

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

DATE: MAY 14, 2018

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: MINOR SITE DEVELOPMENT PERMIT SDP17-0049(M) AND MINOR
CONDITIONAL USE PERMIT CUP17-0018(M) TO ALLOW THE
CONSTRUCTION OF A DUPLEX WITH ROOF DECKS, TANDEM
PARKING FOR THE EAST UNIT, INCREASED WALL HEIGHTS, AND
TO ALLOW THE MEASUREMENT OF THE STRUCTURE FROM ATOP
A MAXIMUM OF 30-INCHES OF FILL IN THE RESIDENTIAL DUPLEX
(RD-14) ZONING DISTRICT AT 34621 VIA CATALINA

RECOMMENDATION: That the Planning Commission adopt the attached draft
Resolution approving Minor Site Development Permit
SDP17-0049(M) and Minor Conditional Use Permit CUP17-
0018(M).

APPLICANT: Maple Ridge Investment Group, LLC

OWNER: Maple Ridge Investment Group, LLC

REQUEST: Approval of Minor Site Development Permit 17-0049(M) and
Minor Conditional Use Permit 17-0018(M) to allow the
construction of a duplex with roof decks, tandem parking for
the east unit, increase wall heights, and to allow the
measurement of the structure's height from atop a maximum
of 30-inches of fill in the Residential Duplex (RD-14) Zoning
District.

LOCATION: 34621 Via Catalina (APN 691-382-28)

NOTICE: Notices of the Public Hearing were mailed to property owners
within a 500-foot radius May 3, 2018, published within a
newspaper of general circulation on May 3, 2018, and posted
on May 3, 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 Categorical Exempt per Section

15303 (b) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of less than six dwelling units.

ISSUES:

- Project consistency with the development standards of the Dana Point General Plan and Zoning Code (DPZC).
- Project satisfaction of all findings required pursuant to the DPZC for approval of a Site Development Permit (SDP).
- Project compatibility with and enhancement of the site, surrounding neighborhood.

BACKGROUND: The 5,202 square-foot site is an interior vacant lot, located in the Capistrano Beach Community of Dana Point. The project site is zoned “Residential Duplex 14” (RD-14) which allows one residential dwelling unit per 2,500 square feet of land area and a General Plan designation of Residential 7-14 du/acre. The project site is located outside the City’s Coastal Overlay District (the California Coastal Zone) therefore a Coastal Development Permit is not required.

DISCUSSION: The project proposes to construct a new duplex with attached dwelling units. Each unit is two-stories with four bedrooms, and three bathrooms. The structure would provide 2,070 square feet (west unit) and 2,135 square feet (east unit) of livable area. The structure would be a modern design with stucco walls, cedar siding accents and wood garage doors. A color and materials sheet for the project is provided as Supporting Document 4.

Table 1 summarizes applicable Residential Duplex 14 (RD-14) zoning designation development standards and the project’s conformance with those requirements:

Table 1: Compliance with RD-14 Development Standards

Development Standard	Requirement	Proposed/Existing	Compliant with Standard
Front Setback	20 feet minimum	20 feet	Yes
Side Setbacks	4 feet minimum	4 feet	Yes
Rear Setback	15 feet	24’11” feet	Yes
Height	24 feet maximum (Flat-3/12 roof pitch)	24 feet + 30 in fill* (Flat)	Yes
Lot Coverage	50% maximum	50%	Yes

Development Standard	Requirement	Proposed/Existing	Compliant with Standard
Parking Required	4 parking spaces	3 covered parking spaces, 1 uncovered reserved**	Yes
Landscape	15 %	15%	Yes
Private Open Space	20%	37%	Yes

* SDP(M) is requested to allow the structure to be measured atop of 30 inches of fill to allow for positive drainage of the site to the street.

**CUP(M) is requested for tandem parking to allow for three covered spaces and one reserved uncovered space.

Site Development Permits SDP17-0049(M)

The subject application requires an SDP(M) to measure the structure's height from atop a maximum of 30 inches of fill and increased wall heights.

The DPZC requires the height of a residential structure to be measured from the lowest grade point of the structure; however, per Section 9.05.110(a)(3) lots with unique topographical conditions where it is difficult to create positive drainage to the street are allowed to measure the structure from atop a maximum of 30 inches of fill, with the approval of an SDP(M). The site's topography gradually slopes from the street down to the back of the lot. The condition of the property is problematic because the site drains to the adjacent properties abutting the subject site. The project is requesting 30 inches of fill to correct the issue and create controlled positive drainage to Via Catalina. Public Works and Planning staff evaluated the site's condition and confirmed the requested 30 inch fill credit is necessary to create positive drainage to the street. The existing grade low point, pad height, amount of fill, and top of roof height for the structure are provided in Table 2 below.

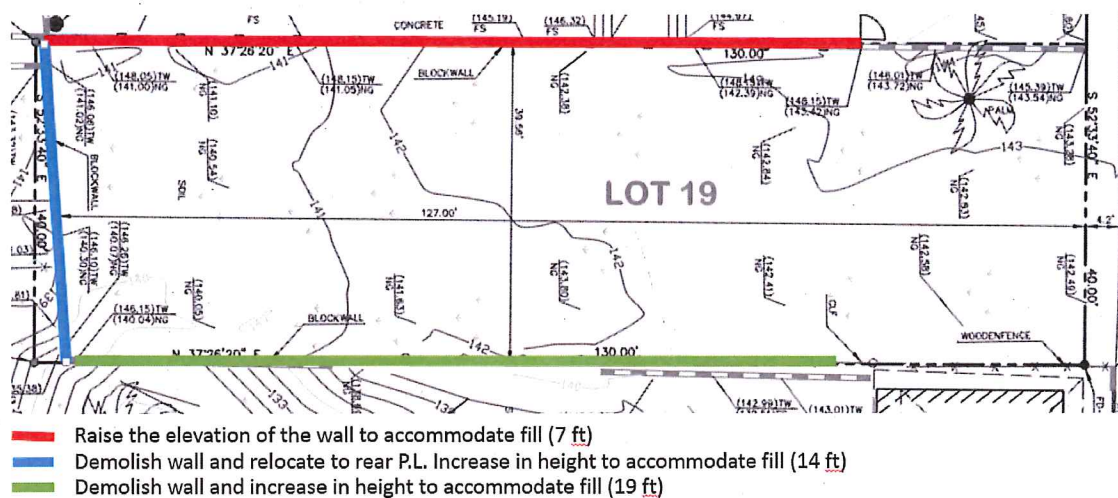
Table 2: Height Analysis

Existing Grade Low Point	140.0 ft
Pad Elevation	143.92 ft
Fill Amount	30 inches
Top of Roof	166.5 ft
Height from top of Fill	24 ft
Max height (w. flat roof) Allowed	24 ft

Per Section 9.05.120 of the DPZC, a SDP(M) is required to increase the height of the property line walls. The unique topography around the site required the adjacent property owners to construct retaining/property line walls that exceed six feet many years ago. The varying topography of the area resulted in walls up to 15 feet in height (south-east corner of the lot) to retain up to 10 feet of earth and provide an additional

five feet in height for a privacy wall around the property. The existing walls along the east and rear property line are proposed to be removed because of their age and the structural condition is unknown. The project proposes to 1) raise the elevation of the wall along the west property line to accommodate the added fill; however, the wall would remain seven feet (max height) above the proposed grade, 2) demolish the existing walls (6 -15 feet in height) around the east and rear property lines and construct new retaining/site walls along property lines to retain the existing grade and fill (to provide positive drainage to the street), and 3) function as a boundary wall for the site. The proposed retaining/property line walls would be up to six feet tall facing the subject property and in most cases six to ten feet tall facing the adjacent properties. The tallest point of the new wall would be 19 feet (south-east corner), which would be five feet taller than the existing wall. Existing landscaping would screen the wall along the east property line where the wall will be at its tallest.

Exhibit 1: Project Walls



Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval for the requested Site Development Permits:

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 is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

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

MINOR CONDITIONAL USE PERMIT 17-0018(M):

The project is requesting a Minor Conditional Use Permit to allow tandem parking for the east unit and to allow a roof deck for each unit.

The DPZC requires duplexes to provide two covered parking spaces per dwelling unit; however, per Section 9.35.080(E) of the DPZC, tandem parking can be permitted, with the approval of a CUP(M) for lots that are less than 50 feet wide. Tandem parking for the east unit is requested because the lot is 40 feet wide and too narrow to provide front entry for four vehicles to access the garage. The proposed parking configuration complies with the requirements identified in Exhibit 9.35.080-10 by providing adequate parking area in the driveway and vehicle circulation. The project would also comply with the requirements identified in Section 9.35.080(E) in that Conditions of Approval #32, 33 and 45 are included in the Resolution to require a tandem parking agreement, management plan, and landscaping to screen the uncovered vehicle from street views.

Per Section 9.05.230 of the DPZC, a CUP(M) is required for the proposed roof decks. The project proposes a roof deck for the east and west units that are 236 and 235 square feet respectively. The roof decks comply with the 24 foot height requirement, cover less than 25 percent of the roof area, and are centrally located on the structure. The roof parapet functions as a guardrail and ensures roof decks are architecturally integrated into the modern design of the structure. The access stairs to the roof decks are located within the interior of the floor plans for each unit to avoid visibility from the exterior of the property. The design of the proposed roof decks complies with all of the applicable development standards for residential roof decks identified in Section 9.05.230 of the DPZC.

Section 9.71.050 of the DPZC stipulates a minimum of three findings for approval for the requested Minor Conditional Use Permits:

1. *That the proposed conditional use is consistent with the General Plan.*
2. *That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.*
3. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity.*

Staff's recommended findings to approve Minor Condition Use Permit 17-0018(M) are set forth in the attached Draft Resolution.

CORRESPONDENCE: Staff reviewed the project with a neighbor who was supportive of the proposal. Aside from the one inquiry; staff has not received any additional correspondence related to the proposed project to-date.

CONCLUSION: Staff finds the proposed project consistent with the policies and provisions of the Dana Point General Plan and Zoning Code. As the project has been found to comply with all standards of development and findings can be made for approval of the request, staff recommends the Planning Commission adopt the attached resolution, approving Site Development Permits SDP17-0049(M) and CUP17-0018(M).



John Ciampa
Senior Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 18-05-14-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Color and Materials
5. Architectural Plans

RESOLUTION NO. 18-05-14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA APPROVING MINOR SITE DEVELOPMENT PERMIT SDP17-0049(M) AND MINOR CONDITIONAL USE PERMIT CUP17-0018(M) TO ALLOW THE CONSTRUCTION OF A NEW DUPLEX WITH ROOF DECKS, TANDEM PARKING FOR THE EAST UNIT, INCREASED WALL HEIGHTS, AND TO ALLOW THE MEASUREMENT OF THE STRUCTURE'S HEIGHT FROM ATOP A MAXIMUM OF 30 INCHES OF FILL AT 34621 VIA CATALINA

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

WHEREAS, Maple Ridge Investment Group, LLC (the "Applicant") is the owner of real property commonly referred to as 34621 Via Catalina (APN 691-382-28) (the "Property"); and

WHEREAS, the Applicant filed a verified application for a Minor Site Development Permit and Minor Conditional Use Permit to allow the construction of a duplex with roof decks, tandem parking, increased wall heights, and to measure the structure's height from the top of a maximum of 30 inches of fill 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 15303 (a) (Class 3 - New Construction or Conversion of Small Structures) in that the application proposes the construction of one, duplex with attached units; and

WHEREAS, the Planning Commission did, on the 14th day of May, 2018 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M).

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

- A. The above recitations are true and correct and incorporated herein by reference; and
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves SDP17-0049(M) and CUP17-0018(M) subject to conditions:

Findings:

Site Development Permit SDP17-0049(M)

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that the duplex complies with all of the setback, lot coverage, private open space, and landscape standards for the RD 14 zoning district. The duplex is designed as two attached units with separate access points and private decks, yard areas, and balconies. The increased height of the property line walls is justified because of the topography of the site and the adjacent properties. The project complies with the requirements to allow tandem parking for the east unit because the lot is less than 50 feet wide and the design of the duplex and the parking area complies with the tandem parking requirements identified in Section 9.35(E) of the DPZC. The roof decks proposed for the duplex comply with the standards identified in Section 9.05.230 of the DPZC it that they comply with the 24 foot height requirement, integrated into the design of the structure, and are less than 25 percent of the roof area. The unique topography of the site on a sloping lot creates a need for the structure to be measured from atop a maximum of 30 inches of fill to create positive drainage to the street.**
2. That the site is suitable for the proposed use and development **in that the proposed duplex complies with the minimum lot area requirements of one unit per 2,500 square feet of lot area in that the property is 5,202 square feet and is suitable to accommodate a duplex. The units comply with the allowed density, setbacks, lot coverage, private open space, and landscape standards for the RD 14 zoning district. The size and scale of the development is consistent and compatible with the neighborhood. The increased height of the property line walls is justified because of the topography of the site and the adjacent properties. The request to measure the structure from atop 30 inches of fill is necessary to ensure the site provides controlled positive drainage to the street. The tandem parking for the east unit is necessary because the lot is 40 feet wide and cannot provide direct access to covered parking for four vehicles. The project design complies with the requirements identified in Section 9.35.080(E) of the DPZC in that a tandem parking agreement and management plan to be recorded on the title of the property and landscaping shall be placed in the front yard to screen the uncovered vehicle from street views.**
3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines **The modern**

design of the residential units is in character and scale with the neighborhood. The use of balconies and horizontal and vertical wall plane breaks reduces building bulk of the structures to comply with Section II.C Architectural Character of the City's Design Guidelines. The proposed fill credit of 30 inches will comply with all standards of development from the Zoning Ordinance to improve the drainage to the area and would not be in conflict with any of the City's Urban Design Guidelines. The roof decks will be architecturally integrated into the design of the structure with the parapet.

4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style **in that the duplex is a modern design that is consistent with the mix of architectural styles in the neighborhood.** The design of the project complies with the density and setback requirements of the Zoning Ordinance and General Plan. The decks, balconies, wall plane breaks of the structure reduce the massing and create private outdoor living areas to improve the design of the units without impacting the privacy of the adjacent properties. Tandem parking provides sufficient parking in the garages and driveway without impacting public parking. The use of 30 inches of fill to address the topography of the lot is necessary to provide controlled positive drainage to the street. The increased wall heights will allow the requested fill credit and address the steep topography of the site and adjacent properties. Approval of the request will allow development of the site in a manner that complies with code, while simultaneously improving safety and stability of the property.

Minor Conditional Use Permit CUP17-0018(M)

1. That the proposed conditional use is consistent with the General Plan **in that the tandem parking configuration would not change the use of the structure and would not exceed the density designated by the General Plan.** The roof decks are in compliance with the height and design requirements established in Section 9.05.230 of the Zoning Ordinance; therefore, the requested Conditional Use Permit is consistent with the General Plan. The project design complies with the requirements identified in Section 9.35.080(E) of the DPZC in that a tandem parking agreement and management plan to be recorded on the title of the property. Landscaping shall be placed in the front yard to screen the uncovered vehicle from street views. Adequate parking will be provided in the garages and driveway to not impact public parking.

2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that the project is conditioned to comply with all of the applicable development standards associated with tandem parking for the east unit with the addition of landscape screening, parking agreement and management plan, and adequate articulation and design for the garage setbacks are provided. The roof decks comply with the height and design requirements established in Section 9.05.230 of the Zoning Ordinance in that they comply with the 24 foot height requirement and are architecturally integrated into the design of the duplex. The project design complies with the requirements identified in Section 9.35.080(E) of the DPZC in that a tandem parking agreement and management plan will be provided. Landscaping shall be placed in the front yard to screen the uncovered vehicle from street views. Adequate parking will be provided in the garages and driveway to not impact public parking.**
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity **in that proposed project would not exceed allowable building densities identified in the Zoning Code, would not alter the functional use of the structure. Adequate landscaping is provided to screen the uncovered tandem parking for the east unit. The roof decks for the project comply with the height and architectural design requirements of Section 9.05.230 of the DPZC to ensure it is compatible with the adjacent neighborhood.**

Conditions:

A. General:

1. Approval of this application permits the construction of a new, two-story, 4,205 square foot attached duplex (2,070 square feet west unit and 2,135 east unit) with attached garages (east unit one car garage and west unit two car garage) on a vacant lot, and for building heights to be measured from the top of 30 inches of fill, and increased wall heights at 34621 Via Catalina. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point Specific Plan and Zoning Code.

2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.
6. The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding. The

applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

7. The applicant and owner, and their successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
8. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
9. The project shall meet all water quality requirements.
10. A grading permit shall be obtained prior to any work.
11. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, telephone and cable television services.
12. The applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.
13. The applicant, 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.
14. Prior to the commencement of any work within the public right-of-way, the applicant shall apply and be approved for an encroachment permit.
15. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

B. Prior to Issuance of a Grading Permit

16. The applicant shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
17. The grading plan shall be designed to demonstrate compliance with the criteria and requirements of Dana Point Municipal Code section 9.05.110 Measurement of Building Height.
18. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
19. The applicant shall submit an application for shoring as needed, to the Building Department. In the event shoring is required a separate permit submittal shall be made to the Building Department for review and approval. All shoring permits shall be issued concurrently with the grading permit.
20. The applicant shall submit a separate application for site walls and/or retaining walls as needed, to the Building Department. The application shall include all plans and reports in compliance with Building Department standards.
21. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
22. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.
23. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
24. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The landscape plan shall include planting and beautification of the property parkways at the surrounding sidewalk. The landscape plan shall be in accordance with the approved plan, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's

Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.

25. A Boundary/Record of Survey shall be completed for the project site and recorded at the County of Orange prior to issuance of a Grading Permit.

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

26. Prior Building(s) shall comply with the 2016 California Codes of Regulations Parts 1-12 and any local amendments thereto.
27. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
28. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.
29. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
30. The applicant shall submit a separate certification for all shoring and retaining walls required for rough grading from the Geotechnical Engineer of Record. The separate certification by the geotechnical engineer shall approve the shoring or retaining walls and/or temporary slopes as being substantially completed in conformance with the recommendation of the project geotechnical report and suitable from a geotechnical standpoint for continued construction.

31. An as graded geotechnical report may be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and re-compaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
32. Prior to issuance of building permits, the recordation of a tandem parking agreement and management plan with the title for the property shall be provided to the satisfaction of the Director of Community Development.
33. The setback and design of the garage and the driveway shall provide adequate articulation and structural details to the garages and front elevation. This design could incorporate dimensions specified in Exhibit 9.35.10.
34. If any property line walls are proposed to encroach into an adjacent property then a party wall agreement shall be executed with the adjacent property owner(s) impacted by the new wall.

D. Prior to issuance of a Certificate of Occupancy

35. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of SDP17-0049(M) and CUP17-0018(M). 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.
36. 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 SDP17-0049(M) and CUP17-0018(M). The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof sheathing is granted.

37. All landscaping (as illustrated on the submitted Final Landscaping Plan) shall be installed prior to issuance of a certificate of occupancy as well as final sign-off of the project by the Planning Division.
38. The owner shall coordinate with the Planning Division to schedule a final site inspection to ensure the project was constructed per plan and all conditions of approval have been satisfied.
39. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
40. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
41. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction for all engineered drainage devices and retaining walls.
42. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
43. All permanent BMP's, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
44. Final review of the structure's articulation, finish materials, light fixtures, railings, and colors shall be reviewed and approved by the Director of Community Development to ensure a high quality architectural design.
45. Prior to issuance of Certification of Occupancy, at least one 24-inch box tree shall be planted in the front yard setback or other alternative decorative paving and landscaping to screen the street views.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 14th day of May, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott McKhann, Chairman
Planning Commission

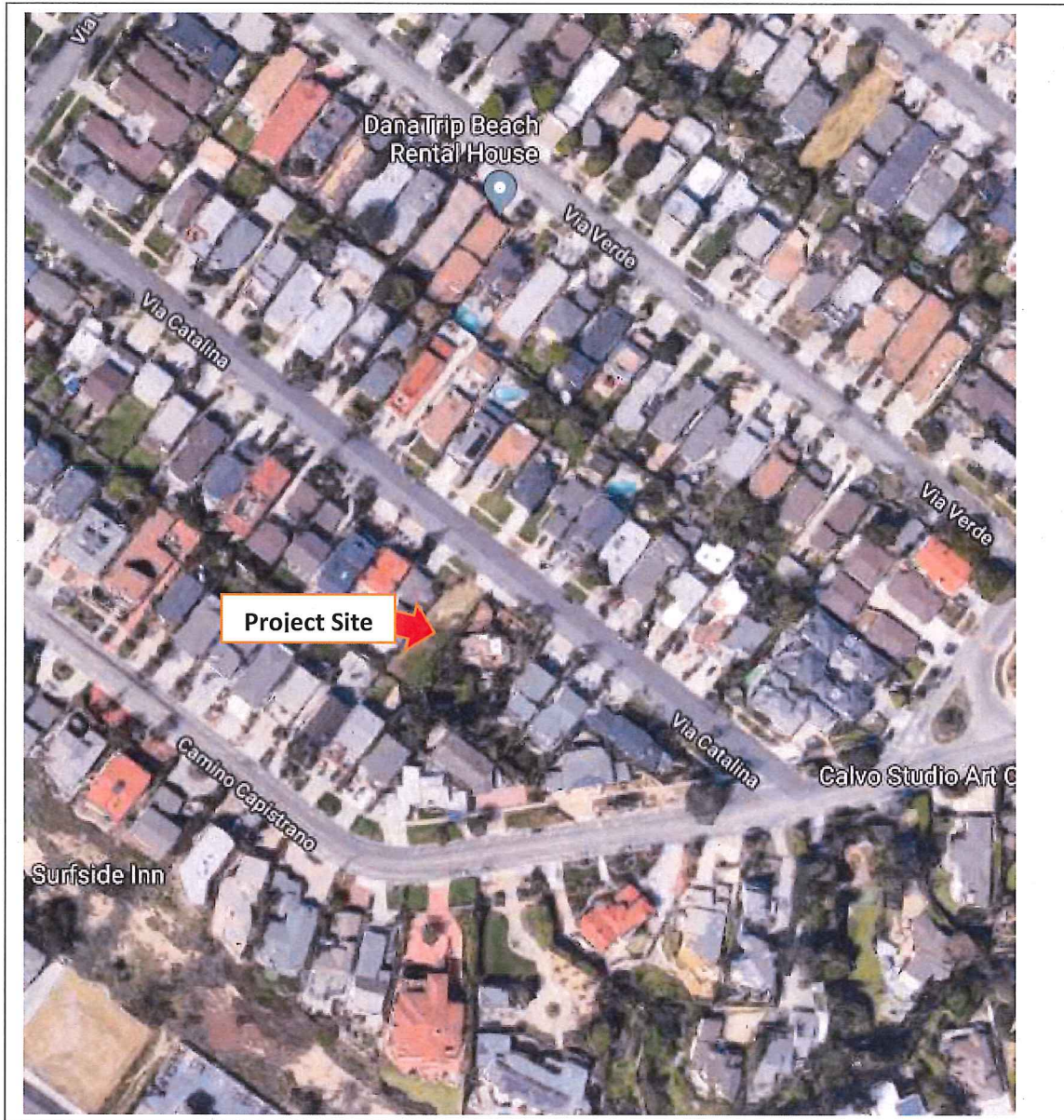
ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



Vicinity Map

34621 Via Catalina, SDP17-0049(M)/CUP17-0018(M)

















Proposed New Duplex - Exterior Finishes



Exterior Building Finish: Smooth Exterior Cement Plaster: Merlex Stucco #P941

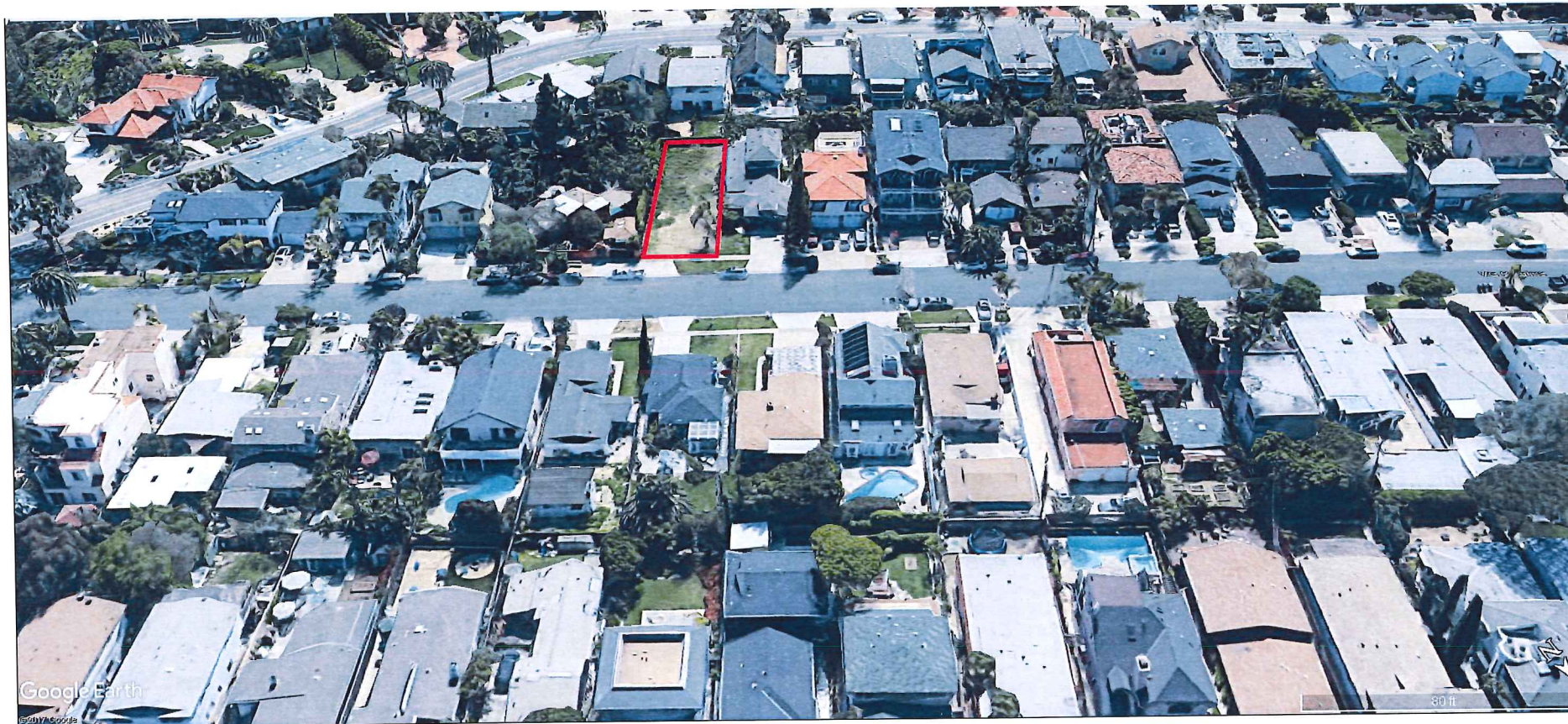


Accent Wall, Balcony Rail, Window Frame, Garage Doors: Sikkens #078, Natural On Cedar Finish

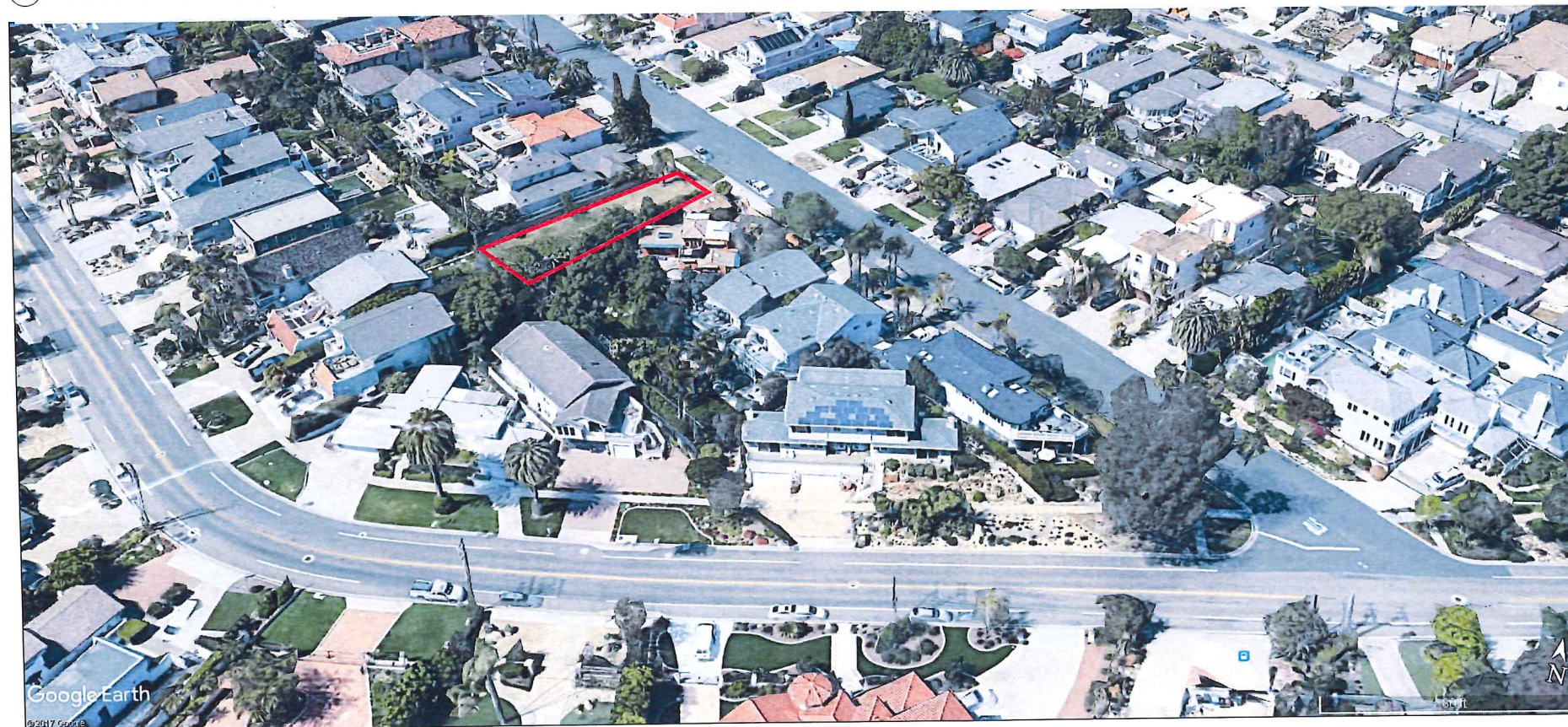
34621 VIA CATALINA. DANA POINT, CA



PROPOSED NEW DUPLEX - 34621 VIA CATALINA, DANA POINT , CALIFORNIA



① AERIAL VIEW FROM EAST



② AERIAL VIEW FROM SOUTH



27071 Cabot Road, Suite 128
Laguna Hills, CA 92653

Tel 949-716-8258
Fax 949-716-8259

ISSUE / REVISION	DATE
PLANNING SUBMISSION	11.03.17

VIA CATALINA
DUPLEX

34621 VIA CATALINA
DANA POINT, CA 92629

AERIAL SITE VIEWS

PROJECT NO: 1711

SCALE: AS NOTED

D100

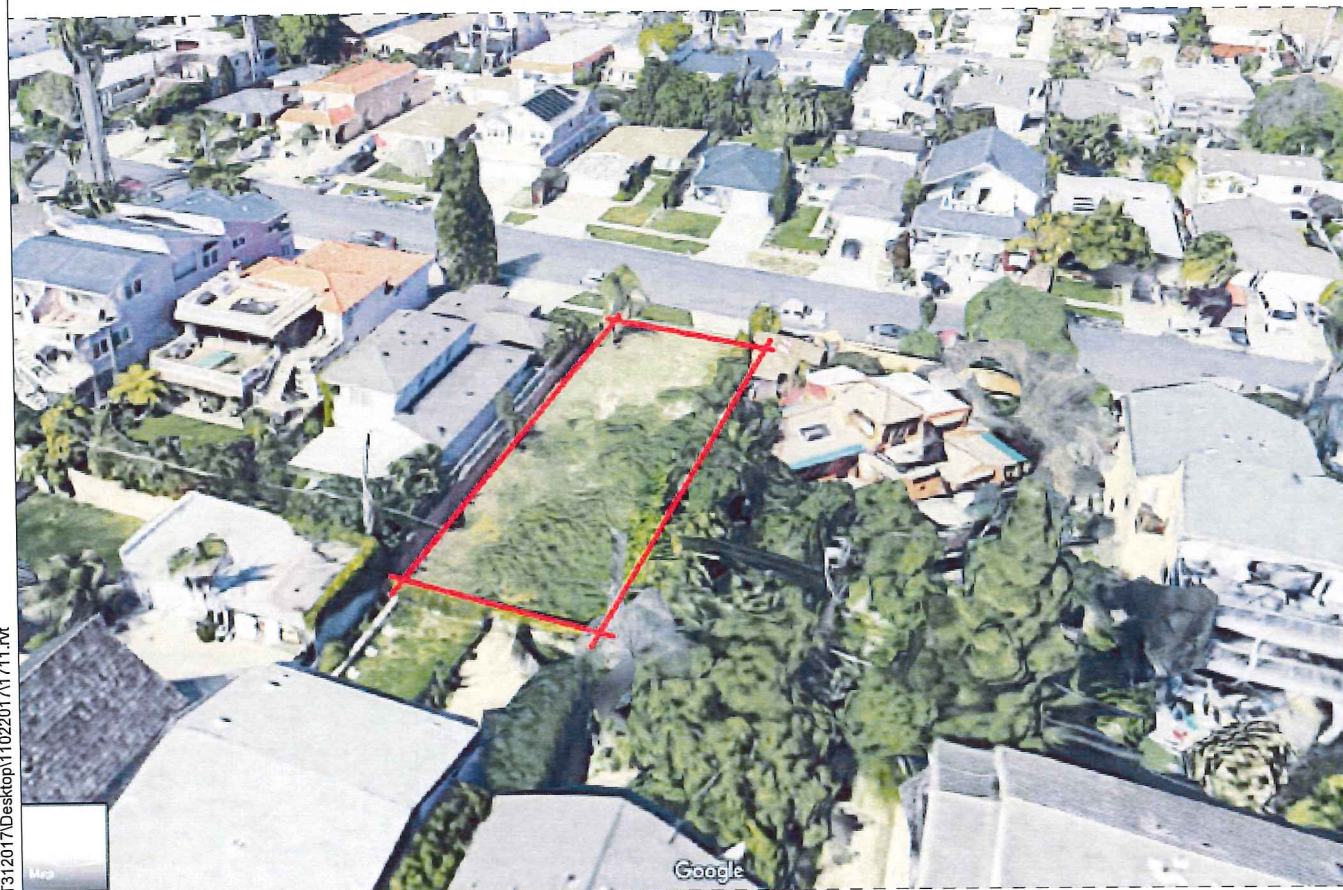
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① SATELITE VIEW FROM SOUTHEAST
12" = 1'-0"



② SATELITE VIEW FROM NORTHEAST
12" = 1'-0"



③ SATELITE VIEW FROM SOUTHWEST
12" = 1'-0"



④ BIRD EYE VIEW FROM ABOVE
12" = 1'-0"



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OWNER:

MAPLE RIDGE INVESTMENT
GROUP, LLC.
16852 KATLE DRIVE
RIVERSIDE, CALIFORNIA 92504

TEL: (951) 203-7809

SEAL:

REVISION: DATE:
PLANNING SUBMISSION: 11/03/2017

VIA CATALINA
DUPLEX

34621 VIA CATALINA,
DANA POINT, CA 92629

AERIAL SITE
VIEWS

PROJECT NO: 1711

PRINT DATE: 11/2/2017 4:16:41 PM

D101

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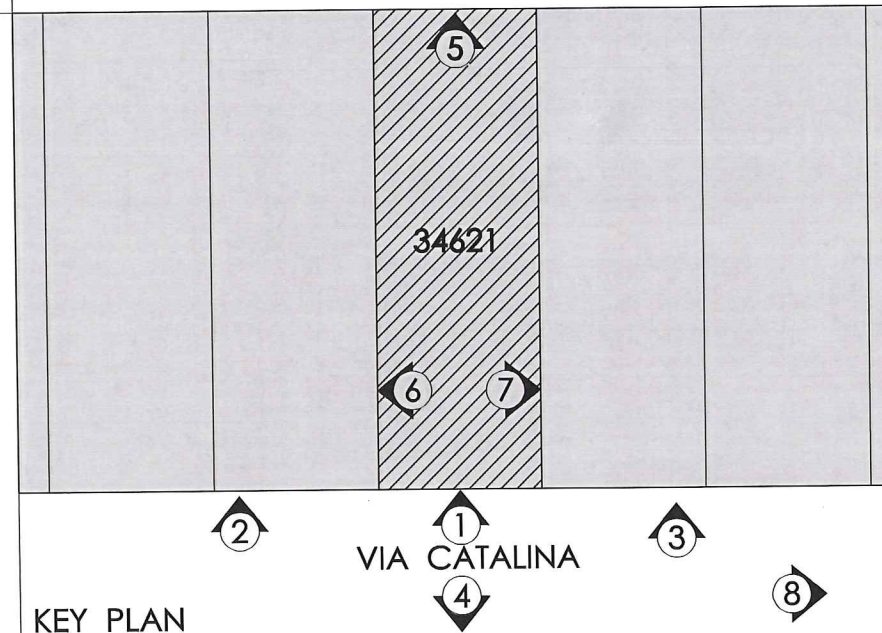
① PROPERTY FROM STREET



⑥ EAST SIDE OF PROPERTY



③ ADJACENT PROPERTY (WEST)



⑦ WEST SIDE OF PROPERTY



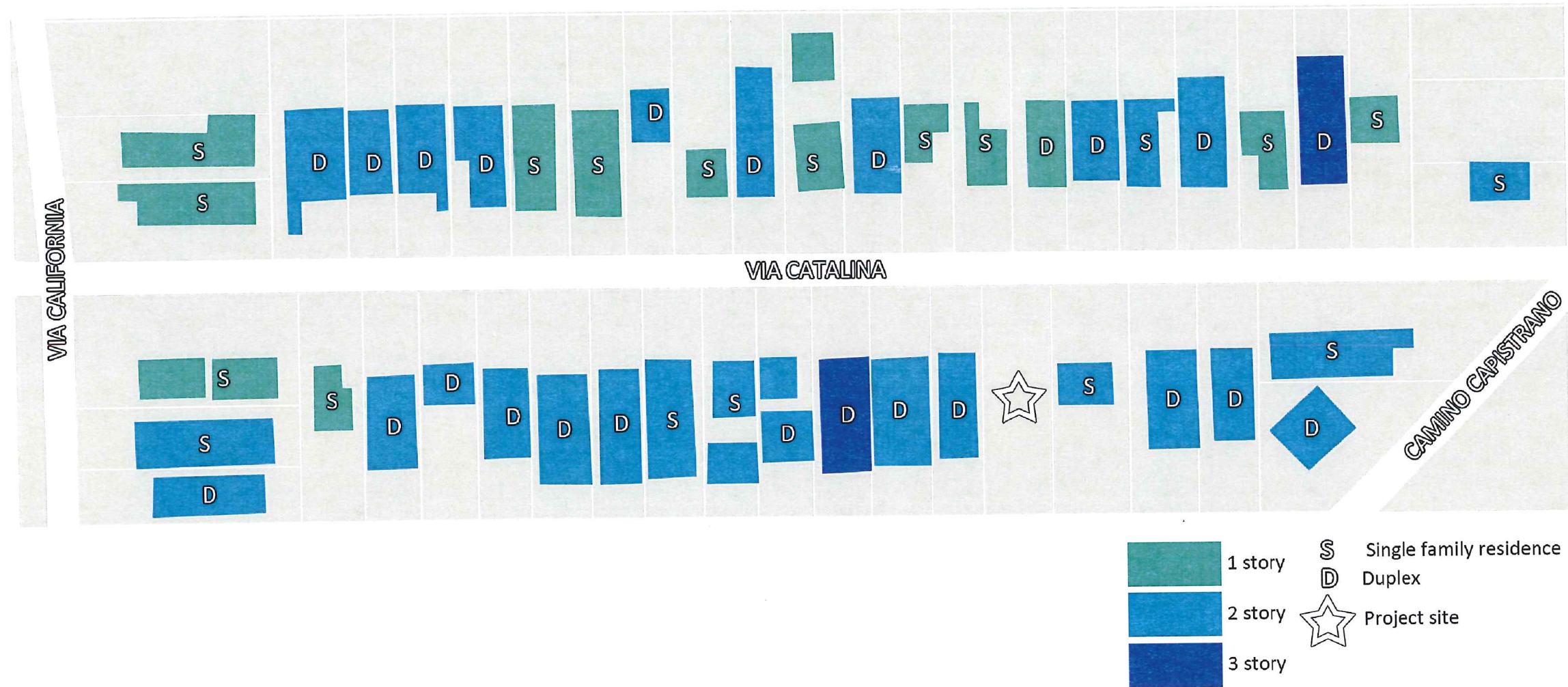
④ OPPOSITE PROPERTIES



⑤ REAR OF PROPERTY



⑧ STREETScape TO WEST



ISSUE / REVISION	DATE
PLANNING SUBMISSION	11.03.17

VIA CATALINA DUPLEX

34621 VIA CATALINA
DANA POINT, CA 92629

SITE CONTEXT ANALYSIS

PROJECT NO: 1711

SCALE: AS NOTED

① CONTEXT DIAGRAM OF RESIDENTIAL BUILDING HEIGHTS & NUMBER OF DWELLING UNITS

D103

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TEL: (951) 203-7809

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DATE:

PLANNING SUBMISSION: 11/09/2017

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PLANNING RESUBMISSION: 02/28/2018

PLANNING RESUBMISSION: 04/13/2018

VIA CATALINA DUPLEX

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DANA POINT, CA 92629

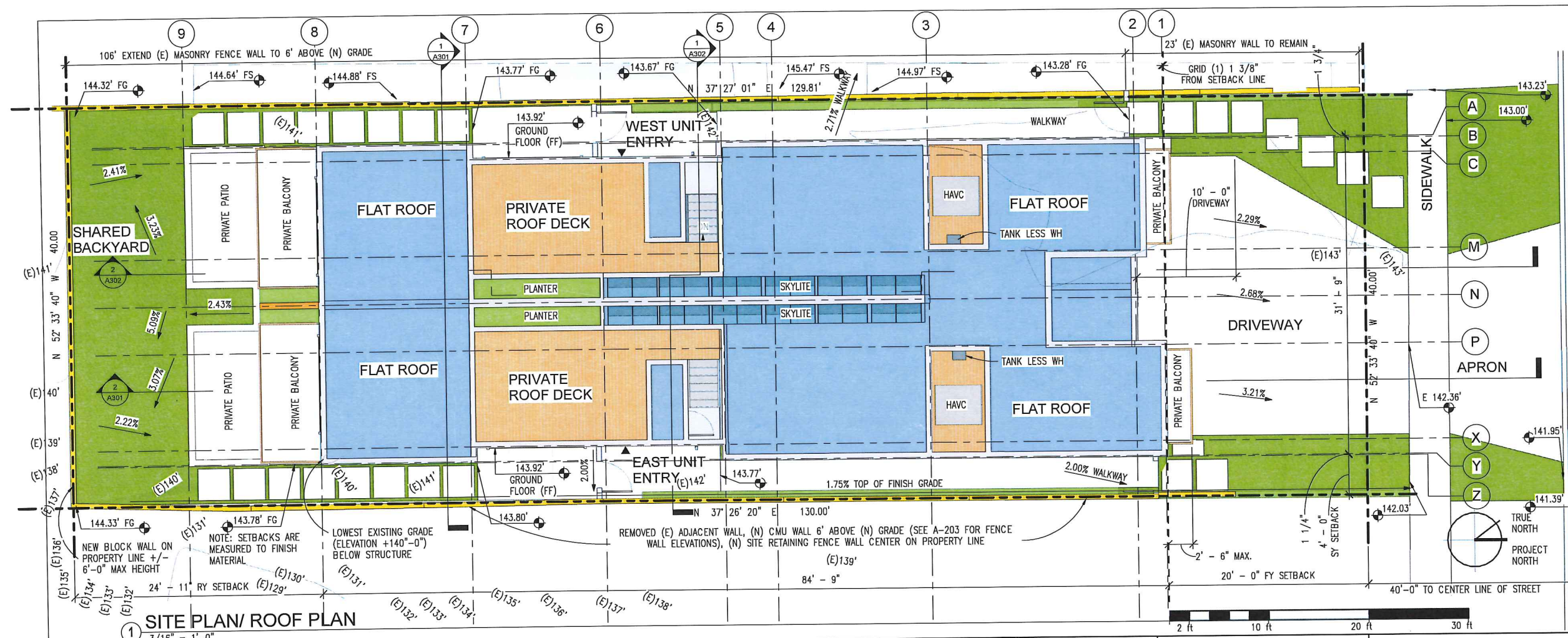
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PROJECT NO: 1711

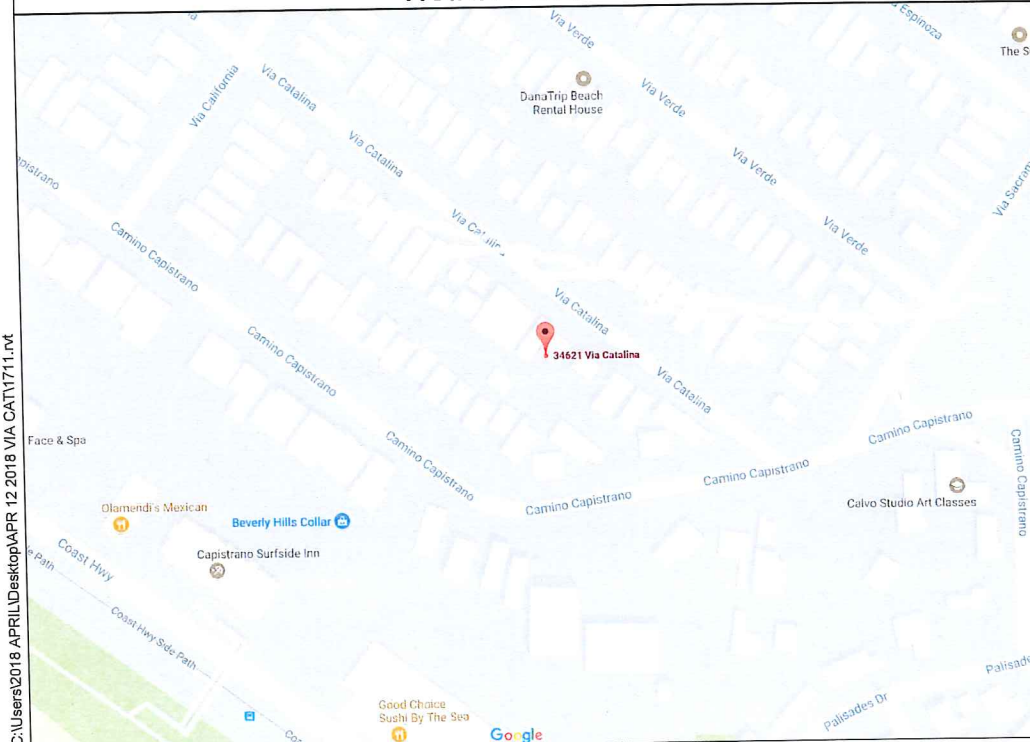
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A101

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VICINITY MAP



PROJECT DATA

ZONE: RD14/ RES7-14
LOT AREA = 5202 SQFT

REQUIRED

MAXIMUM LOT AREA = 5202 SQFT X 0.5 = 2601 SQFT
MINIMUM OPEN SPACE = 5202 SQFT X 20% MIN = 1040 SQFT
MINIMUM LANDSCAPE SPACE = 5202 SQFT X 15% MIN = 780.3 SQFT

MAX HEIGHT = 24 FT W/ FLAT ROOF,
REAR YARD = 15 FT
SIDE YARD = 4 FT
FRONT YARD = 20 FT

ROOF DECK = 25% OF ROOF (REQUIRED MINOR SITE DEVELOPMENT PERMIT)

PROPOSED AREA CALCULATION:

WEST UNIT	
GARAGE	= 451 SQFT
LIVING AREA	= 2070 SQFT = 919 SQFT (GROUND LEVEL) + 1151 SQFT (UPPER LEVEL)
EAST UNIT	
GARAGE	= 258 SQFT
LIVING AREA	= 2135 SQFT = 956 SQFT (GROUND LEVEL) + 1179 SQFT (UPPER LEVEL)
GROSS FLOOR AREA	= 4914 SQFT
LOT COVER AREA = 2600 SQFT = 2600 SQFT / 5202 SQFT ≤ 50%	
PRIVATE OPEN SPACE = 1946 SF/ 5202 SF = 37.41% (SEE A104)	
LANDSCAPE = 785 SQFT (SEE LANDSCAPE PLAN) = 785/ 5202 = 15.09%	
PAVING = 658 SQFT (DRIVEWAY) = 12.6%	
REAR YARD = 25'-3"	
SIDE YARD = 4'-0"	
FRONT YARD = 20'-0"	
ROOF DECKS = EACH UNIT 235 SQFT < [1300SQFT(EACH UNIT ROOF AREA) x 25% = 325 SQFT]	
BALCONY = 120 SQFT EACH UNIT	

SHEET INDEX

SHI	SHEET NAME
000	COVER SHEET, ISOMETRIC VIEW
A101	SITE PLAN, PROJECT DATA
A102	GROUND FLOOR PLAN
A103	UPPER FLOOR PLAN
A104	AREA CALC PLAN DIAGRAMS
A201	NORTH & EAST ELEVATIONS
A202	SOUTH & WEST ELEVATIONS
A203	FENCE WALL ELEVATIONS
A301	BUILDING SECTION
A302	BUILDING SECTION
A501	ELEVATION STUDY ISO
L101	LANDSCAPE PLAN
TS101	TOPOGRAPHIC SURVEY

PARKING NOTE:

PROPOSED TANDEM PARKING SHALL
REQUIRED THE RECORDATION OF A
TANDEM PARKING AGREEMENT AND
MANAGEMENT PLAN WITH THE TITLE OF
THE PROPERTY

SITE DRAINAGE NOTE:
SITE & ROOF DRAINS SHALL BE PIPED &
FLOW TOWARDS STREET @ 1% MINIMUM
PITCH FOR ULTIMATE DISCHARGE @
STREET CURB (VIA CATALINA).

CONTACT INFO

OWNER:
MAPLE RIDGE INVESTMENT GROUP, LLC.
16852 KATLE DRIVE
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TEL: (951) 203-7809

PLANNING/ BUILDING AGENCY:
CITY OF DANA POINT PLANNING
DEPARTMENT
33282 STREET OF THE GOLDEN LANTERN,
DANA POINT, CA 92629
TEL: (949) 248-3564

ARCHITECT:
PaCe ARCHITECTURE, INC.
27071 CABOT ROAD
LAGUNA HILLS, CALIFORNIA 92653
CONTACT: BRYAN PRICE
TEL: 949-716-8258
FAX: 949-716-8259
EMAIL: BRYAN.PRICE@CAPDESIGN.COM

LANDSCAPE ARCHITECT:
KAMI BISHOP, RLA
24555 TARAZONA
MISSION VIEJO, CALIFORNIA 92692
CONTACT: KAMI BISHOP
TEL: 949-878-0321
EMAIL: BISHOPKAMI@GMAIL.COM



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GROUP, LLC.
16852 KATLE DRIVE
RIVERSIDE, CALIFORNIA 92504
TEL: (951) 203-7809

SEAL:	
REVISION:	DATE:
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PLANNING RESUBMISSION:	02/28/2018
PLANNING RESUBMISSION:	04/13/2018

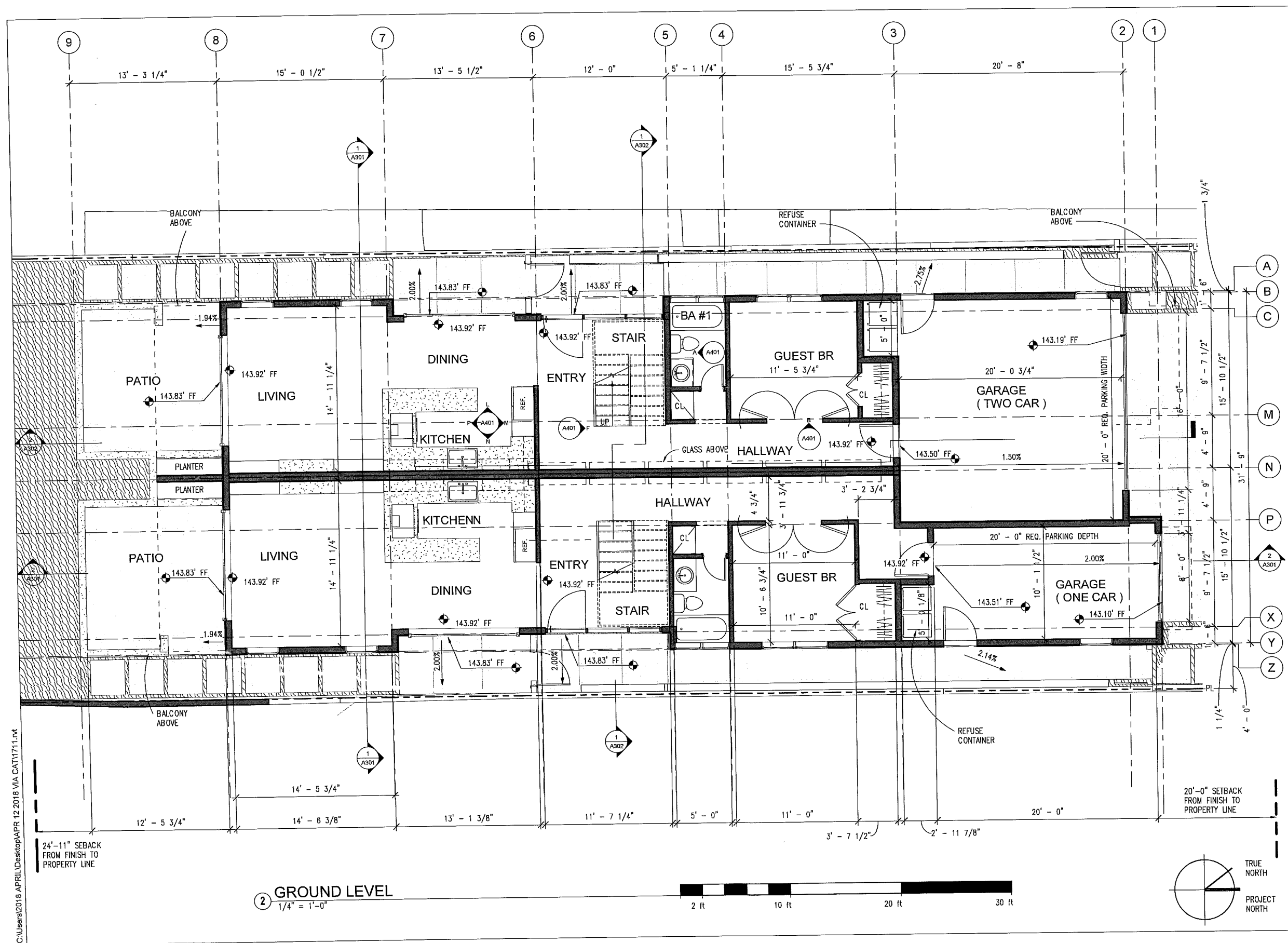
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DUPLEX
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GROUND FLOOR PLAN

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A102

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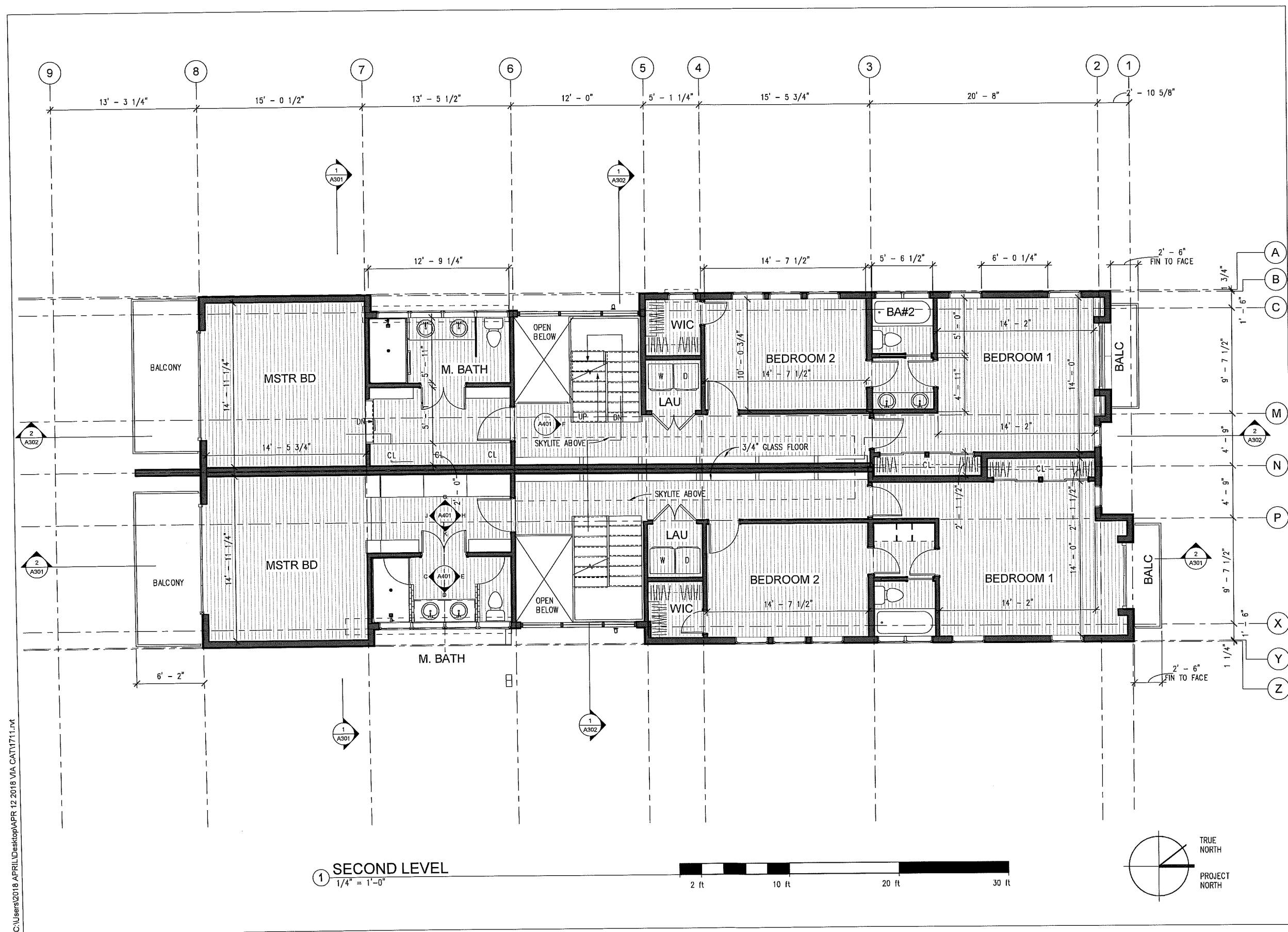
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RIVERSIDE, CALIFORNIA 92504
TEL: (951) 203-7809

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REVISION:	DATE:
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PLANNING RESUBMISSION:	02/28/2018
PLANNING RESUBMISSION:	04/13/2018

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UPPER FLOOR
PLAN
PROJECT NO: 1711
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A103
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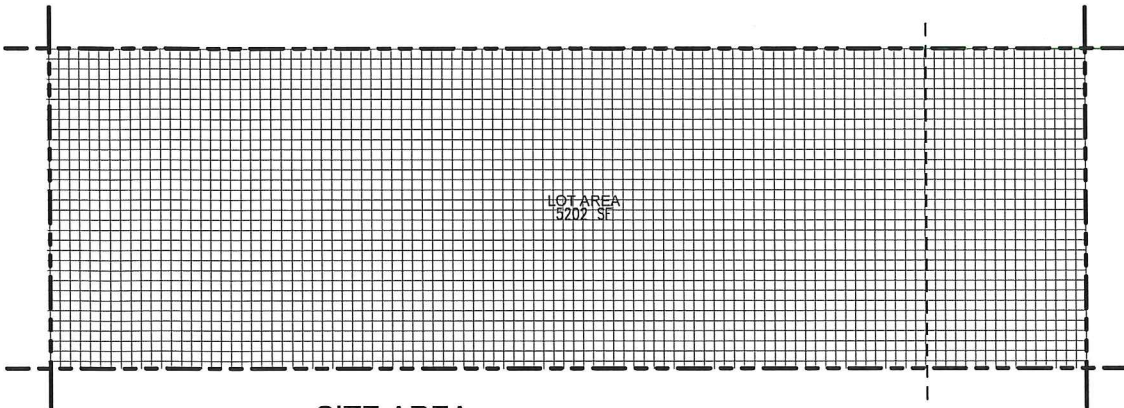


1 ENTRY LEVEL AREA
3/32" = 1'-0"

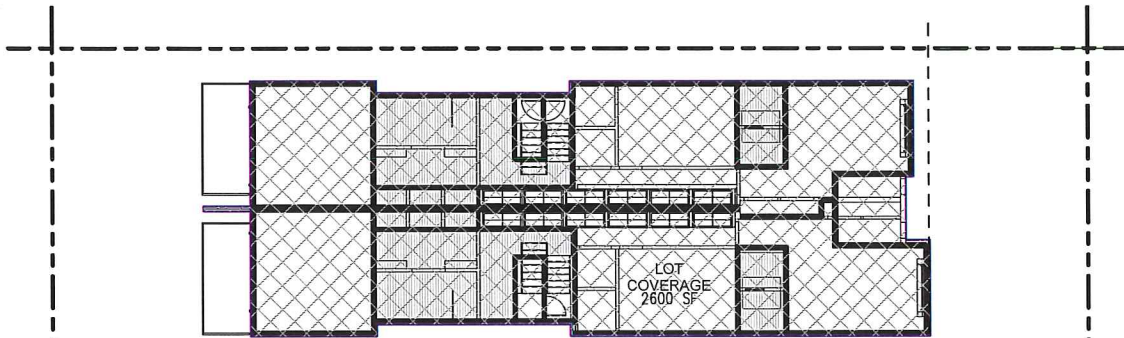


2 SECOND LEVEL AREA
3/32" = 1'-0"

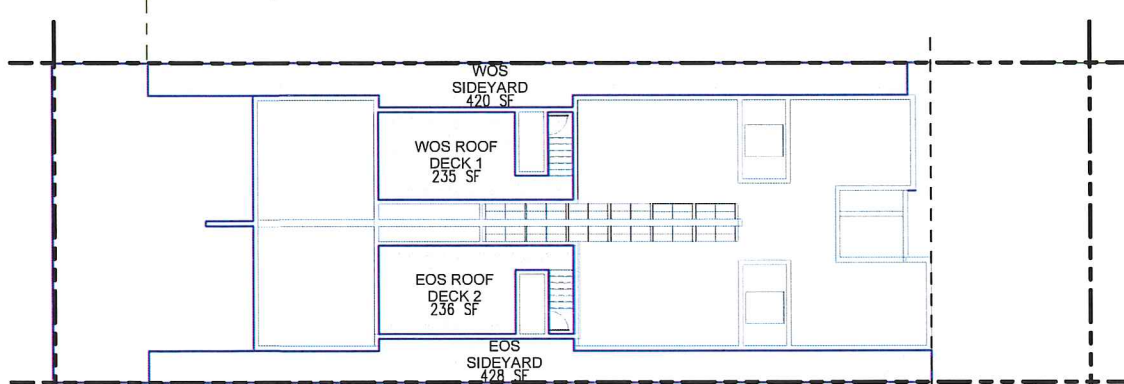
LIVING AREA CALC			GARAGE AREA CALC		
LEVEL	AREA NAME	AREA	LEVEL	AREA NAME	AREA
GROUND LEVEL	EAST LOWER LIVING	955 SF	GROUND LEVEL	WEST GARAGE	458 SF
SECOND LEVEL	EAST SECOND LIVING	1178 SF	GROUND LEVEL	EAST GARAGE	251 SF
GROUND LEVEL	WEST LOWER LIVING	919 SF	TOTAL GARAGE AREA		709 SF
SECOND LEVEL	WEST SECOND LIVING	1152 SF			
TOTAL LIVING AREA		4203 SF			



3 SITE AREA
3/32" = 1'-0"



4 LOT COVERAGE CALC
3/32" = 1'-0"
REQ. LOT COVERAGE = 5202 SF / 2 = 2601 SF
PROPOSED LOT COVERAGE: 2600 SF



5 BIRD EYE VIEW OPEN SPACE CALC
3/32" = 1'-0"

PRIVATE WEST OPEN SPACE		PRIVATE EAST OPEN SPACE	
AREA NAME	AREA	AREA NAME	AREA
WOS ROOF DECK 1	235 SF	EOS ROOF DECK 2	236 SF
WOS BAL 3	85 SF	EOS BAL 4	85 SF
WOS BAL 1	29 SF	EOS BAL 2	32 SF
WOS PATIO	198 SF	EOS PATIO	198 SF
WOS SIDEYARD	420 SF	EOS SIDEYARD	428 SF
PROPOSED TOTAL WEST UNIT PRIVATE OPEN SPACE AREA	967 SF	PROPOSED TOTAL EAST UNIT PRIVATE OPEN SPACE	979 SF

REQ. 20% OPEN SPACE = 2601 x 0.5 = 520 SQFT PER UNIT



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SEAL:

REVISION: DATE:
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PLANNING RESUBMISSION: 02/28/2018

VIA CATALINA
DUPLEX
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AREA CALC PLAN
DIAGRAMS

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2 NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES	
#	NOTE
1	6" RAISED ALUM. ADDRESS SIGN
2	PORLAND CEMENT STUCCO-SMOOTH FINISH
3	CONTROL JOINT, 3/8" WIDE
4	CASEMENT WINDOW, EXPRESSO FINISH
5	BIFOLD EXTERIOR DOORS, STAINED WOOD FINISH
6	1x4 CEDAR SIDING



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PLANNING RESUBMISSION:	02/28/2018

VIA CATALINA
DUPLEX

34621 VIA CATALINA,
DANA POINT, CA 92629

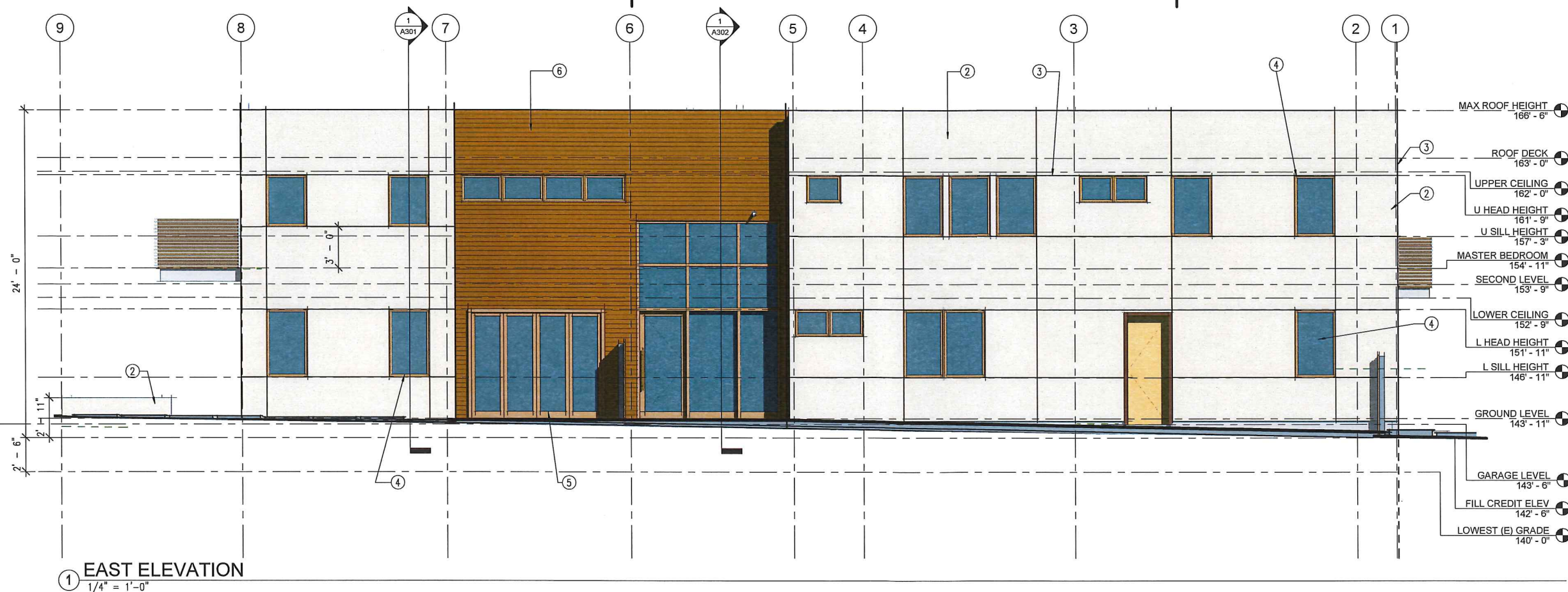
NORTH & EAST
ELEVATIONS

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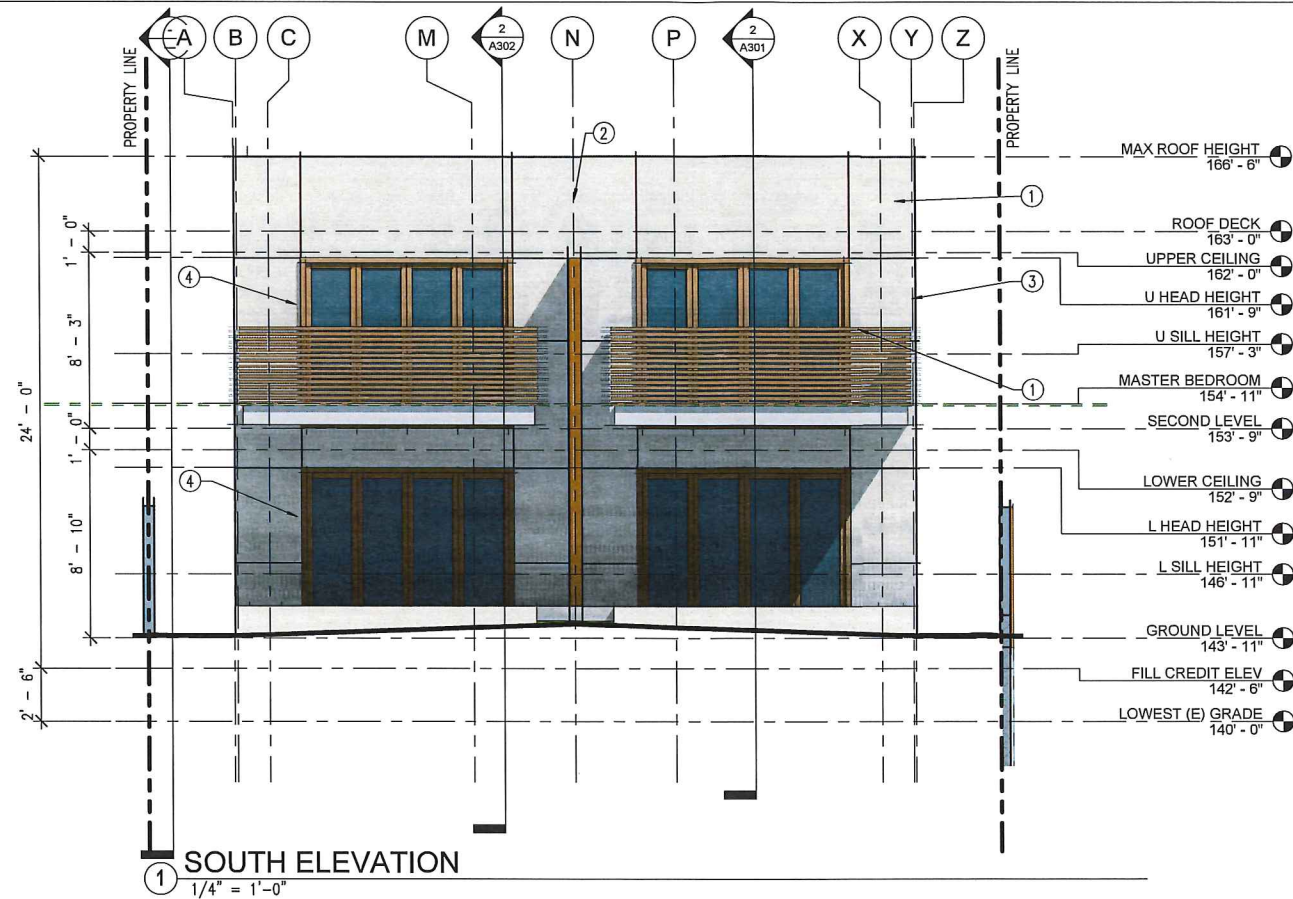
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1 EAST ELEVATION
1/4" = 1'-0"

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KEYNOTES	
#	NOTE
1	PORLAND CEMENT STUCCO-SMOOTH FINISH
2	1x4 CEDAR SIDING
3	CONTROL JOINT, 3/8" WIDE
4	BIFOLD EXTERIOR DOORS, STAINED WOOD FINISH
5	STOREFRONT GLAZING SYSTEM, STAINED WOOD FINISH



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PLANNING RESUBMISSION:	01/12/2018
PLANNING RESUBMISSION:	02/28/2018

VIA CATALINA
DUPLEX

34621 VIA CATALINA,
DANA POINT, CA 92629

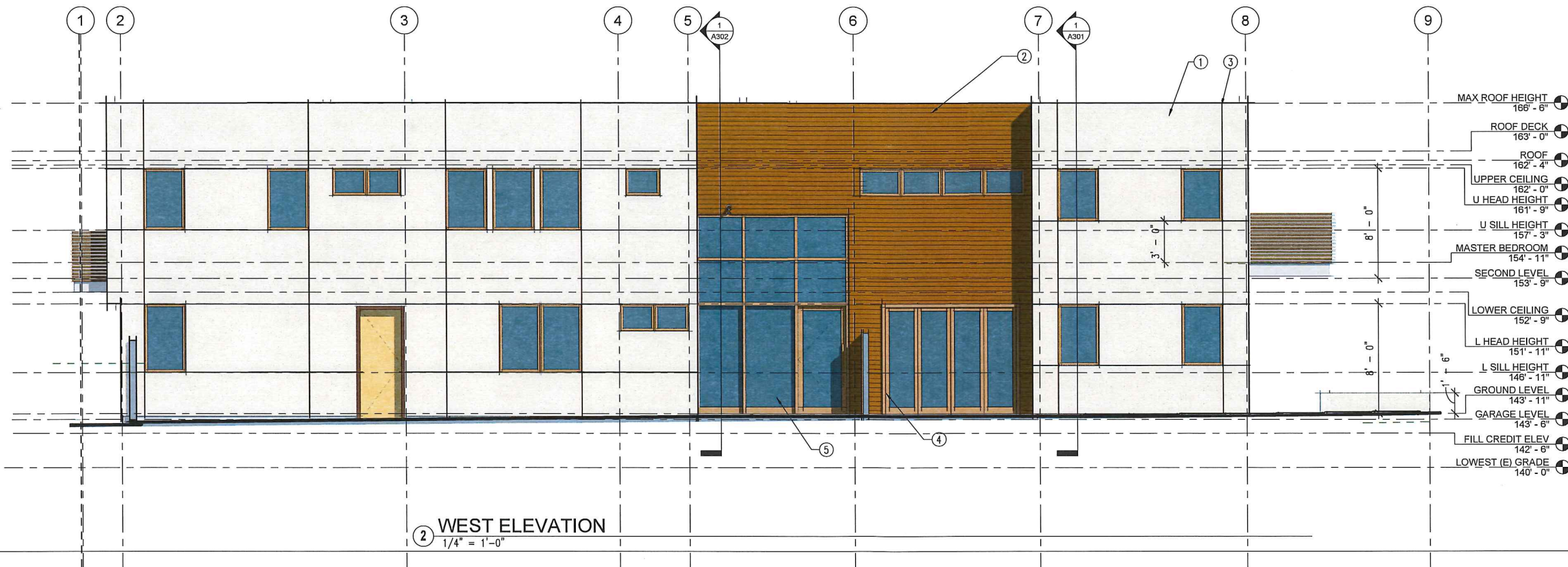
SOUTH & WEST
ELEVATIONS

PROJECT NO: 1711

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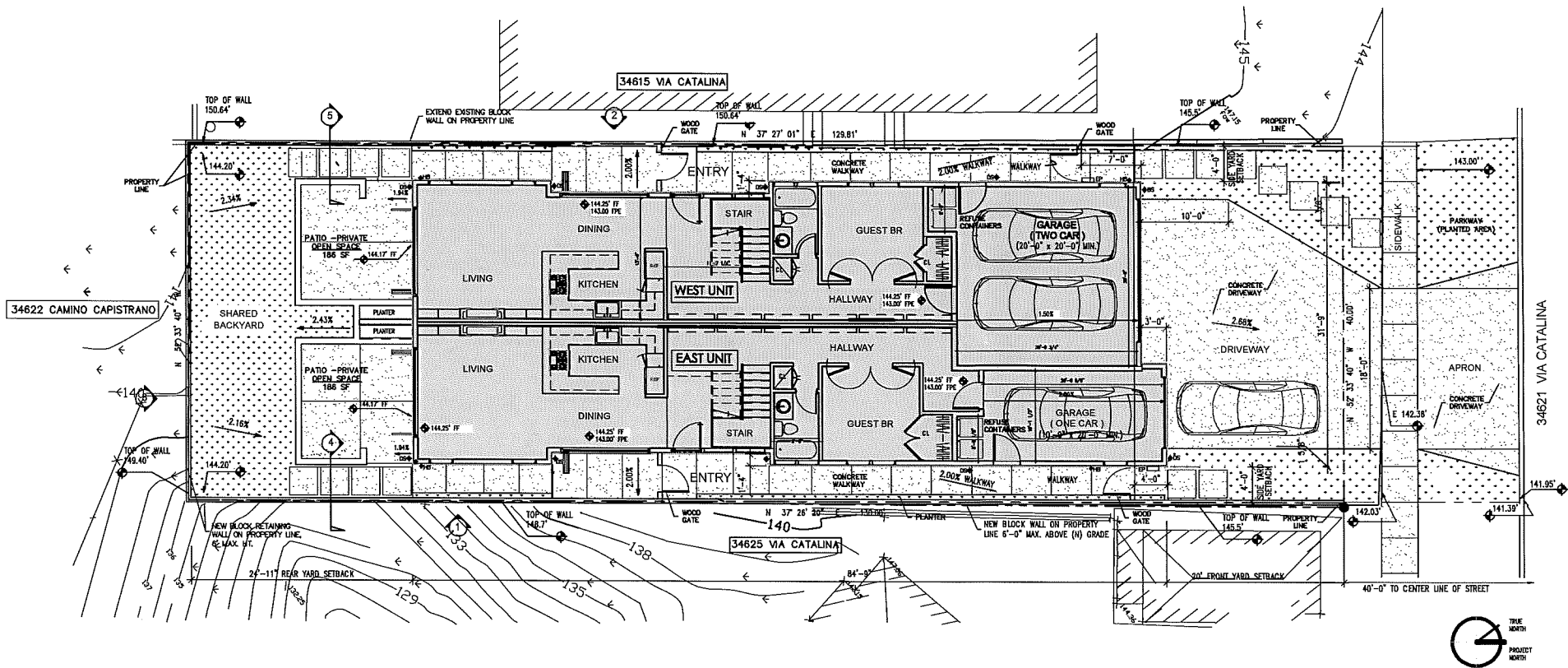
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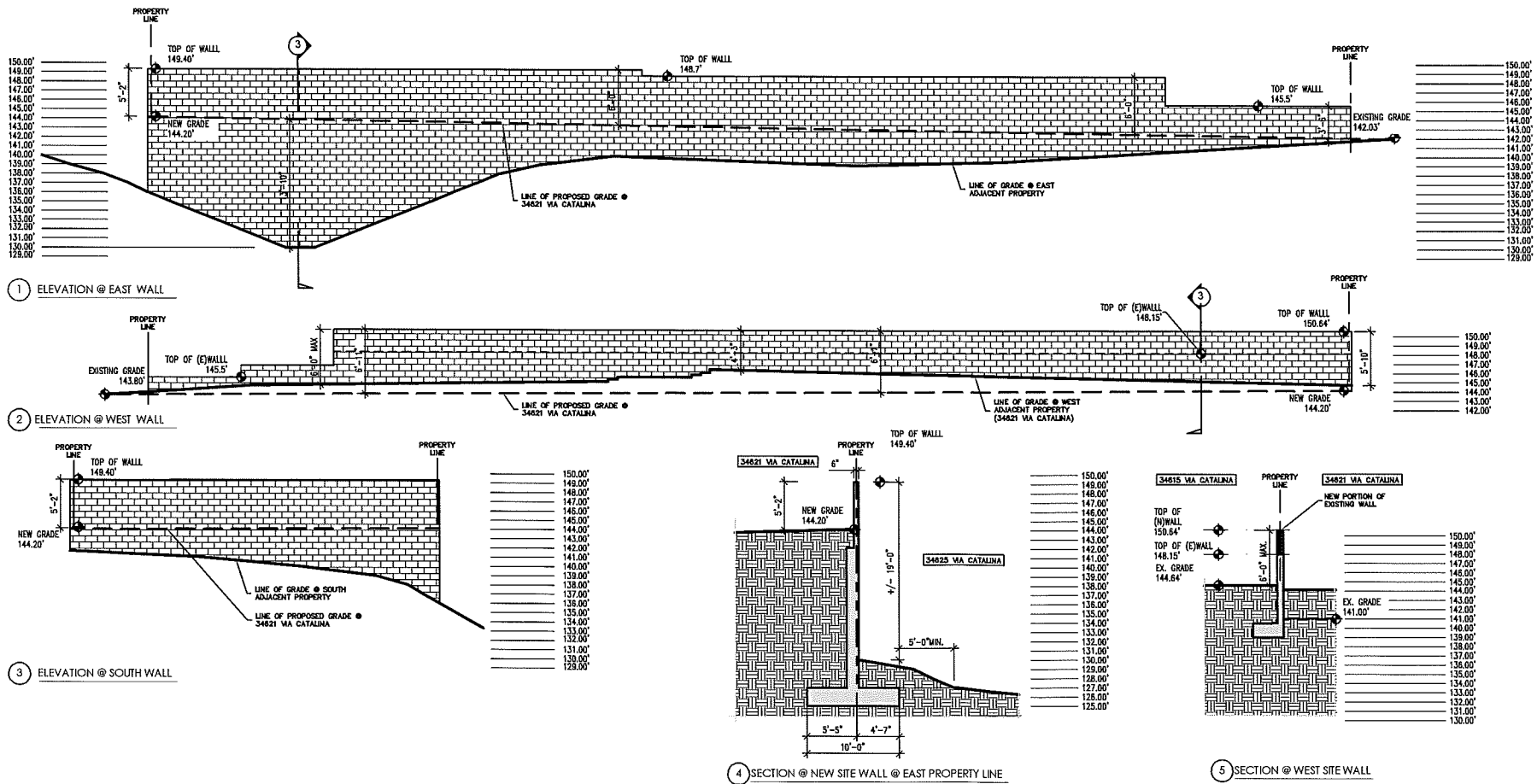
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1 ENLARGED STAIR SECTION

SCALE: 3/16" = 1'-0"



2 WEST BUILDING SECTION

SCALE: 3/16" = 1'-0"

34621 VIA CATALINA
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PROPOSED DUPLEX
RESIDENCE

SITE WALL PLANS

PROJECT NO: 1711

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

A203



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16852 KATLE DRIVE
RIVERSIDE, CALIFORNIA 92504
TEL: (951) 203-7809

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PLANNING RESUBMISSION:	02/28/2018

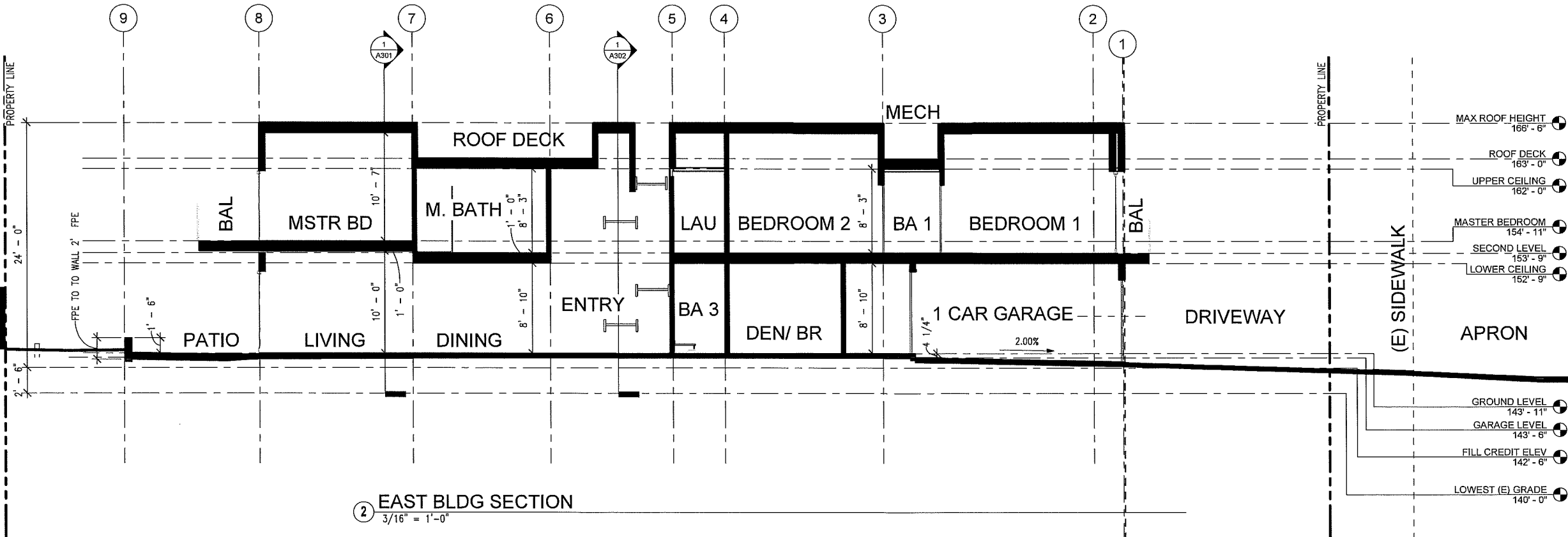
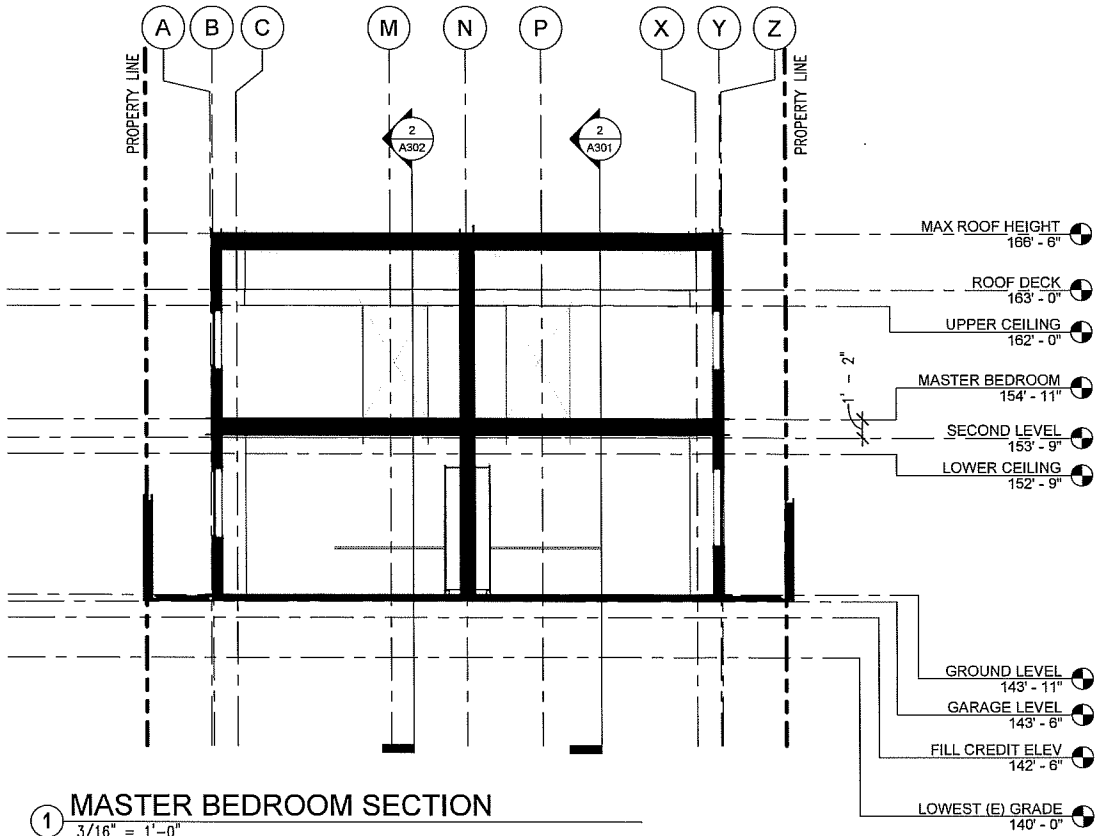
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BUILDING
SECTION

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TEL: (951) 203-7809

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REVISION:	DATE:
PLANNING SUBMISSION:	11/09/2017
PLANNING RESUBMISSION:	01/12/2018
PLANNING RESUBMISSION:	02/28/2018

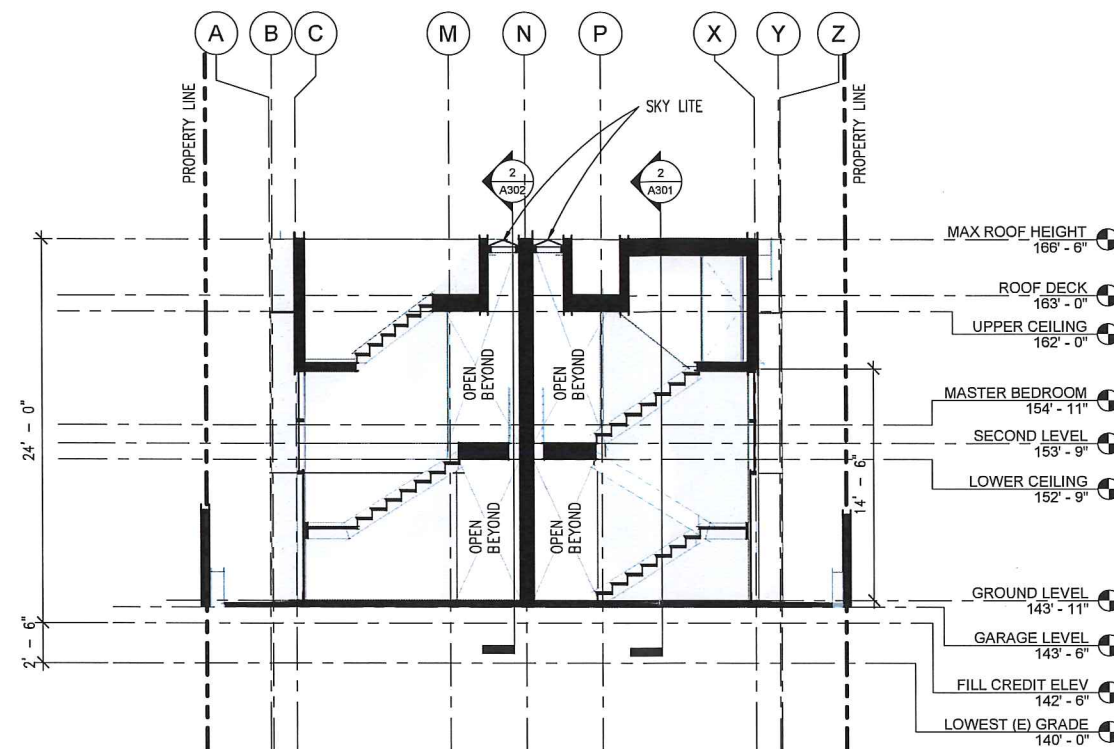
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DUPLEX
34621 VIA CATALINA,
DANA POINT, CA 92629

BUILDING SECTION

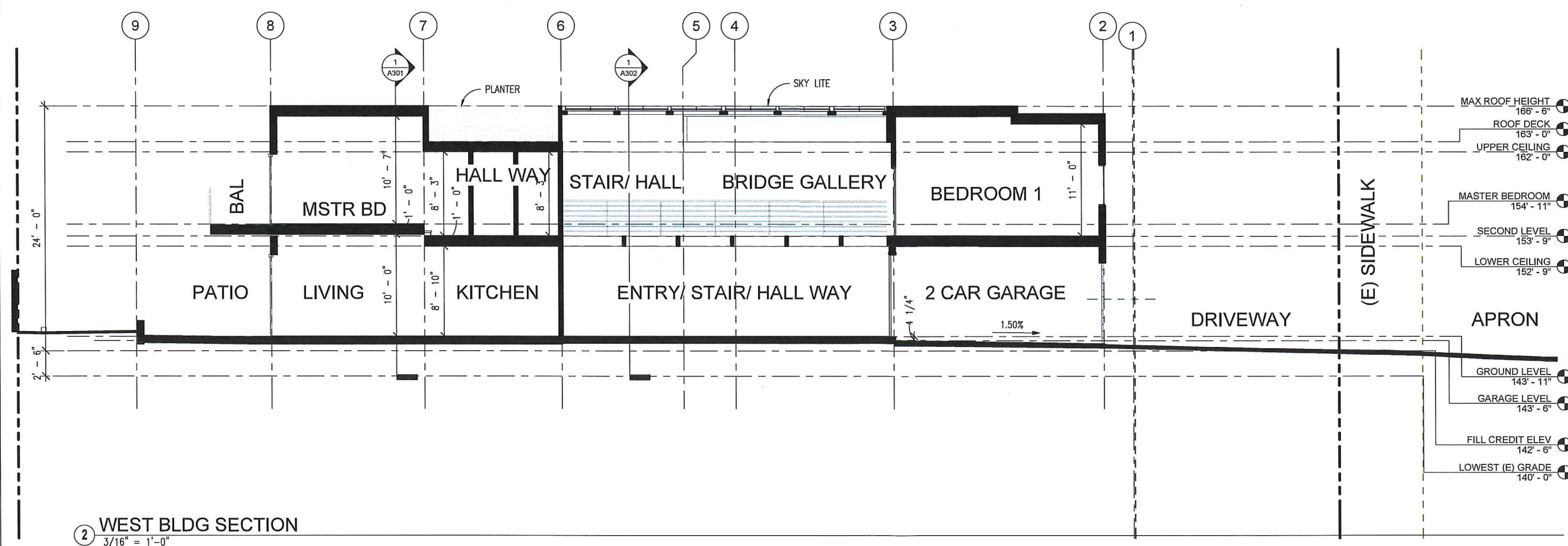
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1 ENLARGED STAIR SECTION
3/16" = 1'-0"



2 WEST BLDG SECTION
3/16" = 1'-0"



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TEL: (951) 203-7809

SEAL:

REVISION:	DATE:
PLANNING SUBMISSION:	11/09/2017
PLANNING RESUBMISSION:	01/12/2018
PLANNING RESUBMISSION:	02/28/2018

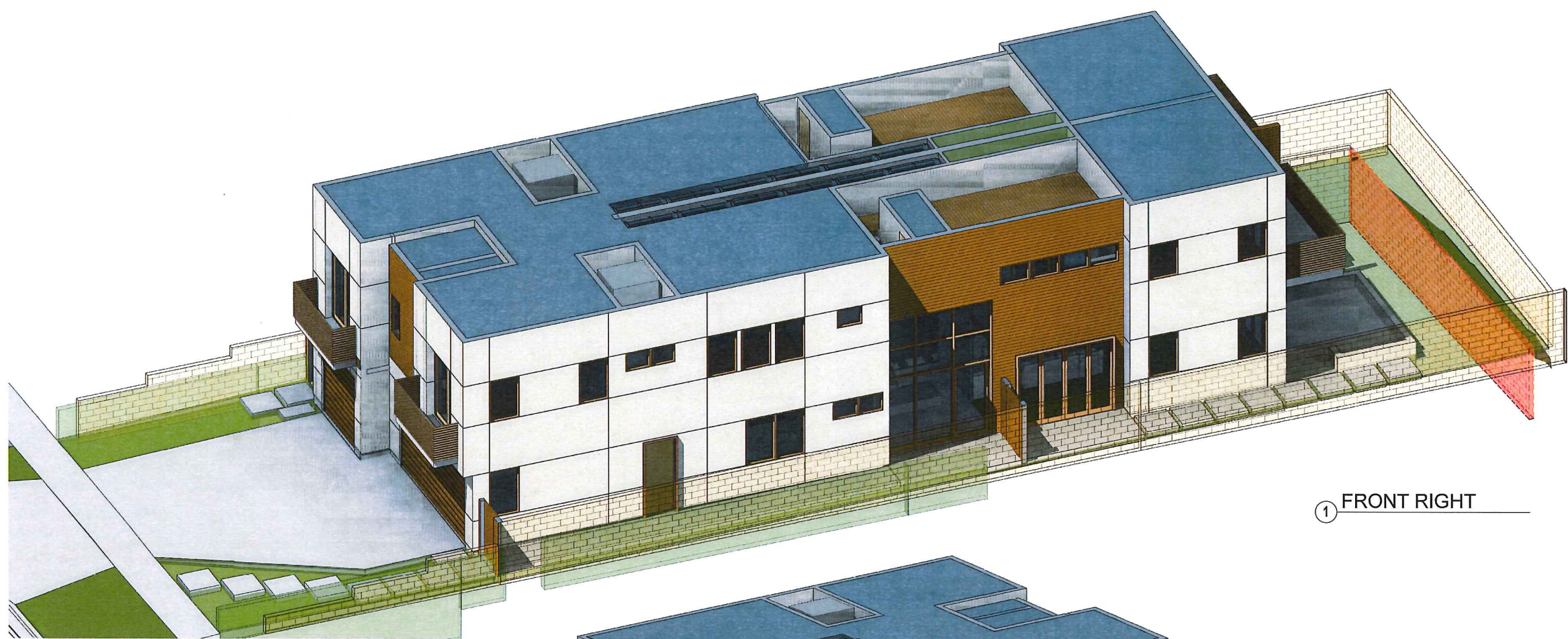
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DANA POINT, CA 92629

ELEVATION
STUDY ISO

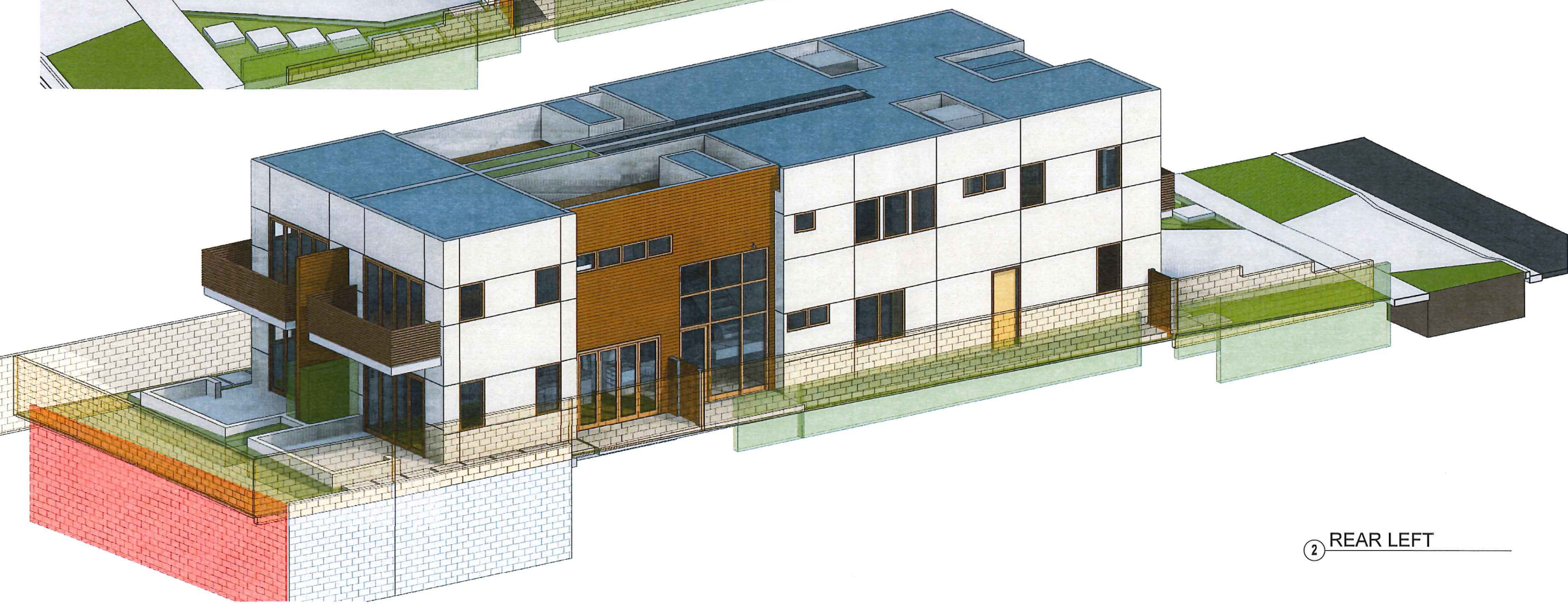
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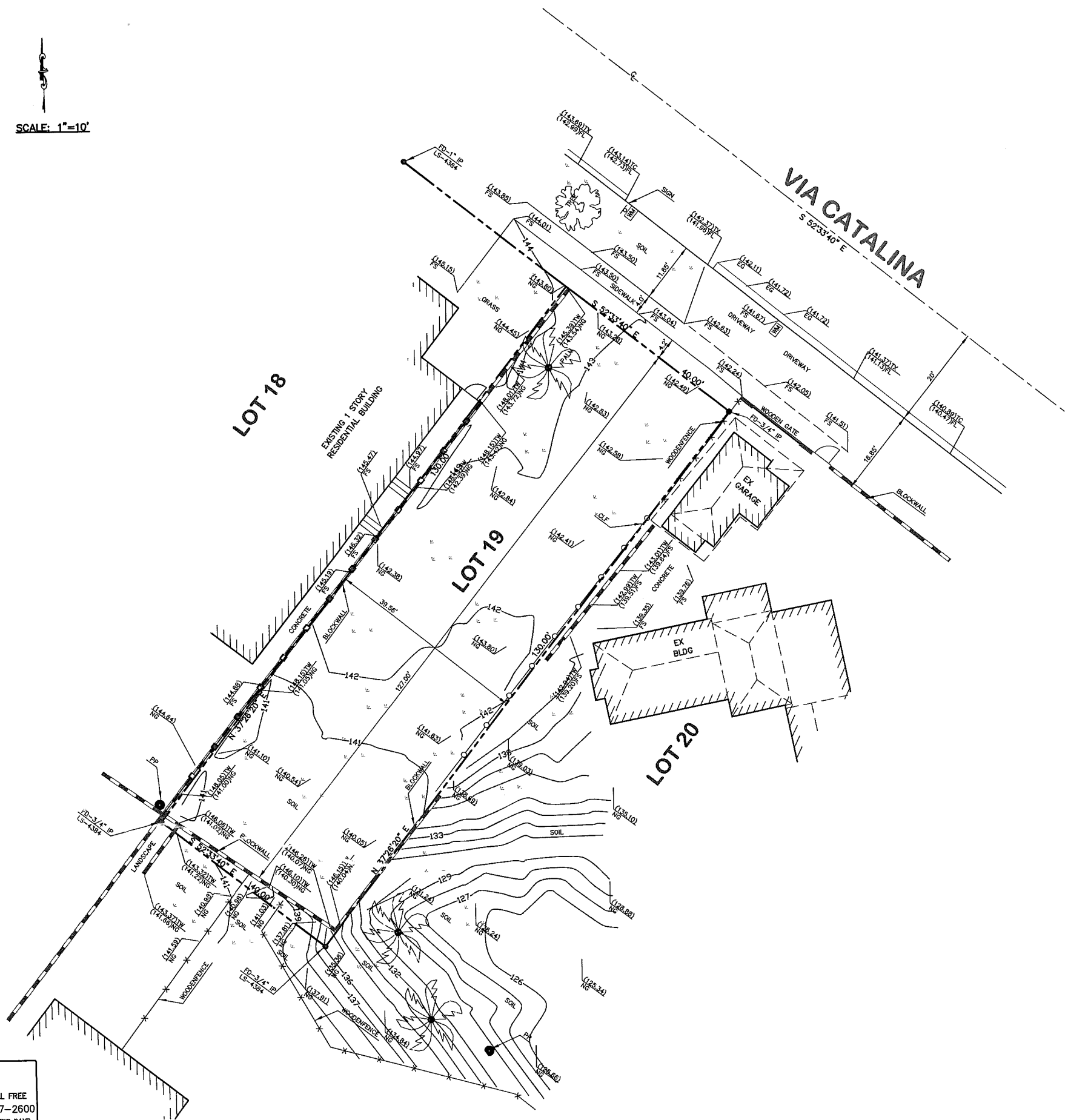


② REAR LEFT

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TOPOGRAPHIC SURVEY
34621 VIA CATALINA
DANA POINT, CA

SCALE: 1"=10'



ABBREVIATIONS

AB	AGGREGATE BASE	PB	PULL BOX
AC	ASPHALTIC CONCRETE	PCC	PORTLAND CEMENT CONCRETE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	PP	POWER POLE
BFP	BACKFLOW PREVENTOR	PVC	POLYVINYL CHLORIDE
BW	BACK OF WALK	R	RADIUS
CATV	CABLE TELEVISION	RA	RADIAL
CB	CATCH BASIN	RAD	RADIAL
CLF	CHAIN LINK FENCE	R	RIDGELINE
CO	CLEANOUT	SSCO	SANITARY SEWER CLEANOUT
DC	DETERIORATED GRAVEL	SON	SIGN AND POST
DN	DOWN	SS	SANITARY SEWER
DWY	DRIVEWAY	T	TANGENT LENGTH
EX	EXISTING	TC	TOP OF CURB
FG	FINISHED GROUND / GRADE	TG	TOP OF GRADE
FS	FINISH SURFACE	TB	TOP OF BERM
GB	GRADE BREAK	TF	TOP OF FOOTING
HB	HOSE BIB	TSP	TUBE STEEL FENCE
HC	HANDICAP	TW	TOP OF WALL
HGL	HYDRAULIC GRADE LINE	UTL	UTILITY
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
INV	INVERT ELEVATION	WV	WATER VALVE
NAT	NATURAL LANDSCAPE		
NG	NATURAL GROUND		

LEGEND

	BUILDING		WATER VALVE
	STREET CENTERLINE (C)		FIRE HYDRANT
	PROPERTY LINE (P)		POWER POLE
	CURB AND GUTTER		SIGN
	RETAINING BLOCK WALL		CLEANOUT
	WOODEN FENCE		WATER METER
	WROUGHT IRON FENCE		3/4" IRON PIPE
	GRADE BREAK		PALM TREE
			TREE W/ TRUNK DIA
			LANDSCAPE

LEGAL DESCRIPTION

LOT 19, BLOCK 10 OF TRACT NO. 735, RECORDED IN M.M. 22, PAGE(S) 26, OF MAPS IN THE COUNTY OF ORANGE RECORDERS OFFICE
APN: 691-382-28

BENCH MARK

ALUM. DISK IN S/LY OF P.C.H. 0.55 MI. SW/LY OF C.L. OF DEL OBISPO 0.05 MILES NWLY FROM PED. BRIDGE.
BM NUMBER: 38-50-88 ELEVATION: (16.995') DATUM: NAVD 1988 YEAR LEVELED: 1989

BASIS OF BEARINGS

THE CENTERLINE OF CATALINA AVENUE, HAVING A BEARING OF S52°33'40"E, PER TRACT 735, RECORDED IN BOOK 22 PAGES 22-26 COUNTY OF ORANGE.

ARCHITECT:

REVISIONS

PROPERTY OWNER

TOPOGRAPHIC SURVEY
34621 VIA CATALINA
DANA POINT, CALIFORNIA

PREPARED UNDER SUPERVISION OF:

DATE: 03-09-18
DATE: 12-31-18
ANDREW GRECHUTA
R.C.E. NO. C52312

G & G ENGINEERING, INC.

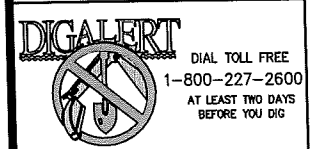
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@GEG.COM



DRAWN BY: F.G.
DESIGNED BY: A.G.
CHECKED BY: A.G.

TOPOGRAPHIC SURVEY

DATE: 03-09-18 SHEET NO.
SCALE: AS SHOWN 1
JOB NO. 813



TREES



ARBUTUS 'MARINA'



OLEA EUROPEA (FRUITLESS) OLIVE

SHRUBS/GROUNDCOVER



AGAVE 'BLUE GLOW'



ANIGOZANTHOS HYBRID



CARISSA MACROCARPA 'GREEN CARPET'



CORDYLIN 'FESTIVAL GRASS'



DIANELLA 'LITTLE REV'



MUHLENBERGIA LINDHEIMERI



OLEA EUROPEA 'LITTLE OLLIE'



PODOCARPUS 'MAKI'



ROSMARINUS 'HUNTINGTON CARPET'



SENECIO MANDRALISCAE

VINE



HARDENBERGIA VIOLACEA

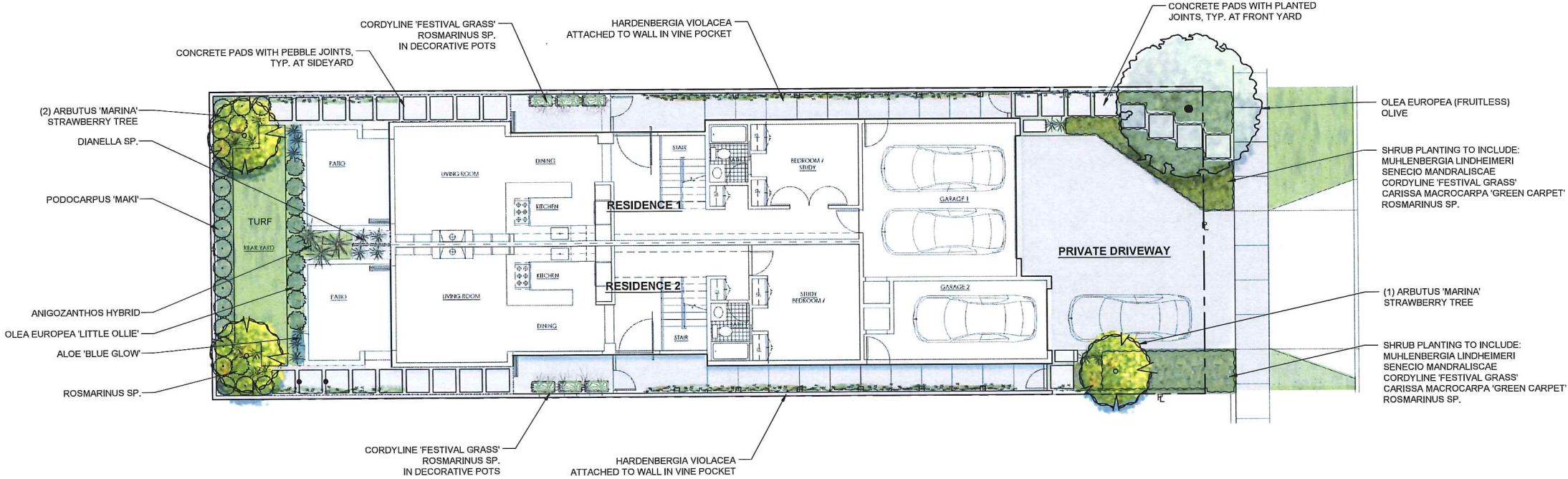
WATER CONSERVATION NOTES

- THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:
- WATER CONSERVING PLANTS, DEFINED AS "LOW" IN THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION), SHALL BE UTILIZED IN 75% OF THE TOTAL PLANT AREA.
 - IRRIGATION SYSTEM SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE AND ORIENTATION.
 - SOIL AMENDMENTS AND MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
 - AUTOMATIC IRRIGATION SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY WITH WATER BUDGETING FEATURE TO ADJUST WATER APPLICATION BASED ON SOIL MOISTURE AND/OR LOCAL WEATHER DATA.
 - LAWN IS LIMITED TO 25% OF THE TOTAL LANDSCAPE AREA.

STATEMENT OF WATER CONSERVING IRRIGATION DESIGN

- THE FOLLOWING PRINCIPLES OF IRRIGATION DESIGN UTILIZED ON THIS PROJECT ARE DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM:
- ALL IRRIGATION SHALL BE DRIP OR DRIPLINE EMITTERS. NO OVERHEAD SPRAY HEADS WILL BE USED.
 - IRRIGATION HYDROZONES SHALL BE ADJUSTED ACCORDING TO WATER NEEDS AND WEATHER.
 - UTILIZATION OF IRRIGATION SYSTEM MASTER VALVE.
 - UTILIZATION OF IRRIGATION SYSTEM "SMART CONTROLLER" WITH WATER BUDGETING FEATURE.
 - UTILIZATION OF RAIN SHUT-OFF DEVICE CONNECTED TO IRRIGATION CONTROLLER.
- TO HELP MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN, IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF.

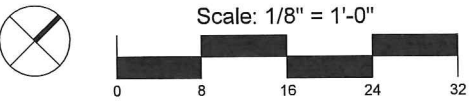
VIA CATALINA DUPLEX					2/27/2018
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(Eto)(0.62)/[(0.55 x LA) + (0.45 x SLA)]					11,564 Gal./Yr
Eto	factor	ETAF	AREA		15 ccf/yr
43.2	0.62	0.55	785	=	11,564
SLA	43.2	0.62	0.45	0	= 0
TOTAL ESTIMATED APPLIED WATER USED:					11,451 Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE] + SLA					15 ccf/yr
Percentage of MAWA used :					99%
Calculations :					
Hydrozone #1 (Turf Subsurface Drip)					
(	43.2	x	0.62	) x [(	(HA) (PF) (SLA)
					196 0.8 0.81
					= 5,185 Gal./Yr
Hydrozone #2 (Shrub Drip)					
(	43.2	x	0.62	) x [(	(HA) (PF) (SLA)
					589 0.3 0.81
					= 5,843 Gal./Yr
Hydrozone 3 (Tree Bubbler)					
(	43.2	x	0.62	) x [(	(HA) (PF) (SLA)
					16 0.8 0.81
					= 423 Gal./Yr



PRELIMINARY PLANTING PLAN

NOTES:
1. PLANTING AREAS TO RECEIVE 2" LAYER OF MULCH (EXCEPT AT TURF LOCATIONS).
2. REFER TO ARCHITECT'S PLANS FOR HARDSCAPE INFORMATION.

PLANTING AREA:
785 SF TOTAL
196 SF TURF (25% MAX.)



PRELIMINARY LANDSCAPE PLAN
VIA CATALINA DUPLEX

34621 Via Catalina
Dana Point, California



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