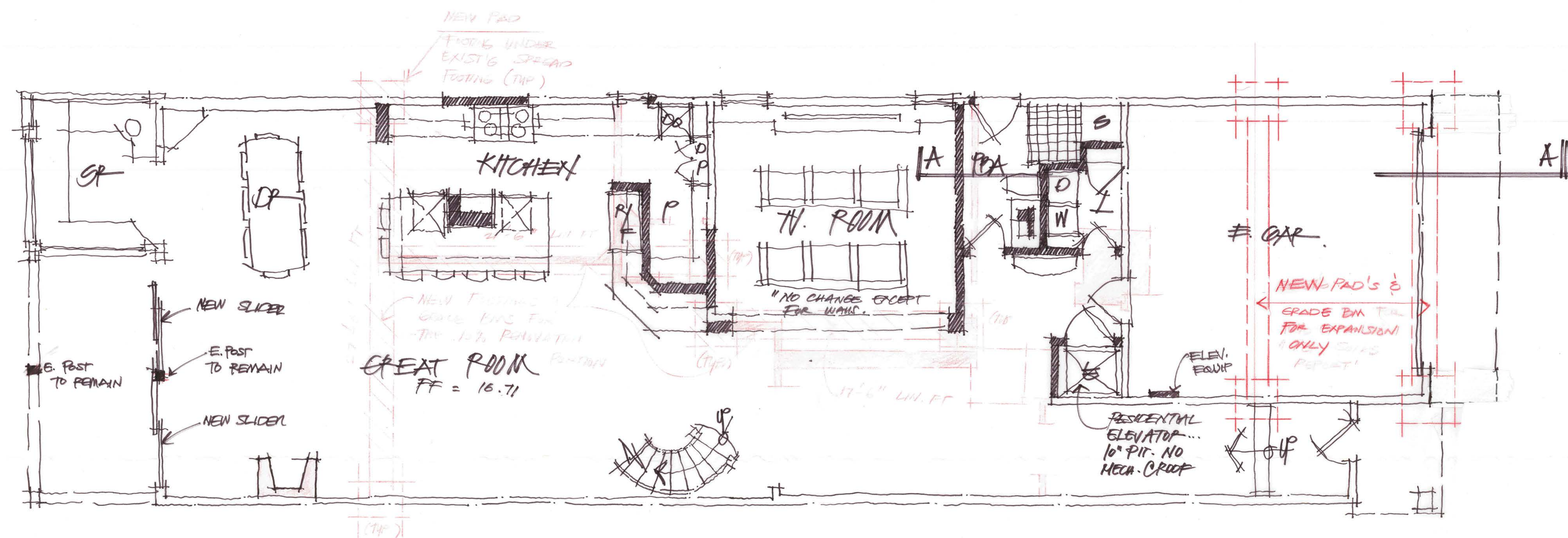
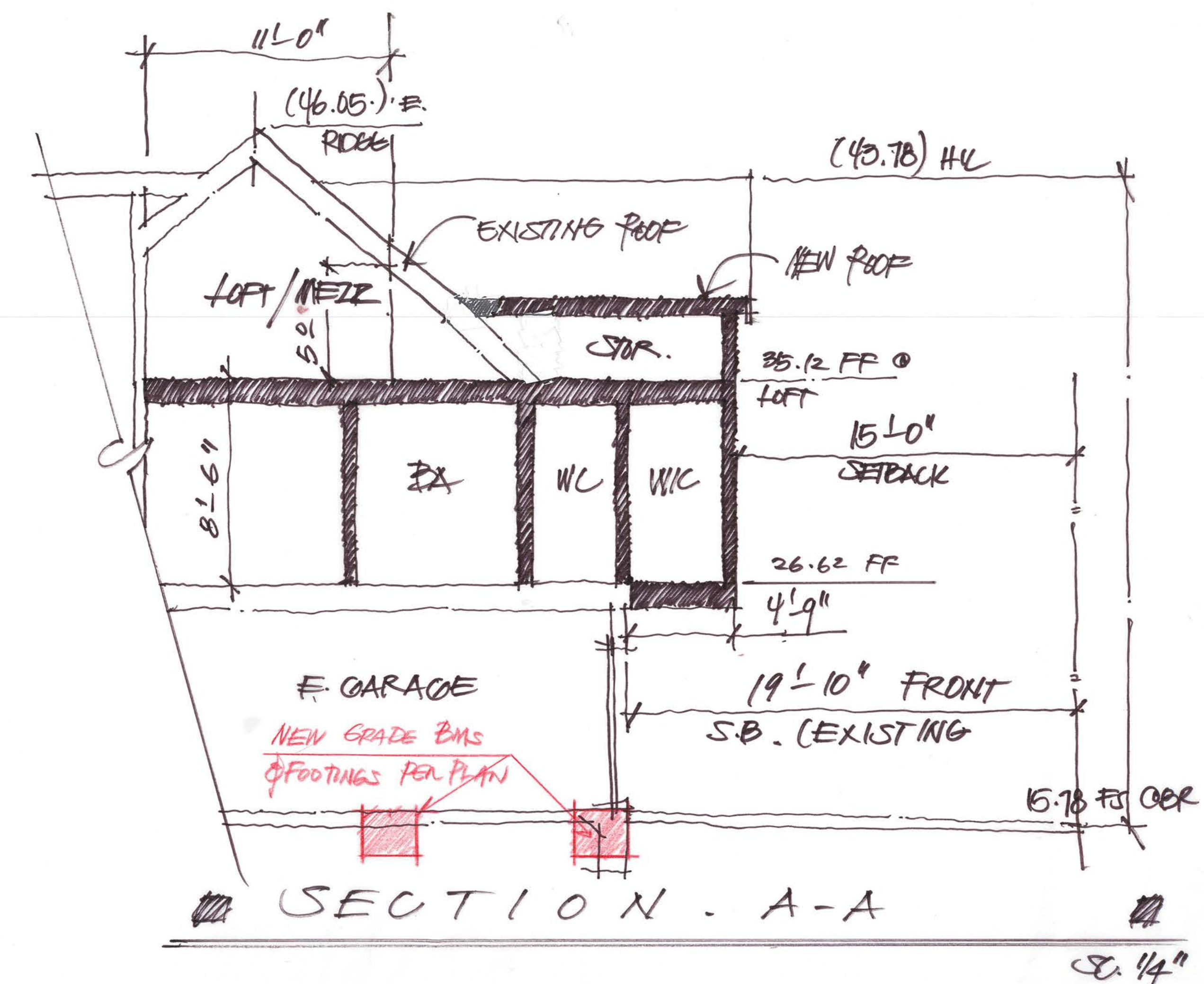
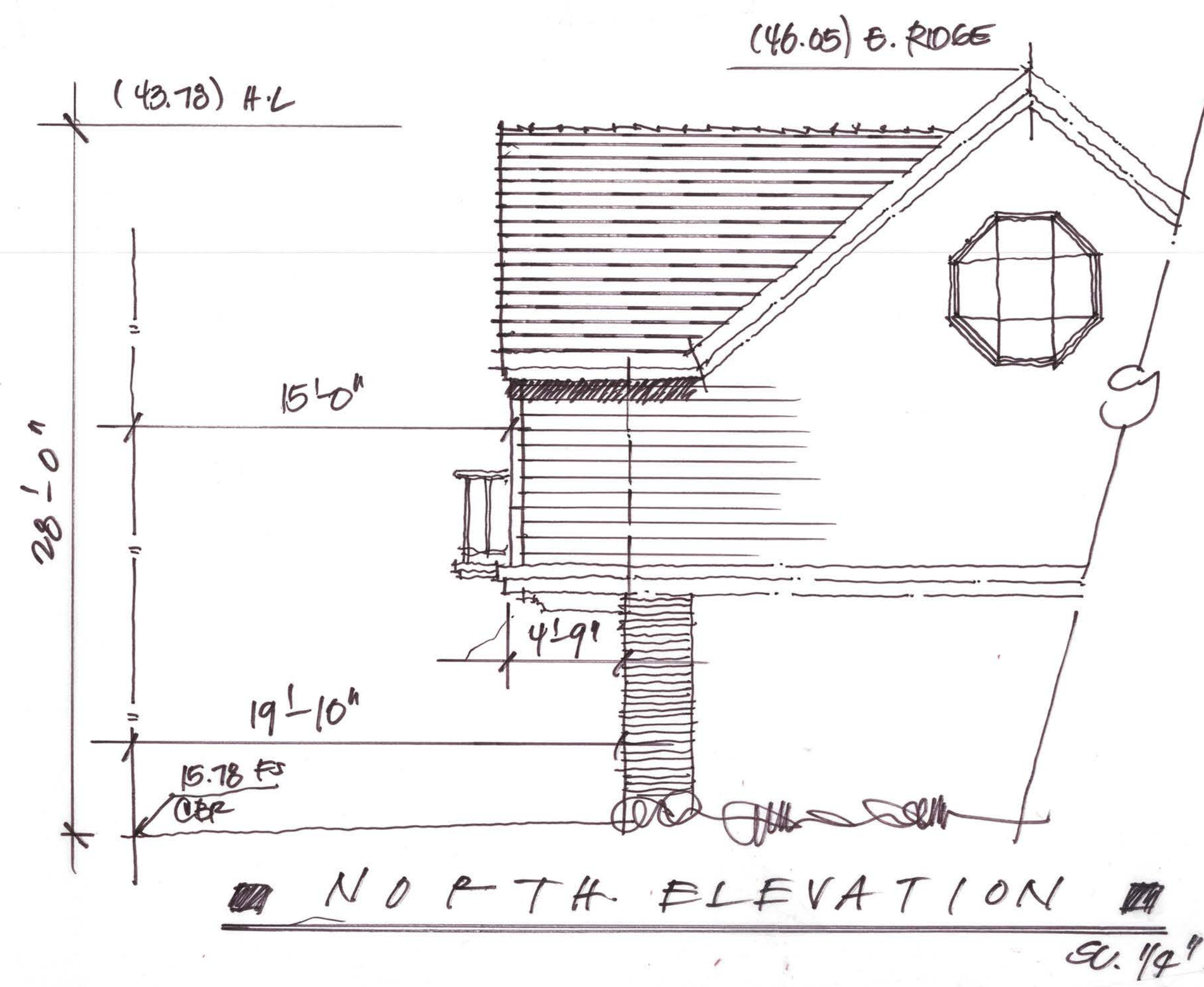


EXIST'G WEST



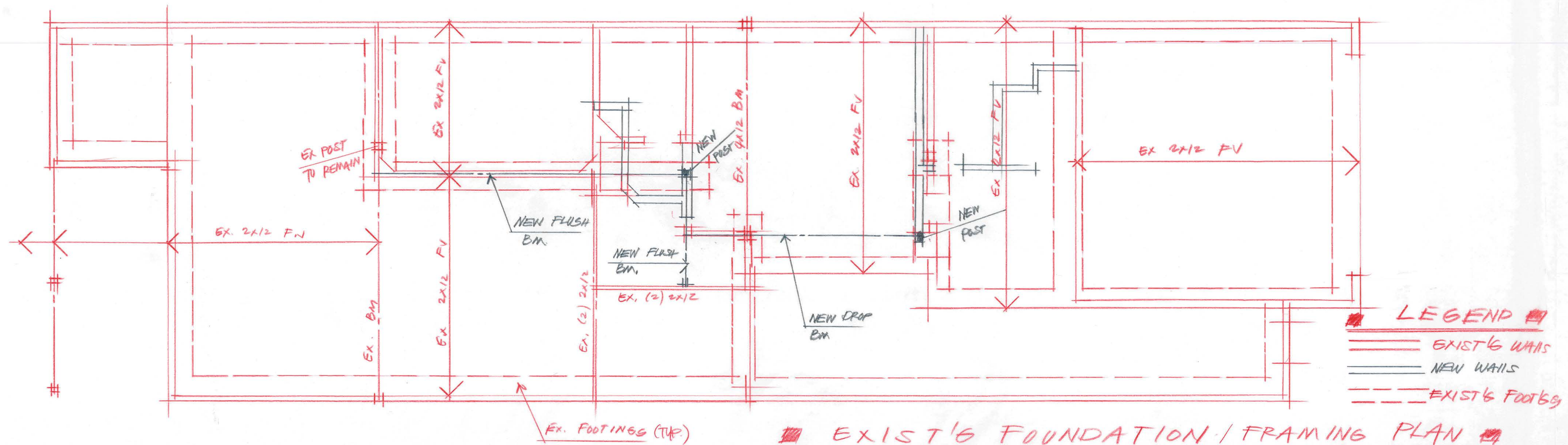
EXIST'G NORTH

LANGS RESIDENCE
DANA POINT, CALIFORNIA

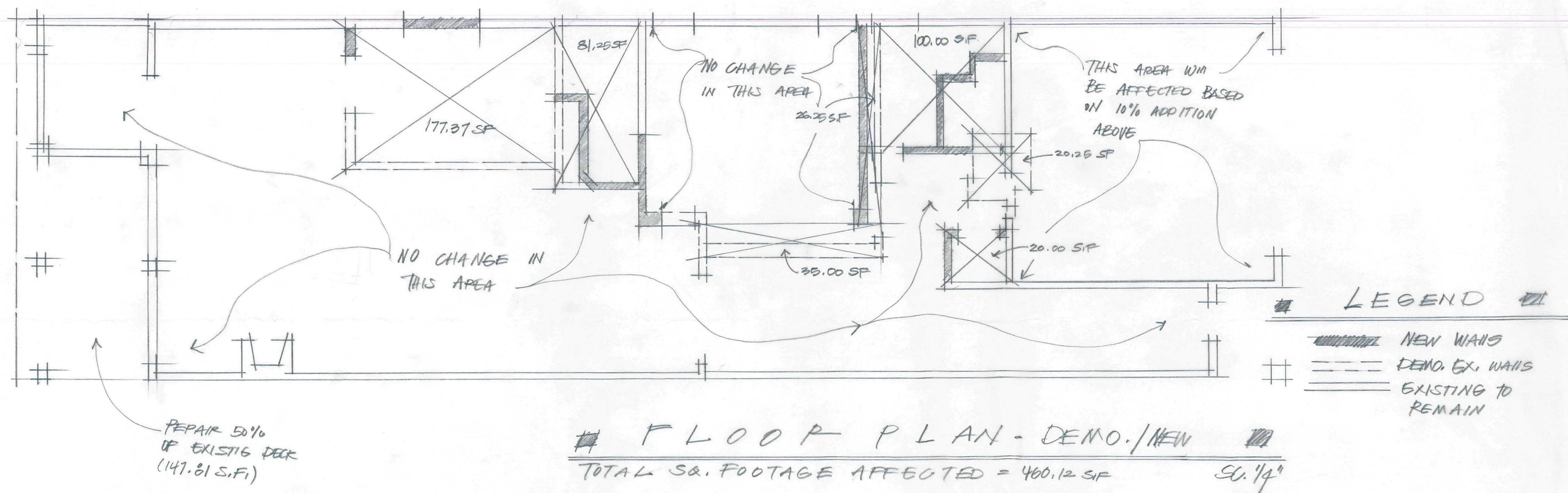


NOTE: "NO NEW FOOTINGS ARE ALLOWED FOR THE REMAINING AREA OF THE STRUCTURE"

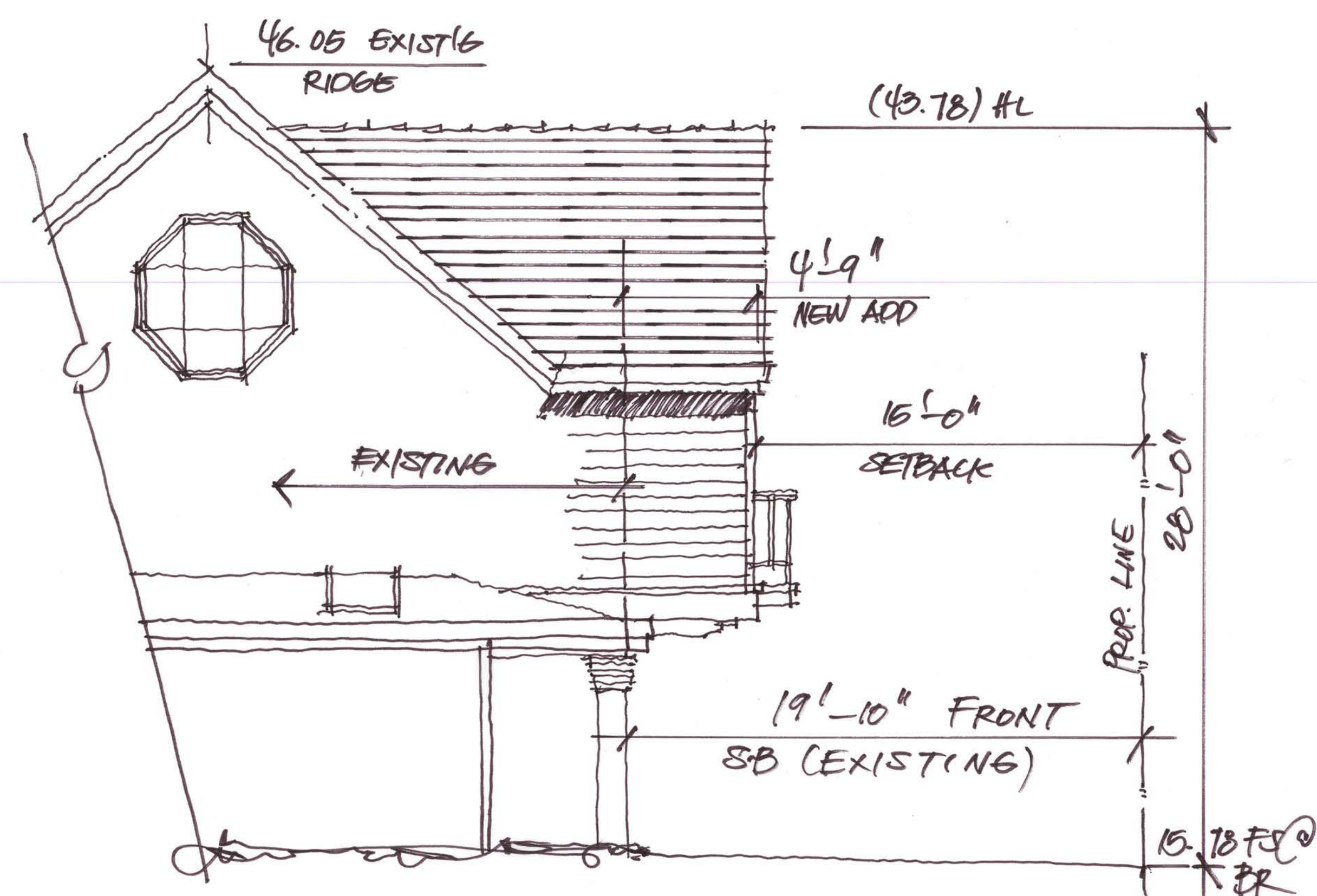
LANGS RESIDENCE DANA POINT, CALIFORNIA



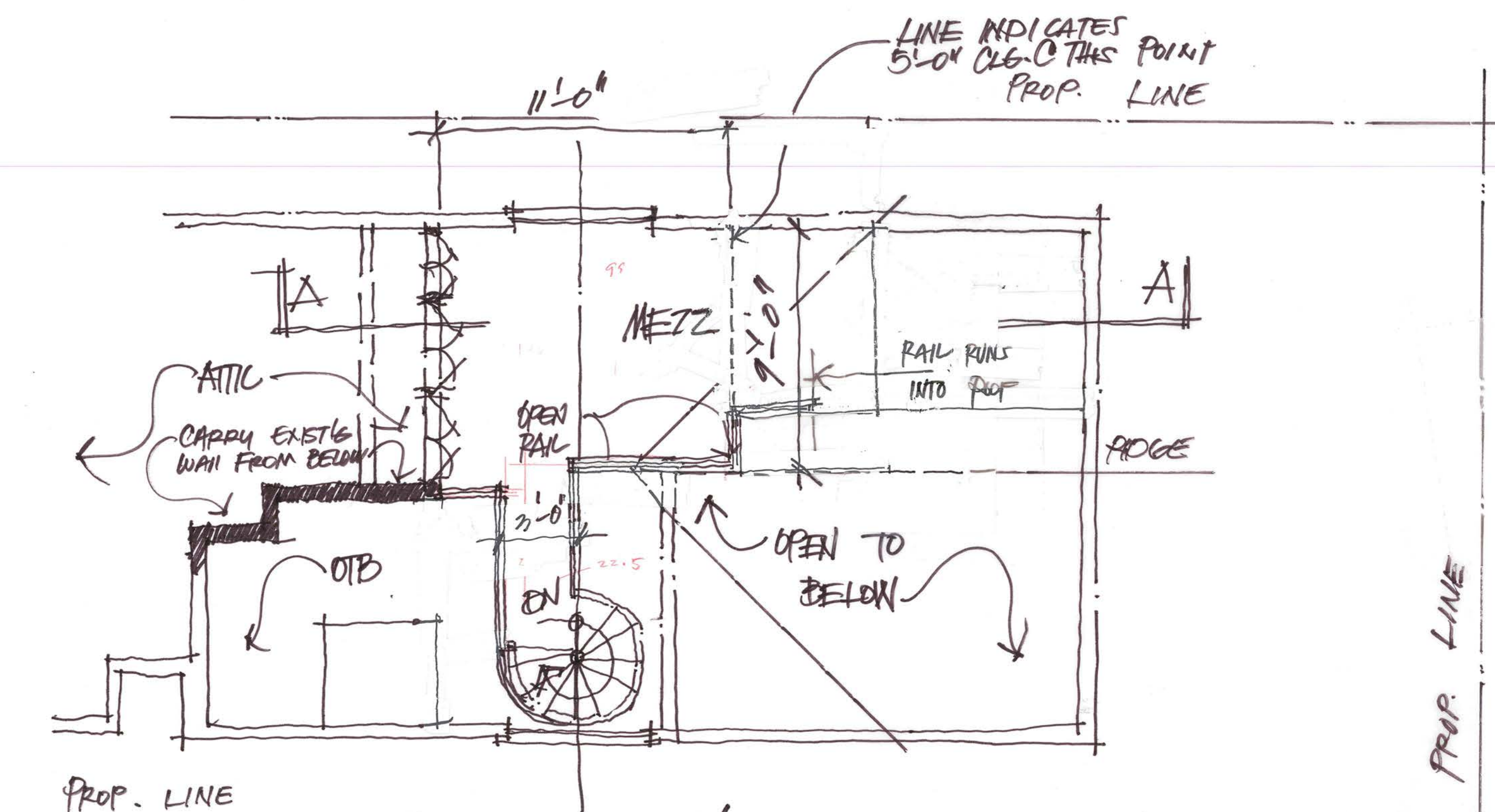
EXIST'S FOUNDATION / FRAMING PLAN
 NOTE - ANY WORK BEYOND THE PROPOSED REMODEL IS NOT APPROVED "SC. 1/4"
 "NO NEW FOOTINGS ARE ALLOWED FOR THE REMODEL AREA OF THE STRUCTURE"



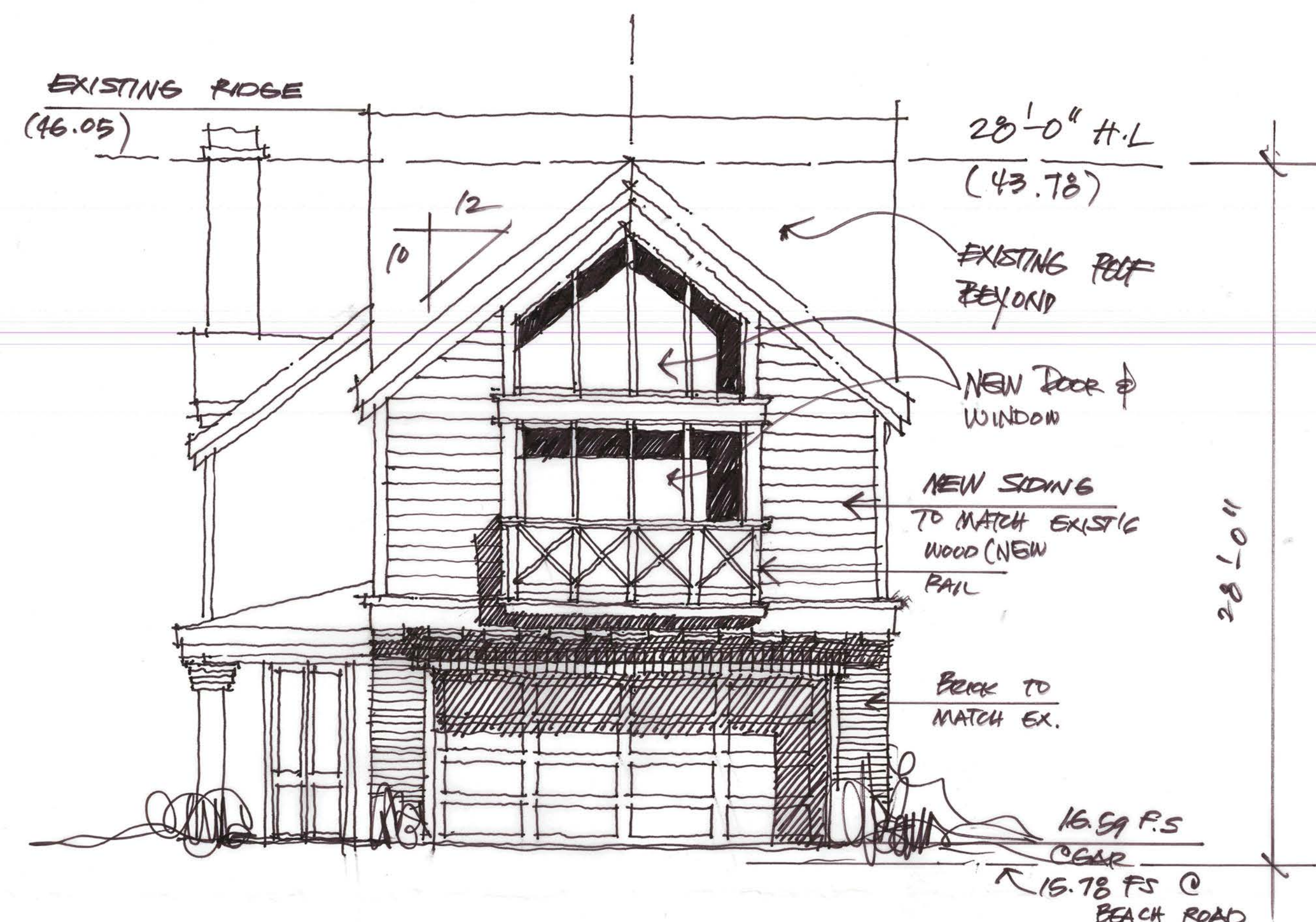
LANGS RESIDENCE
 DANA POINT, CA.



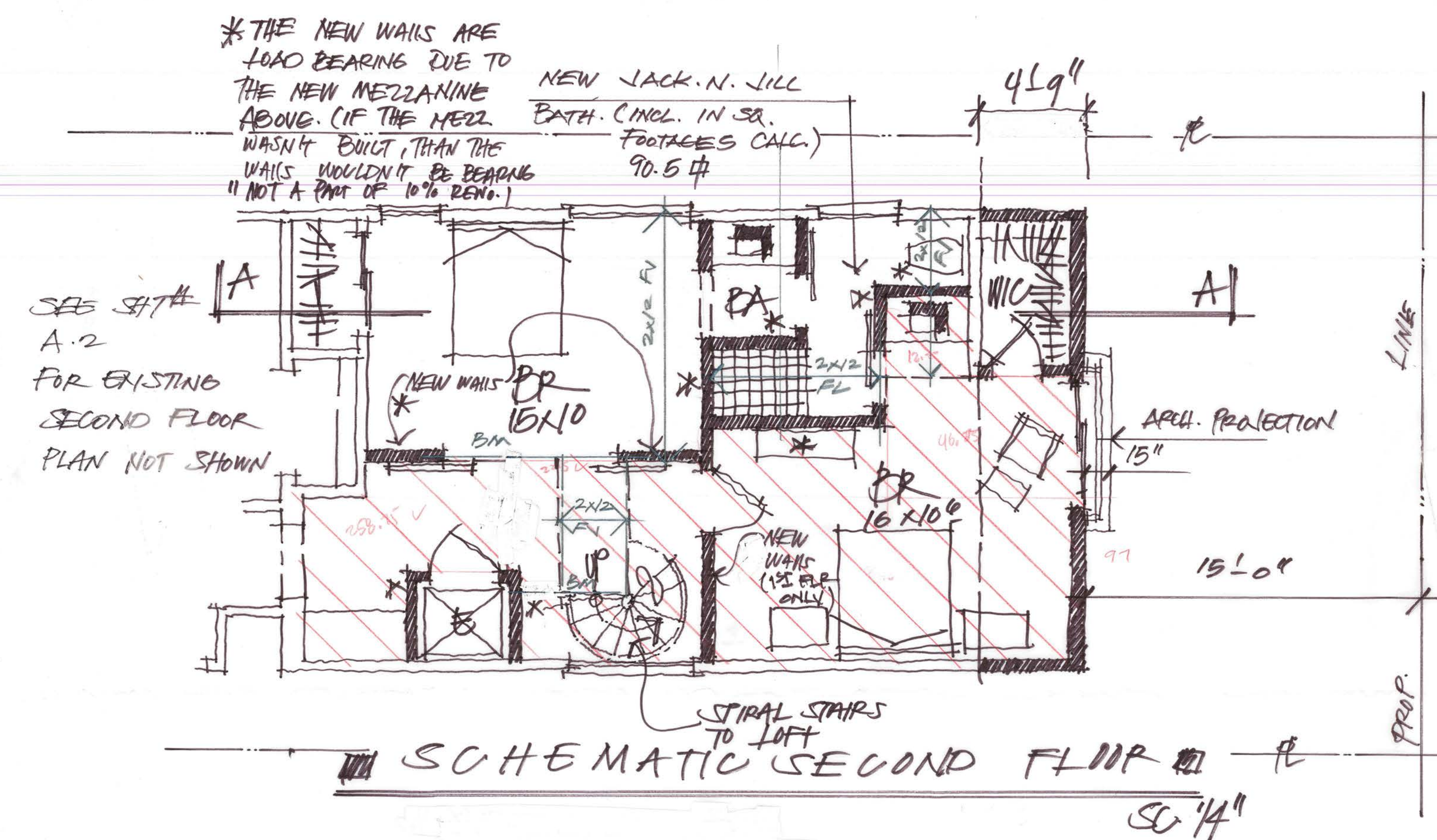
SOUTH ELEVATION
SC. 1/4



MEZZANINE/LOFT FLOOR PLAN
"PART OF THE 10% ADDITION" 120.00 S.F.
TOTAL NEW 163.62 S.F.
ADD. 283.62 S.F. TOTAL
SC. 1/4



SCHEMATIC EXT. ELEV
"EAST ELEV"
SC. 1/4



SCHEMATIC SECOND FLOOR
SC. 1/4

HATCH INDICATES AREA OPEN TO THE MEZZANINE ABOVE. 263.50 S.F.

LANGS RESIDENCE DANA POINT, CALIFORNIA