CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **MAY 31, 2018**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
URSULA LUNA-REYNOSA, DIRECTOR
SEAN NICHOLAS, AICP, SENIOR PLANNER

SUBJECT: **REVIEW OF THE VISTA DEL MAR SUBSTANTIAL CONFORMANCE DETERMINATION**

RECOMMENDATION: That the Planning Commission review the Vista Del Mar Substantial Conformance determination.

LOCATION: 34175-34177 Pacific Coast Highway

NOTICE: Notices were posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library on May 25, 2018, posted on the City Website 14 days prior to the Planning Commission meeting, and notices were mailed in accordance with Zoning Code requirements.

BACKGROUND:

On February 22, 2016, the Planning Commission approved multiple entitlements for the approval of a new mixed-use development at the northwest corner of Pacific Coast Highway (PCH) and Golden Lantern. The applicant has prepared and submitted constructions drawings for the purpose of obtaining building permits. Taking concept level drawings (which are utilized for entitlement purposes) to detailed working drawings (which are utilized for building permit purposes) often necessitates tweaks and modifications to the concept level plans. Each approval of a project that goes through a discretionary review process contains a standard condition of approval as follows:

> *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/she may approve the amendment without requiring a new public hearing.*

The intent of this condition is to allow for such modifications without having to take the project back to Planning Commission for consideration. Modifications of this nature are typically reviewed administratively and the past practice has been to approve such modifications only if the changes are: 1) in compliance with the development standards, 2) result in less intensity than the approved project, and 3) address a community concern in a positive manner that was raised during the public hearing when the project was considered.

The City's most recent Zoning Code update included a provision to allow the Community Development Director to refer "substantial conformance reviews" to the Planning Commission for feedback and provide an opportunity to inform the public. The proposed modifications for this project result in a reduction in approved parking. Due to the keen community interest in parking, particularly in the Lantern District/Town Center area, the Community Development Director elected to refer this substantial conformance review to the Planning Commission.

DISCUSSION:

February 22, 2016 Planning Commission Approval

The Planning Commission approved a three-story, 40-foot tall mixed-use project with three commercial/restaurant spaces totaling 6,900 square feet, 39 residential apartments, and two and a half levels of subterranean parking with a total of 105 parking spaces. This approval resulted in a surplus of five (5) parking spaces as calculated per the parking standards utilizing Section 9.35.080 of the Dana Point Zoning Code (DPZC) without the use of tandem, valet, or a shared parking program. The entitlements for the development was extended on February 22, 2018, to allow time to complete all the necessary Engineering and Building Plans. The applicant reduced the square footage of commercial space during the preparation of construction documents. Since the City's parking requirements are based on use and area, this change results in less parking required per the DPZC.

Reduced Number of Parking Spaces On-site

Table 1 compares the square footage and parking of the project approved by the Planning Commission, and the square footage and parking proposed in the construction documents:

Table 1: Comparison of the Approved Planning Commission Project and Construction Documents

Component	Approved Area/Units	Proposed Area/Units	Approved Parking	Proposed Parking
Commercial/Restaurant	6,900 sq. ft.	5,817 sq. ft.	35	27
Residential	39 units	39 units	65	65
Total Required Parking			**100**	**92**
Total Parking Provided			**105**	**97**
Surplus			**+5**	**+5**

Based on the proposed reduction in commercial/restaurant area, the project is compliant with Zoning Code parking requirements and provides a surplus of 5 spaces which is consistent with the 5 space surplus provided with the original approval. With this change the applicant is able to eliminate the need for the partial third floor of subterranean parking that was included in the original approval.

Parking Space Widths

As plans transition from conceptual drawings to working drawings, or construction documents, the plans are refined to incorporate building code compliance and structural construction methods. As a result of that refinement, a common modification for projects that include subterranean basements/parking is the location of support columns.

The Town Center Plan incorporates flexibility into the development standards for parking garages, to take into account the difficulties that often arise in formalizing the design of subterranean garages. Page 39 of the Town Center states: "Parking Structures: Development Standards detailed in Dana Point Zoning Code shall apply, but may be modified upon approval of the Director of Community Development and City Traffic Engineer."

The applicant is requesting a modification, consistent with the Town Center section referenced above, for ten (10) parking spaces next to subterranean support columns. Pursuant to the DPZC, eleven (11) feet is the required parking space width next to a column, and nine (9) feet is proposed to be provided. The basis for the increased width of a parking space next to a column is to allow room for parking and access to the car doors without hitting an obstruction or deterring use. A standard parking space is nine (9) feet. The applicant has provided a detail showing how columns will be located towards the front of the car and the rear so when a car is parked in the space the doors can open without hitting the columns. This column placement will not impact access to the car nor deter use of the parking space. The ten (10) reduced width spaces are located in the residential parking area where parking is assigned, and potential tenants will be notified of the space's size and location during the leasing process. Due to the design and functionality of the proposed modification, the Director of Community

Development and City Traffic Engineer/City Engineer, are able to support the reduced dimension for the ten (10) identified parking spaces.

CONCLUSION:

That the Planning Commission review and provide feedback to staff regarding the reduced number of parking spaces provided on-site, in compliance with the DPZC's parking regulations, and the reduced width of ten (10) parking spaces within the parking structure and designated in the residential parking area for the Vista Del Mar Mixed-Use development.

Sean Nicholas, AICP
Senior Planner

Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:
Supporting Documents
1. Proposed Design (excerpted)
2. Approved Planning Commission Design (excerpted)

PCH & GOLDEN LANTERN - Dana Point, CA

ZONING - Town Center - Mixed Use (TC-MU)

Scope of Work: Proposed demolition of an existing two story wood-framed multi-tenant retail structure along with removal of existing surface parking lot and related site clearing. Proposed new development includes three levels subterranean parking, ground level multi-tenant retail/mercantile/restaurant uses beneath a concrete podium deck, and two levels of residential units above the podium (39 total). Project requires lot merger between Parcel 1 and Parcel 2 (Lot 10, Block P, Tract No. 573), refer to site survey for more information.

SETBACKS

TC-MU Zone	ALLOWABLE	PROPOSED
Pacific Coast Highway	10'-0" at Ground Level, Portions of building above 2nd floor (or) 30'-0" shall be set back 15'-0"	10'-0" Min.
Golden Lantern	None	0'-0"
Interior Property Lines	None at Ground Level; Above 20'-0" in Height: Starting 40'-0" back from the front building face, minimum 5'-0" from interior side property Line	0'-0" - 5'-0"
San Juan		5'-0" Min.

ALLOWABLE HEIGHT

TC-MU Zone	ALLOWABLE	PROPOSED
Building Height	40'-0" or 3 Stories above Pacific Coast Highway	40'-0" Max.

LOT COVERAGE/BUILDABLE AREA

TC-MU Zone		PROPOSED
Lot Area (Gross)		26,588 (0.61 AC)
Lot Area (Net)		24,346 (0.56 AC)
(Assumed Property Line)		
Lot Area (Net)		24,346

DENSITY/FLOOR AREA RATIO (FAR)/(SF)

TC-MU Zone	ALLOWABLE (FAR)	PROPOSED (FAR)	ALLOWABLE (SF)	PROPOSED (SF)
Project Density	2.50	1.78	60,865	43,043
	2.50 > 1.78 thus OK		60,865 > 43,043 thus OK	

PROGRAM/AREA SUMMARY

FLOOR LEVEL	USE	SF
Sublevel Floor (P3)	Subterranean Parking	0
Sublevel Floor (P2)	Subterranean Parking	0
Sublevel Floor (P1)	Subterranean Parking	0
First Floor (01)	Mixed	6,911
Retail		2,820
Retail Lobby		800
Café		1,197
Restaurant		1,800
Residential Lobby		294
Mezzanine Floor (1.5)	Residential	9,670
Second Floor (02)	Residential	13,132
Third Floor (03)	Residential	13,330
Proposed Zoning Floor Area (SF)		43,043
Proposed FAR		1.78

BUILDING CODE ANALYSIS (2013 CBC)

Occupancy Group:	M, B or A-2 (Below Podium) R-2 (Above Podium)
Type of Construction:	Type I-A (Below Podium) Type V-A (Above Podium)
Automatic Fire Sprinkler:	Yes
Allowable Floor Area:	Base Allowable: 12,000 SF (A_t)
Note: Refer to program area summary for actual floor area.	I_f = 2 (per CBC 2013 Sec. 506.3) A_a = Allowable building area per story Automatic Fire Sprinkler Increase: $A_a = [A_t + [A_t \times I_f] + [A_t \times I_s]]$ A_a = (12,000 SF + [12,000 SF x 0] + [12,000 SF x 2]) A_a = 36,000 SF
Building Height:	Allowable: 50'-0" Provided: 40'-0"
Number of Stories:	4 Stories

OPEN SPACE REQUIRED

COMMON OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Common Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	7	100	700
1 Bedroom	24	100	2,400
2 Bedroom	4	100	400
Townhouse	4	100	400
Total Common Open Space Required	39		3,900

PRIVATE OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Private Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	7	100	700
1 Bedroom	24	100	2,400
2 Bedroom	4	100	400
Townhouse	4	100	400
Total Private Open Space Required			3,900
TOTAL COMBINED OPEN SPACE REQUIRED			7,800

COMMON OPEN SPACE PROVIDED	TOTAL SF
Ground Level Common Open Space	2,032
Second Floor Common Open Space	4,478
TOTAL COMMON OPEN SPACE PROVIDED	6,510
TOTAL COMMON OPEN SPACE PER UNIT PROVIDED	167

PRIVATE OPEN SPACE PROVIDED	TOTAL SF
Mezzanine Floor Private Open Space Provided	280
Second Floor Private Open Space Provided	1,308
Third Floor Private Open Space Provided	1,136
TOTAL PRIVATE OPEN SPACE PROVIDED	2,724
TOTAL PRIVATE OPEN SPACE PER UNIT PROVIDED	70
TOTAL COMBINED OPEN SPACE PROVIDED	9,234
TOTAL COMBINED OPEN SPACE PER UNIT PROVIDED	237

LOCKABLE STORAGE REQUIRED	250 CF / UNIT
LOACKABLE STORAGE PROVIDED (AT MEZZANINE LEVEL)	250 CF / UNIT

PARKING REQUIREMENTS

ADA SPACES REQUIRED	REQUIRED
Total Number of Parking Stalls in Garage: 101 -150	5 (1 Van Accessible)

USE	# Units/SF	RATIO	TOTAL
Retail	2,820	1/220 SF	12.8
Restaurant minus 20% GSF	602.8	1/100 SF	6.0
Remaining Restaurant **	1,197.2	1/220 SF	5.4
Take-out/Cafe	1,197	1/220 SF	4.8
TOTAL RETAIL/RESTAURANT SPACES REQUIRED			29.0
BICYCLE PARKING*			-2.32
TOTAL VEHICULAR COMMERCIAL PARKING REQUIRED			**27**

* Eight percent reduction permitted where an equivalent number of bicycle stalls are provided (*Sec. 9.35.080*)

** Restaurant square footage equals 20% of gross floor area (GFA - *Sec. 9.35.080)*

Studio / 1 Bedroom	31	1.7	52.7
2 Bedroom	8	2.2	17.6
TOTAL RESIDENTIAL SPACES REQUIRED			70.3
BICYCLE PARKING*			-5.6
TOTAL VEHICULAR RESIDENTIAL PARKING REQUIRED			65

* Eight percent reduction permitted where an equivalent number of bicycle stalls are provided (*Sec. 9.35.080*)

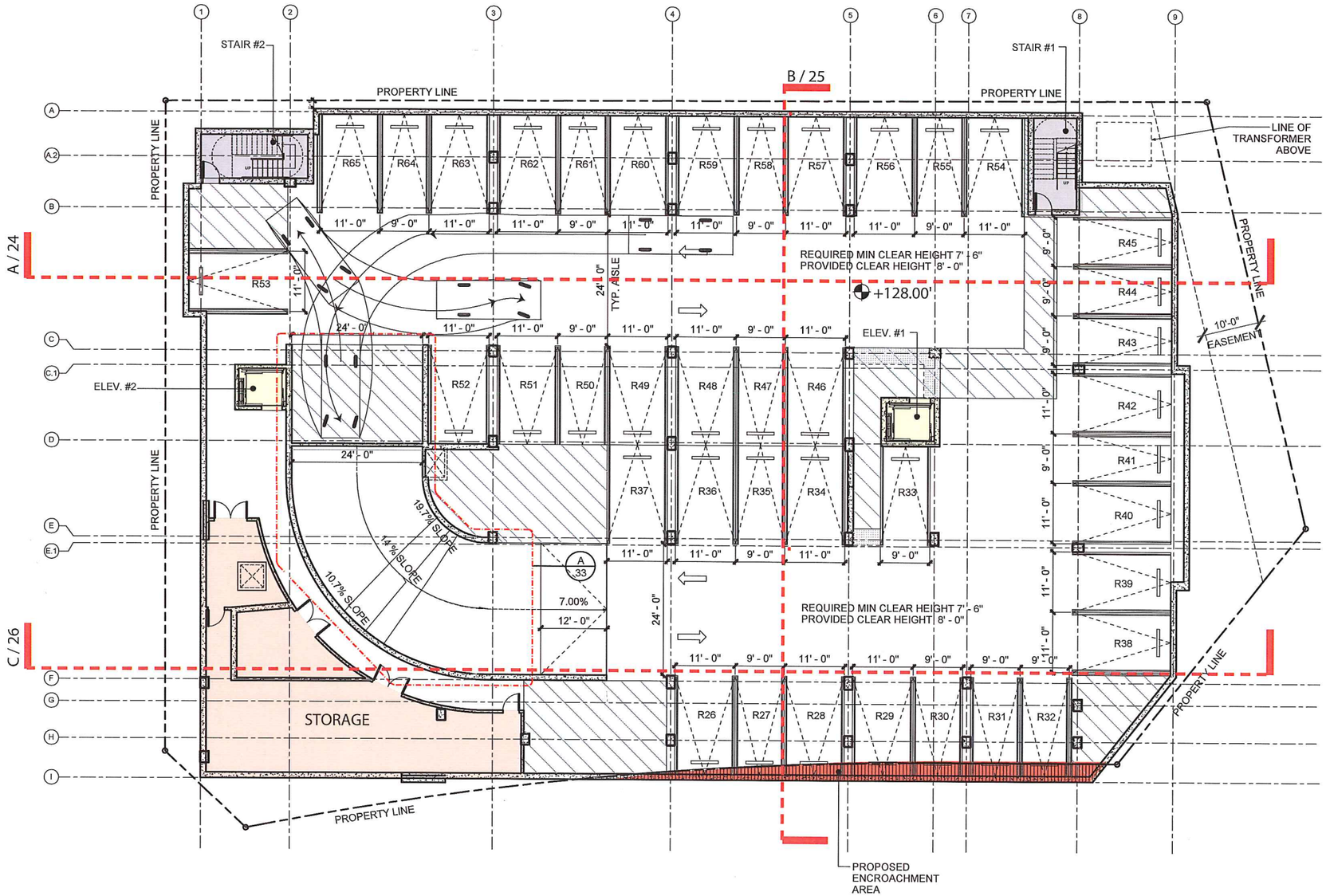
TOTAL PARKING REQUIRED FOR PROJECT	**92**

* *Visitor Parking to be provided as a shared-use with retail/restaurant parking use*

PARKING PROVIDED

PROVIDED PARKING TYPES	LEVEL P2	LEVEL P1	LEVEL 1	TOTAL
Retail/Restaurant	0	9	18	27
Residential	40	25		65
Extra	0	5		5
Total Provided	**40**	**39**	**18**	**97**
ADA - Retail/Restaurant*	0	0	2	2
ADA - Residential*	0	2	0	2

* *ADA parking spaces provided (4) reflect the required parking stalls for the entire parking garage.*



PARKING
RESIDENTIAL SPACES: 40
UNASSIGNED SPACES: 1

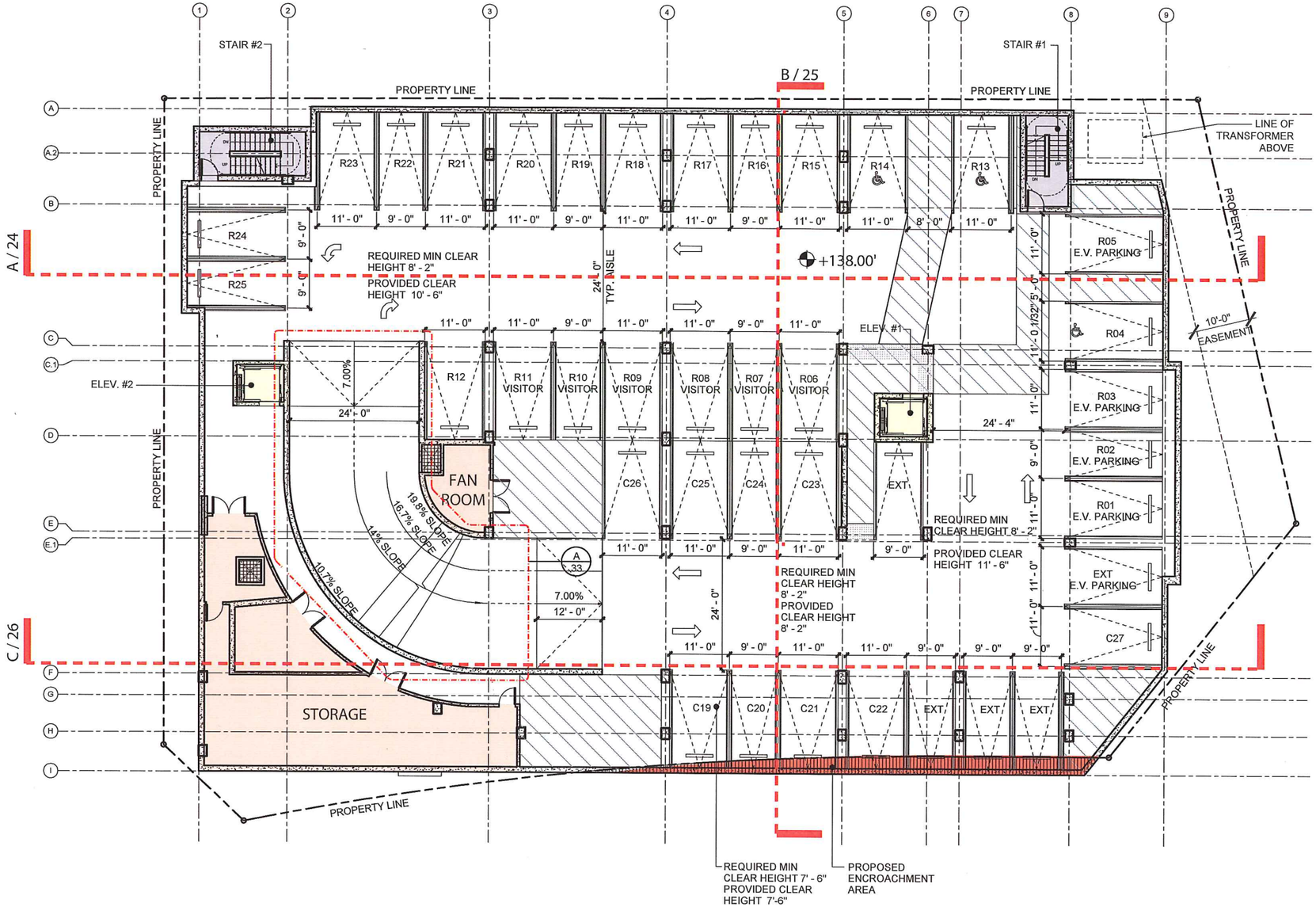
Legend

- Vertical Circulation (Stairs)
- Elevator
- Landscaped Area
- Storage/Utility
- Outdoor Patio/Balcony
- Commercial Use
- Residential Use
- Encroachment beyond property line

PCH & GOLDEN LANTERN CHARLES COMPANY

Level P2

13-222



PARKING
RETAIL SPACES: 9
RESIDENTIAL SPACES: 25
UNASSIGNED SPACES: 5

Legend

- Vertical Circulation (Stairs)
- Elevator
- Landscaped Area
- Storage/Utility
- Outdoor Patio/Balcony
- Commercial Use
- Residential Use
- Encroachment beyond property line

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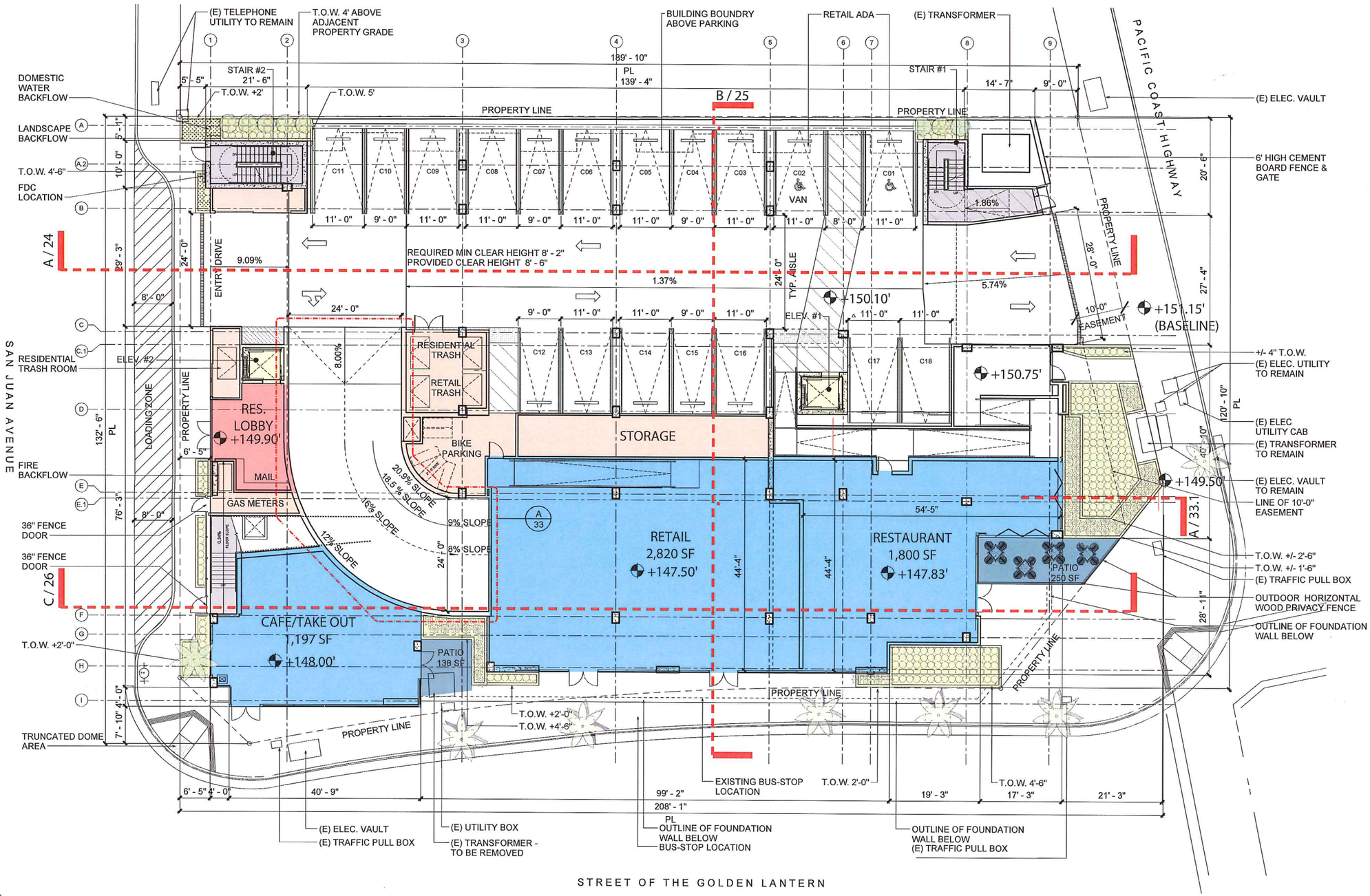
Level P1

13-222



PARKING
RETAIL SPACES: 18

Legend

- Vertical Circulation (Stairs)
- Elevator
- Landscaped Area
- Storage/Utility
- Outdoor Patio/Balcony
- Commercial Use
- Residential Use

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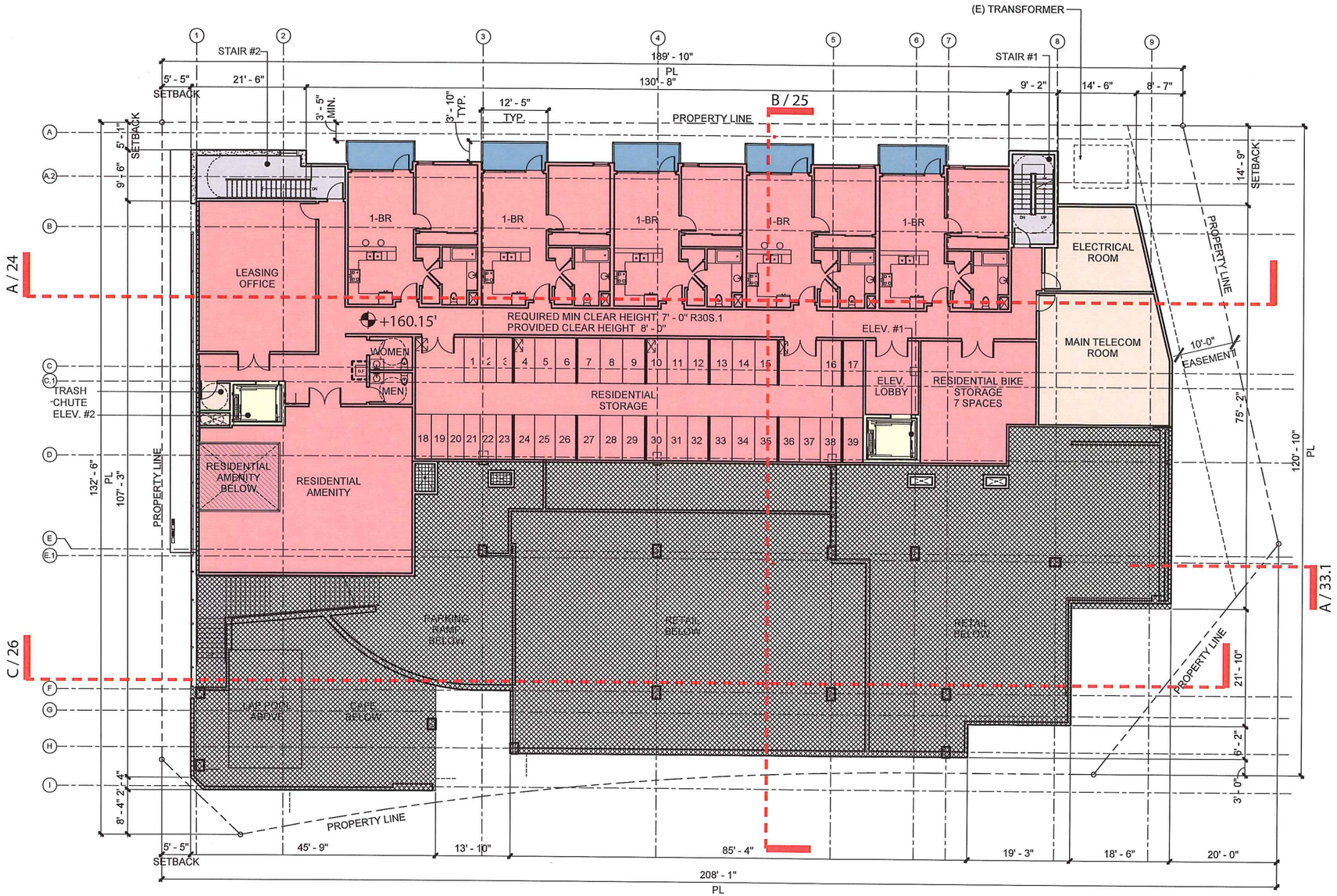
Level P1 13-222



Legend

- Vertical Circulation (Stairs)
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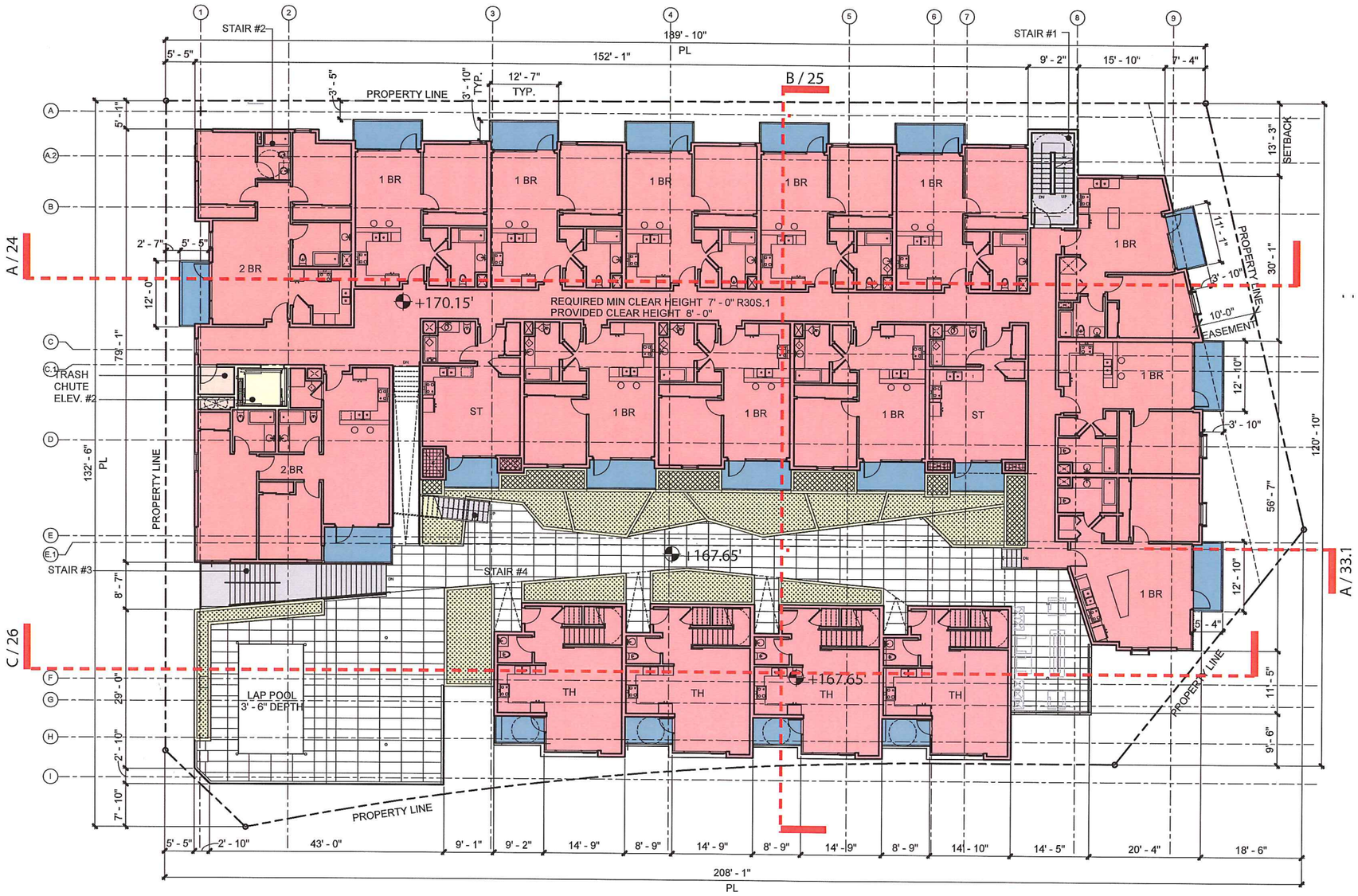
Mezzanine Level

13-222



Legend

- Vertical Circulation (Stairs)
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- Storage/Utility
- Outdoor Patio/Balcony
- Commercial Use
- Residential Use

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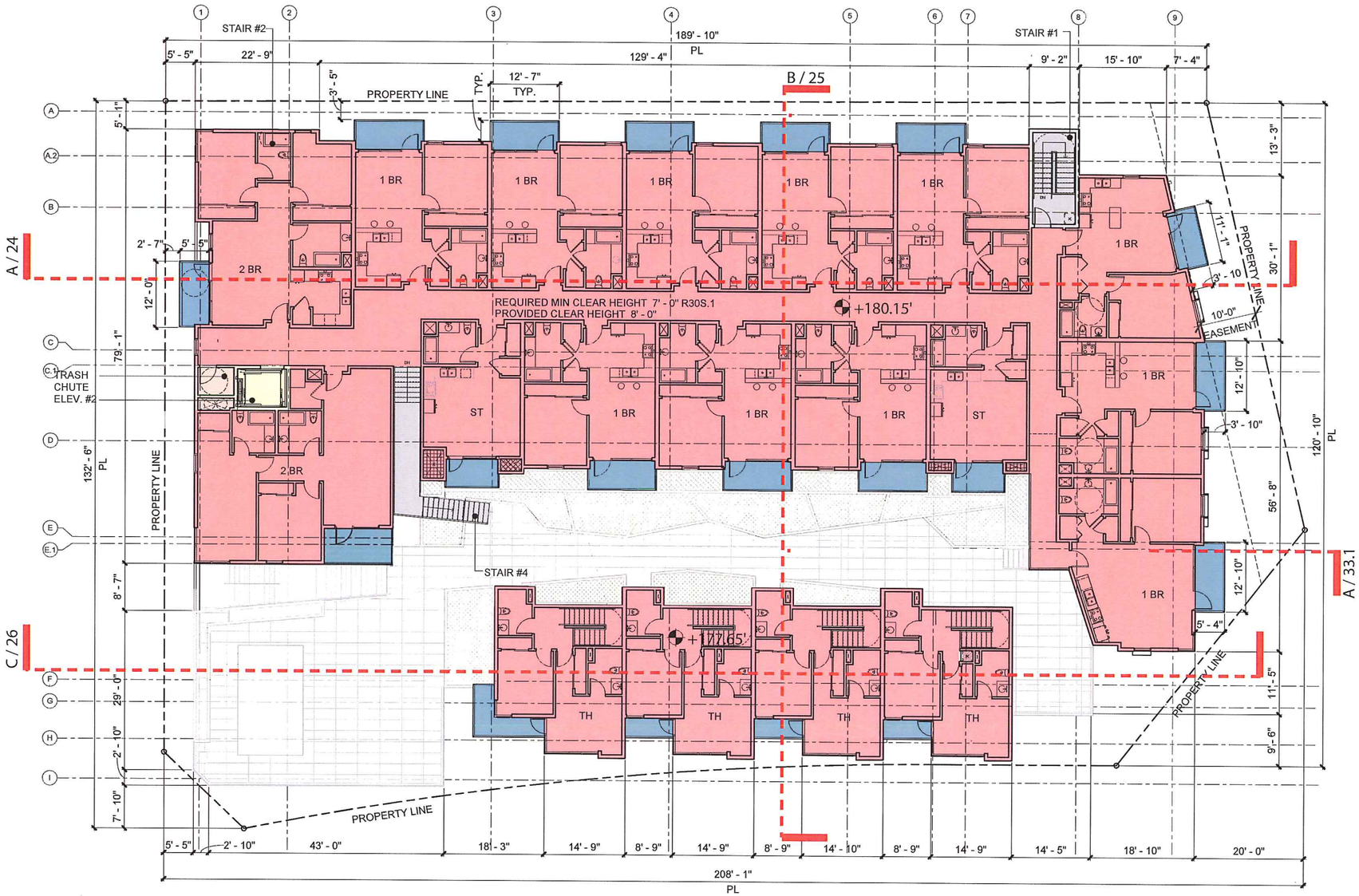
2nd Floor

13-222



Legend

- Vertical Circulation (Stairs)
- Elevator
- Landscaped Area
- Storage/Utility
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- Commercial Use
- Residential Use

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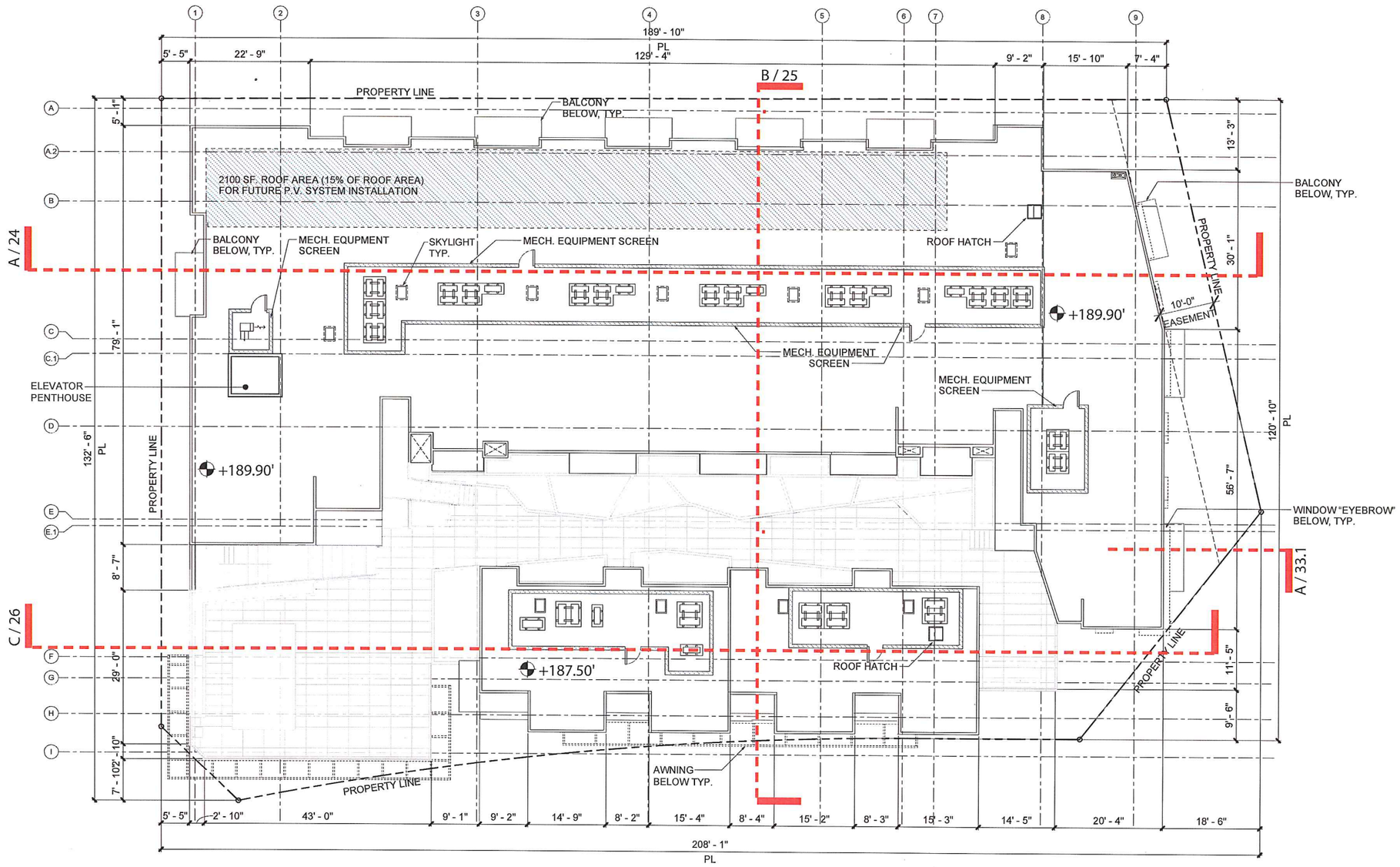
3rd Floor 22

13-222



SCREENED AREA = 18% OF TOTAL ROOF AREA
TOTAL ROOF AREA = 14,600 SF
SCREENED AREA = 2,704 SF

Legend

- Vertical Circulation (Stairs)
- Elevator
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- Storage/Utility
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- Commercial Use
- Residential Use

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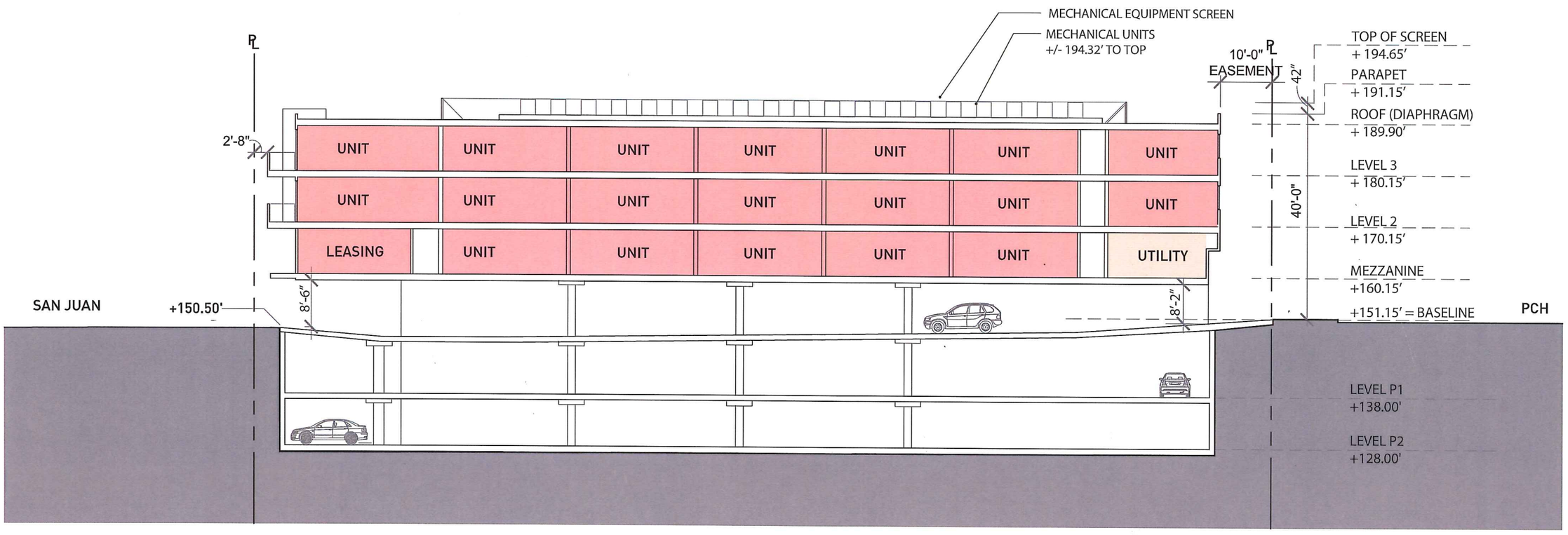
Roof Plan

13-222



SECTION A

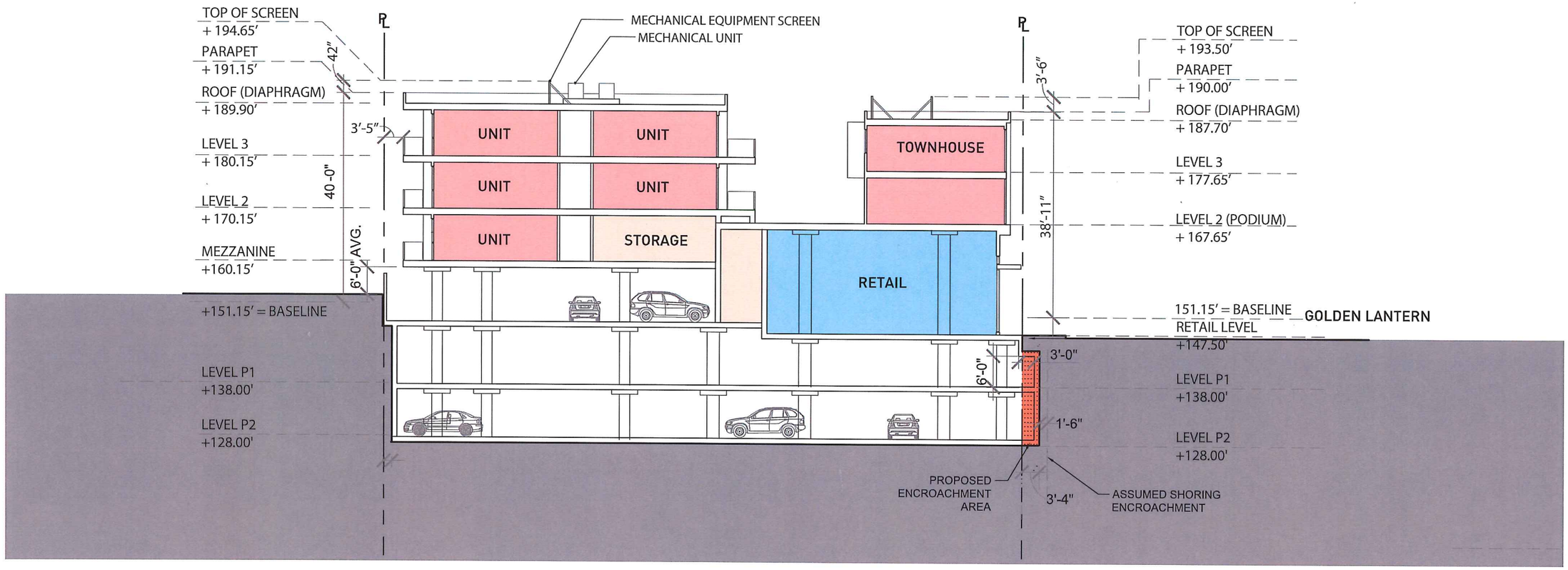
Legend

- Vertical Circulation (Stairs)
- Elevator
- Landscaped Area
- Storage/Utility
- Outdoor Patio/Balcony
- Commercial Use
- Residential Use

0 5 10 20

Building Section

13-222



SECTION B

Legend

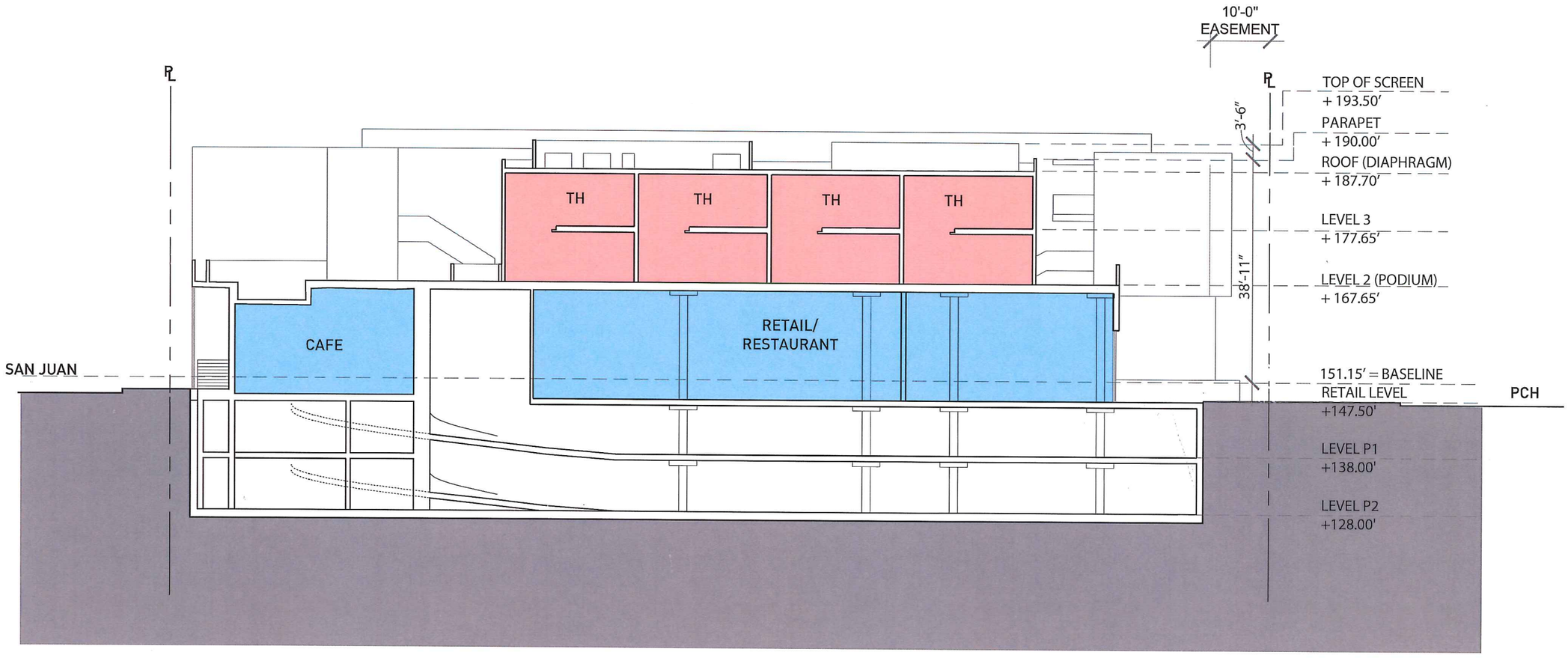
- Vertical Circulation (Stairs)
- Elevator
- Landscaped Area
- Storage/Utility
- Outdoor Patio/Balcony
- Commercial Use
- Residential Use

0 5 10 20

Building Section

13-222

PCH & GOLDEN LANTERN CHARLES COMPANY



SECTION C

0 5 10 20

Building Section

13-222

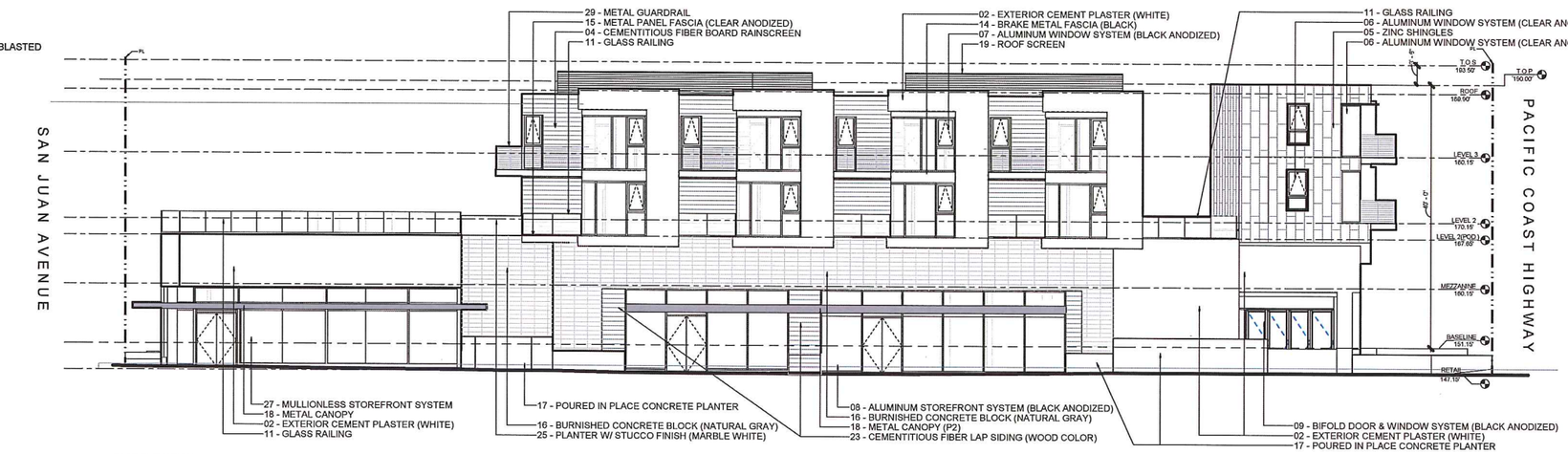
PCH & GOLDEN LANTERN CHARLES COMPANY

MATERIAL NOTES

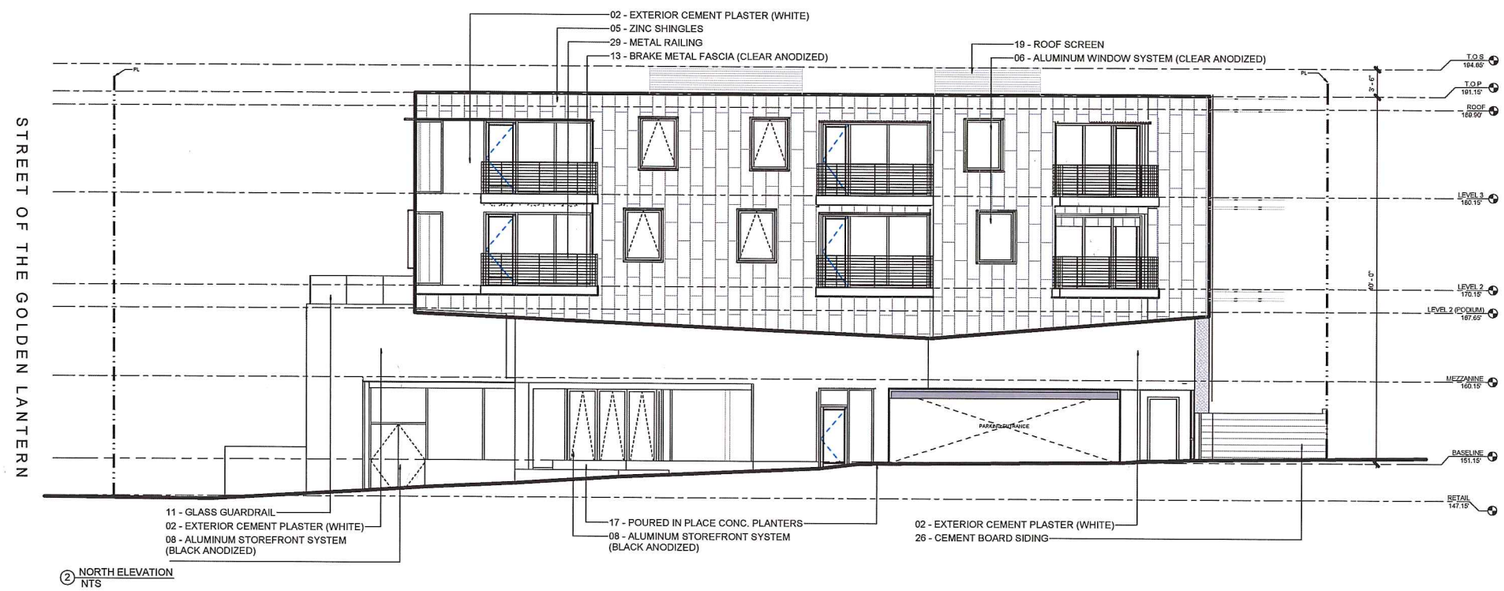
1. EXTERIOR CEMENT PLASTER [COLOR: DUNN EDWARDS SILVER SPRUCE]SMOOTH SANDBLASTED
2. EXTERIOR CEMENT PLASTER [COLOR: WHITE]SMOOTH SANDBLASTED
3. CEMENTITIOUS FIBER LAB SIDING [COLOR: DUNN EDWARDS PERISCOPE (100/90/65)]
4. CEMENTITIOUS FIBER BOARD RAINSCREEN-DUNN EDWARDS JET
5. ZINC SHINGLE BY RHEINZINK OR EQUIVALENT
6. ALUMINUM WINDOW SYSTEM [CLEAR ANODIZED]
7. ALUMINUM WINDOW SYSTEM [BLACK ANODIZED]
8. ALUMINUM STOREFRONT SYSTEM [BLACK ANODIZED]
9. BIFOLD DOOR & WINDOW SYSTEM [BLACK ANODIZED]
10. METAL PANEL FASCIA (CLEAR ANODIZED)
11. GLASS RAILING
12. BALCONY
13. BRAKE METAL FASCIA [CLEAR ANODIZED]
14. BRAKE METAL FASCIA [BLACK ANODIZED]
15. METAL PANEL FASCIA [CLEAR ANODIZED]
16. BURNISHED CONCRETE BLOCK [NATURAL GRAY]
17. POUR IN PLACE CONCRETE PLANTER WALLS
18. METAL CANOPY(P2-DUNN EDWARDS JET[100/90/65])
19. ROOF SCREEN
20. CONCRETE RETAINING WALL
21. COLORED METAL COILS [COLOR: DUNN EDWARDS SILVER SPRUCE & DUNN EDWARDS TROPICAL MOSS]
22. OUTDOOR HORIZONTAL WOOD PRIVACY FENCE
23. CEMENTITIOUS FIBER LAB SIDING [COLOR: WOOD]
24. STALLRISER
25. PLANTER W/ STUCCO FINISH [COLOR: MARBLE WHITE]
26. CEMENT BOARD SIDING
27. MULLIONLESS STORFRONT SYSTEM
28. CEMENTITIOUS IBER BOARD [COLOR: DUNN EDWARDS LIGHTHOUSE]
29. METAL RAILING SYSTEM

NOTE:

FOR CLARITY PLANTINGS ARE NOT SHOWN. THESE DRAWINGS ARE EXTRACTED FROM THE BUILDING CONSTRUCTION SET, THEREFORE NO COLOR HAS BEEN UTILIZED; THE PATTERN OF THE FINISH MATERIALS ARE SHOWN AS LINEWORK.



1 EAST ELEVATION
NTS



2 NORTH ELEVATION
NTS

PCH & GOLDEN LANTERN CHARLES COMPANY

NORTH & EAST ELEVATIONS

13-222

MATERIAL NOTES

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5. ZINC SHINGLE BY RHEINZINK OR EQUIVALENT
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8. ALUMINUM STOREFRONT SYSTEM [BLACK ANODIZED]
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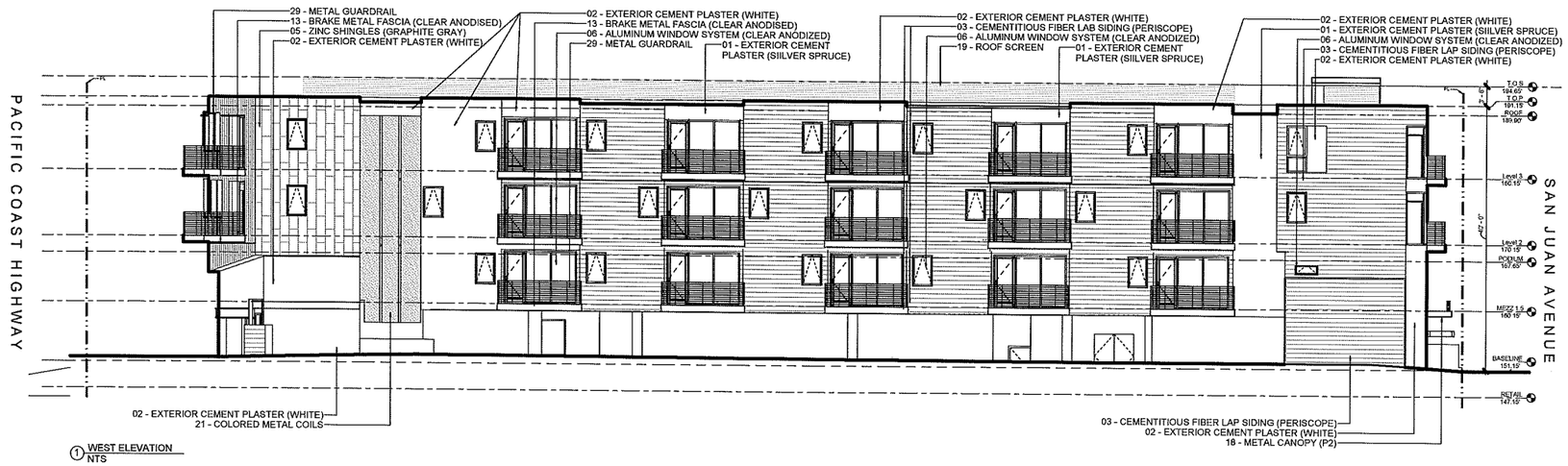
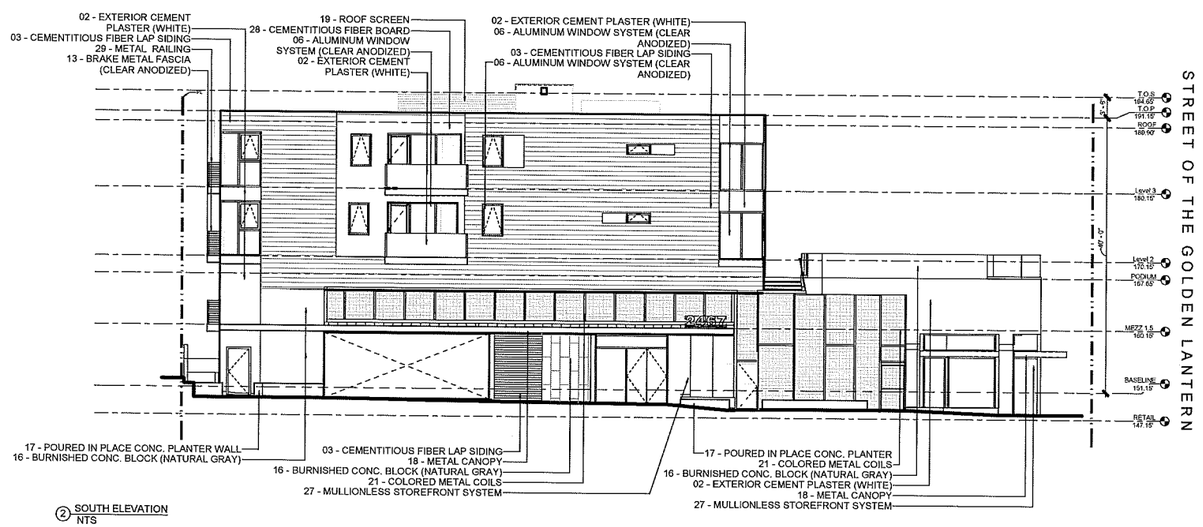


1 WEST ELEVATION
NTS



2 SOUTH ELEVATION
NTS

PCH & GOLDEN LANTERN CHARLES COMPANY

SOUTH & WEST ELEVATIONS

13-222

P1 - Dunn Edwards Lighthouse

P2 - Dunn Edwards Jet [100/90/65]

P3 - Dunn Edwards Periscope [100/90/65]

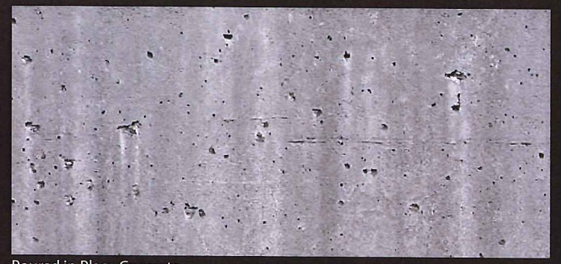
P4 - Dunn Edwards Silver Spruce

P5 - Dunn Edwards Tropical Moss

Folding Door System

Burnished Concrete Block [Natural Gray]

Metal Railing System



Poured in Place Concrete

Glass Railing System

Colored Metal Coils

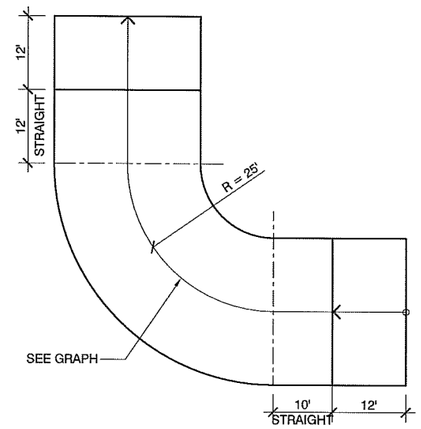
Metal Canopy

Alum. Window System [Clear Anodized]

Alum. Window System [Black Anodized]

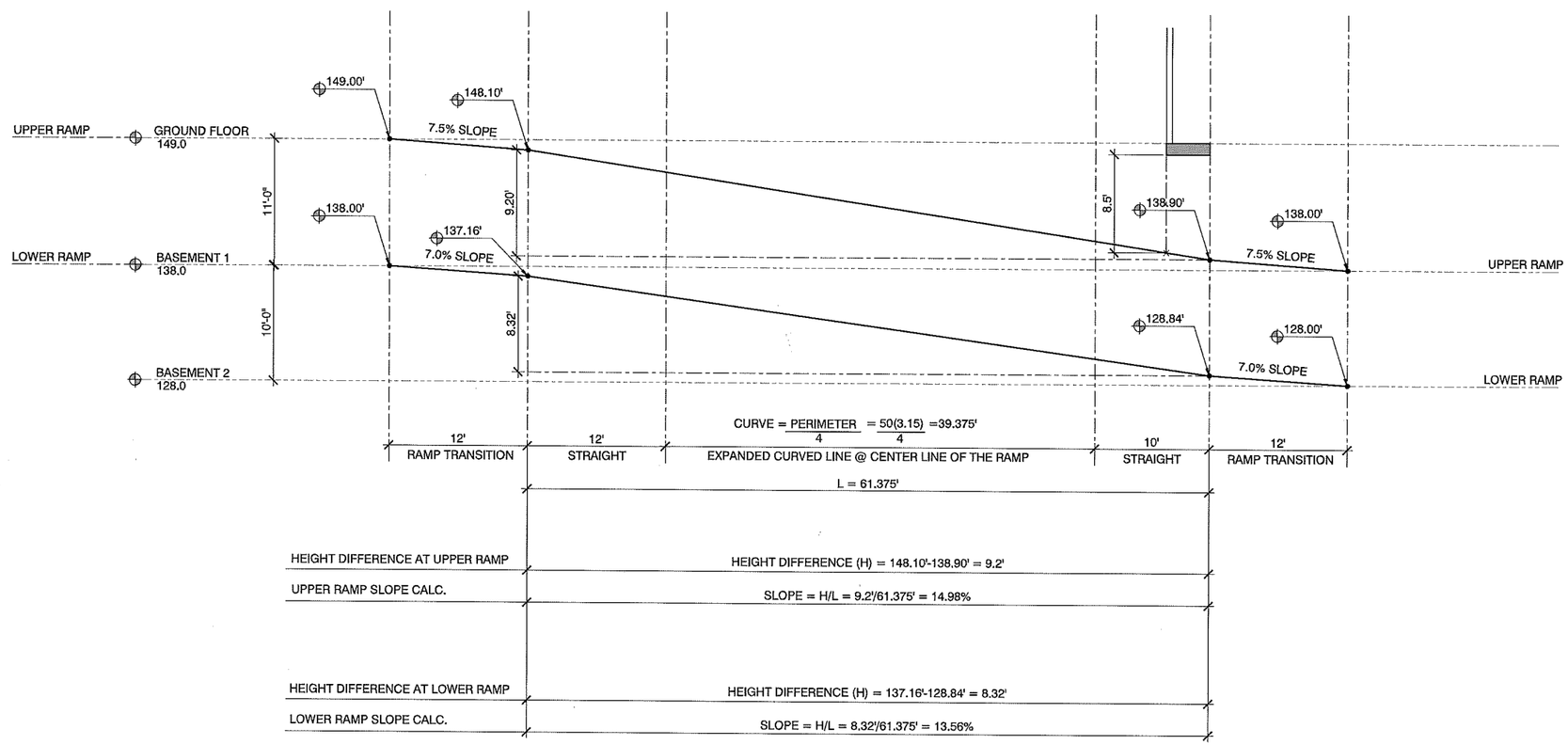
Mullionless Storefront System

Zinc Shingles



RAMP LAYOUT PLAN

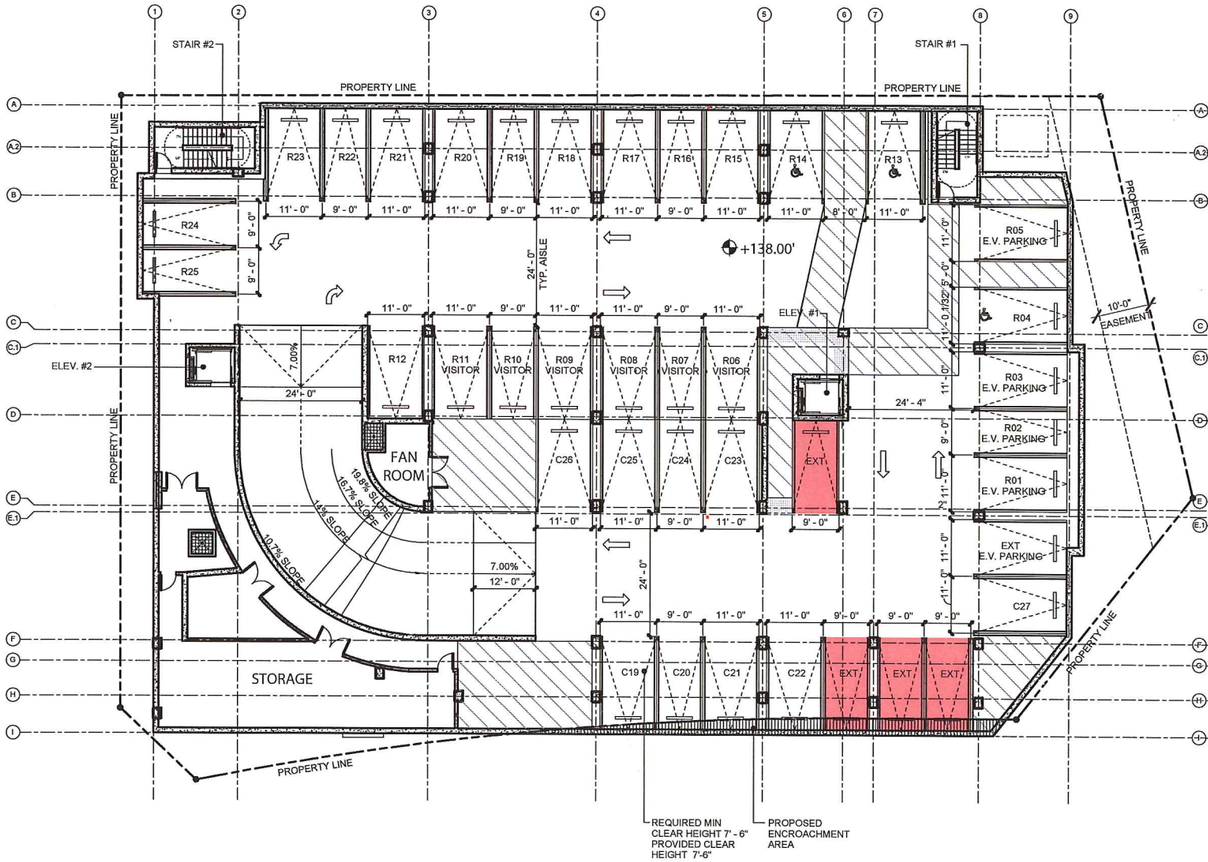
(SIMILAR @ BOTH LEVELS) NTS

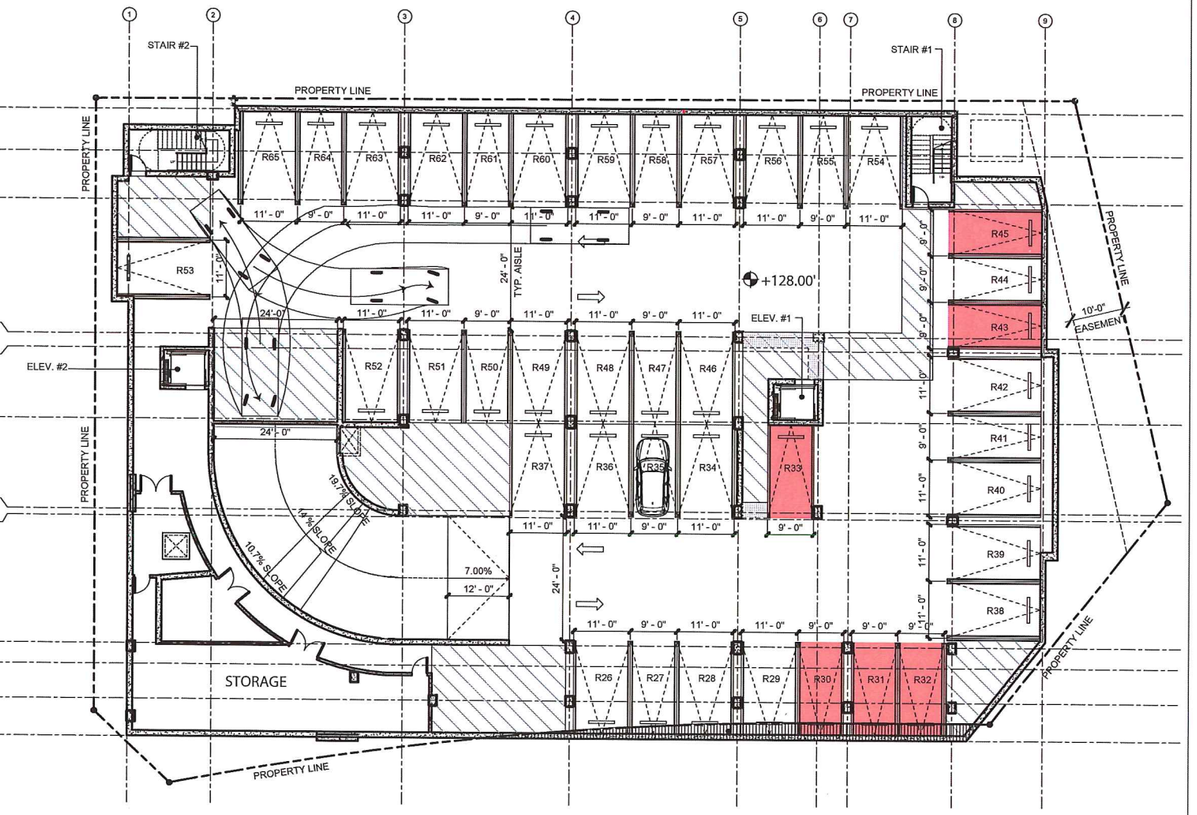


PROFILE STUDY @ BLDG VEHICULAR RAMP

NTS

PCH & GOLDEN LANTERN CHARLES COMPANY





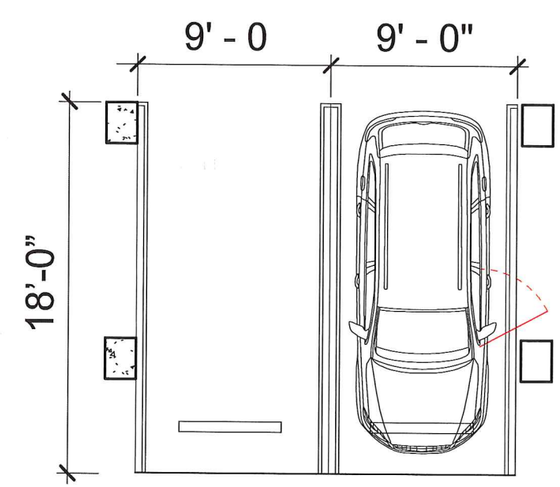


DIAGRAM OF TYPICAL 9'-0" WIDE SPACE ADJACENT TO COLUMN

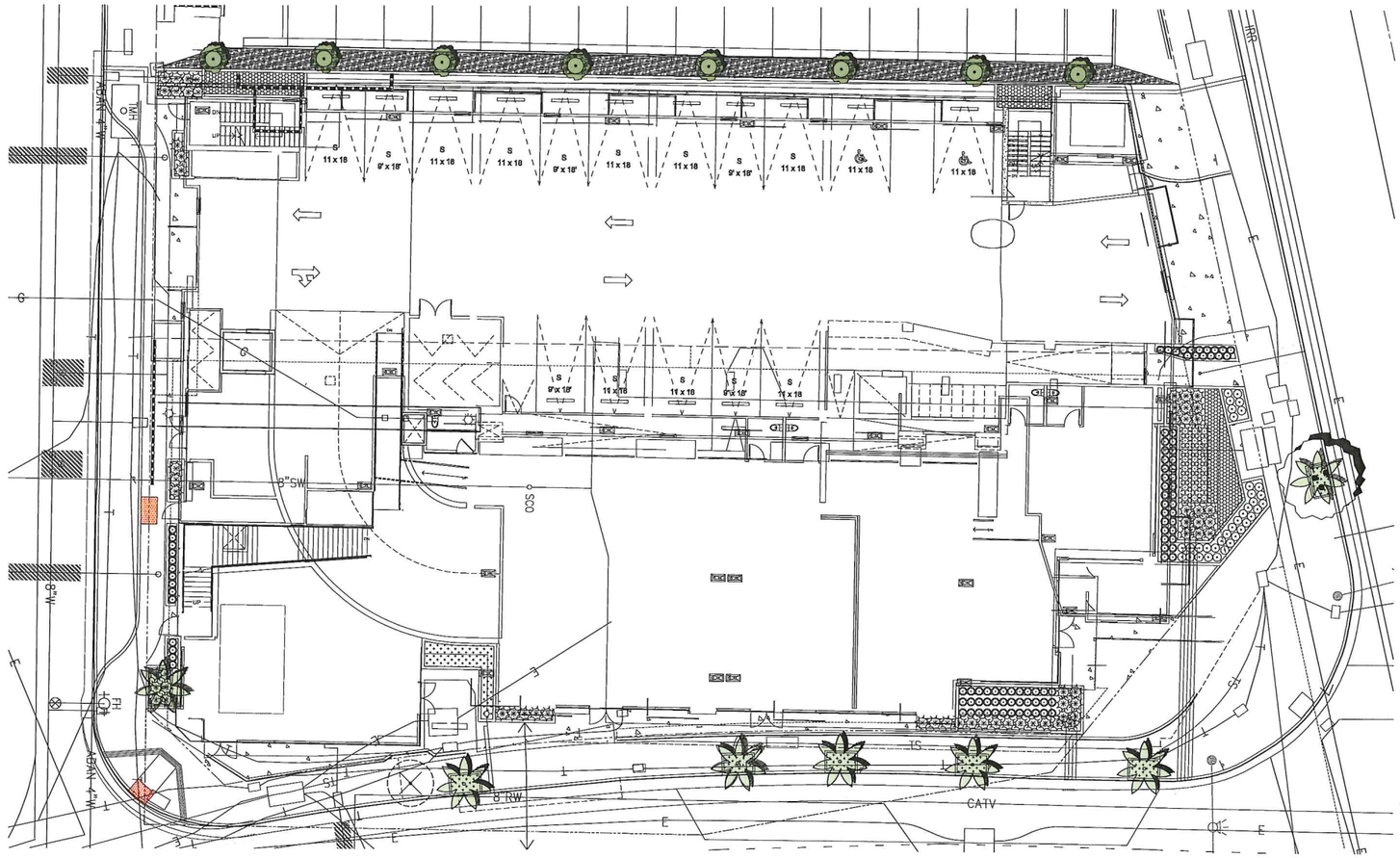
PARKING SPACES ADJACENT TO COLUMN, 9'-0" WIDE:
RETAIL SPACES: 0
RESIDENTIAL SPACES: 6
SURPLUS SPACES: 4

PCH & GOLDEN LANTERN CHARLES COMPANY

Column-Adjacent Parking Space Diagram

13-222

33.2



1 PLANTING PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

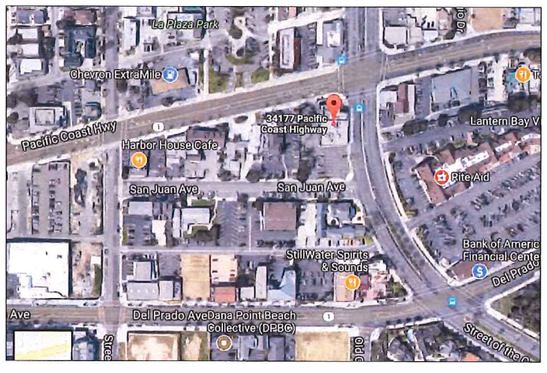
PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15'-20' BTF/ 7 EA. (VARIES)	LOW
MELALEUCA QUINQUENERVIA MELALEUCA	24" BOX/ 9 EA.	LOW
EXISTING STREET TREE (COLUMBIA PLANE TREE) TO BE REMOVED		

SHRUB&GROUNDCOVER	SIZE & QUAN.	WUCOLS
AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL./ 24EA.	LOW
DODONAEA VISCOSA HOPBUSH	15 GAL. @ 30" O.C./ 94EA.	LOW
PHORMIUM TENAX 'YELLOW WAVE' NEW ZEALAND FLAX	5 GAL./ 60 EA.	LOW
ALOE STRIATA CORAL ALOE	5 GAL./ 36 EA.	LOW
JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL./ 96 EA.	LOW
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL. @ 18" O.C./ 82 EA.	LOW
SENECIO MANDRALISCAE KLEINIA	1 GAL. @ 12" O.C./ 229 EA.	LOW

TOTAL PROPOSED LANDSCAPE AREA: 2,686 SF.

EXISTING STREET TREE TO BE REMOVED ON STREET OF GOLDEN LANTERN



I HAVE COMPLIED WITH THE CITY OF DANA POINT'S LANDSCAPE ORDINANCE IN PREPARING THE LANDSCAPE DESIGN PLAN

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

REGISTERED LANDSCAPE ARCHITECT SAMUEL KYUN KIM NO. 3249 STATE OF CALIFORNIA

SQLA INC
Landscape Architects
200 N. PARK AVE, SUITE B T. 626-564-9700 (Main)
BIRA, CA 91011 F. 626-564-9710
www.sqlainc.com T. 213-625-1700 (Main)

STUDIO N ELEVEN

CHARLES COMPANY

No	Revision Description	Date

No	Date

PROJECT NAME:
VISTA DEL MAR

PROJECT ADDRESS:
34175-34177 PACIFIC COAST HIGHWAY DANA POINT, CALIFORNIA

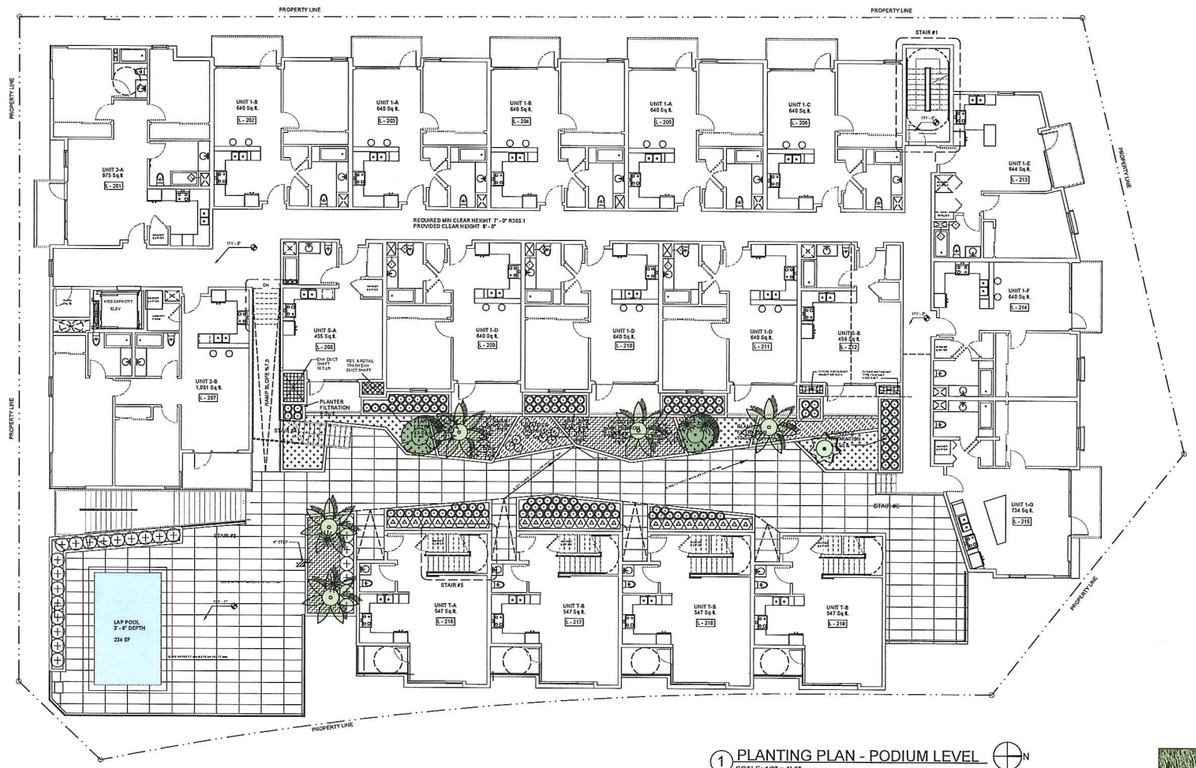
SHEET TITLE:
PLANTING PLAN - GROUND LEVEL

SCALE: AS SHOWN

ARCHITECT:
—

PROJECT NUMBER:
21678

SHEET NUMBER:
LP-1



1 PLANTING PLAN - PODIUM LEVEL

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

0' 5' 10' 20'

N

PLANTING LEGEND TREES	SIZE & QUAN.	WUCOLS
PHOENIX DACTYLIFERA 'MEDJOOL' DATE PALM	15'-20' BTF/ 5 EA. (VARIES)	LOW
ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX/ 2 EA.	LOW
DRACAENA DRACO DRAGON TREE	36" BOX/ 1 EA.	LOW

SHRUB&GROUNDCOVER	SIZE & QUAN.	WUCOLS
AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL./ 17 EA.	LOW
CORDYLINE AUSTRALIS 'RED STAR' RED STAR DRACAENA PALM	15 GAL./ 4 EA.	LOW
BOUGAINVILLEA OO LA LA 'MONKA' BOUGAINVILLEA	5 GAL./ 24 EA.	LOW
ALOE STRIATA CORAL ALOE	5 GAL./ 13 EA.	LOW
EQUISETUM HYMALE HORSETAIL	5 GAL./ 27 EA.	HIGH
JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL./ 125 EA.	LOW
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL. @ 18" O.C./ 114 EA.	LOW
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL. @ 18" O.C./ 130 EA.	LOW
SENECIO MANDRALISCAE KLEINIA	1 GAL. @ 12" O.C./ 125 EA.	LOW

STUDIO N ELEVEN

CHARLES COMPANY

No	Revision Description	Date

No	Date

PROJECT NAME:
VISTA DEL MAR

PROJECT ADDRESS:
34175-34177 PACIFIC COAST HIGHWAY DANA POINT, CALIFORNIA

SHEET TITLE:
PLANTING PLAN - PODIUM LEVEL

SCALE: AS SHOWN

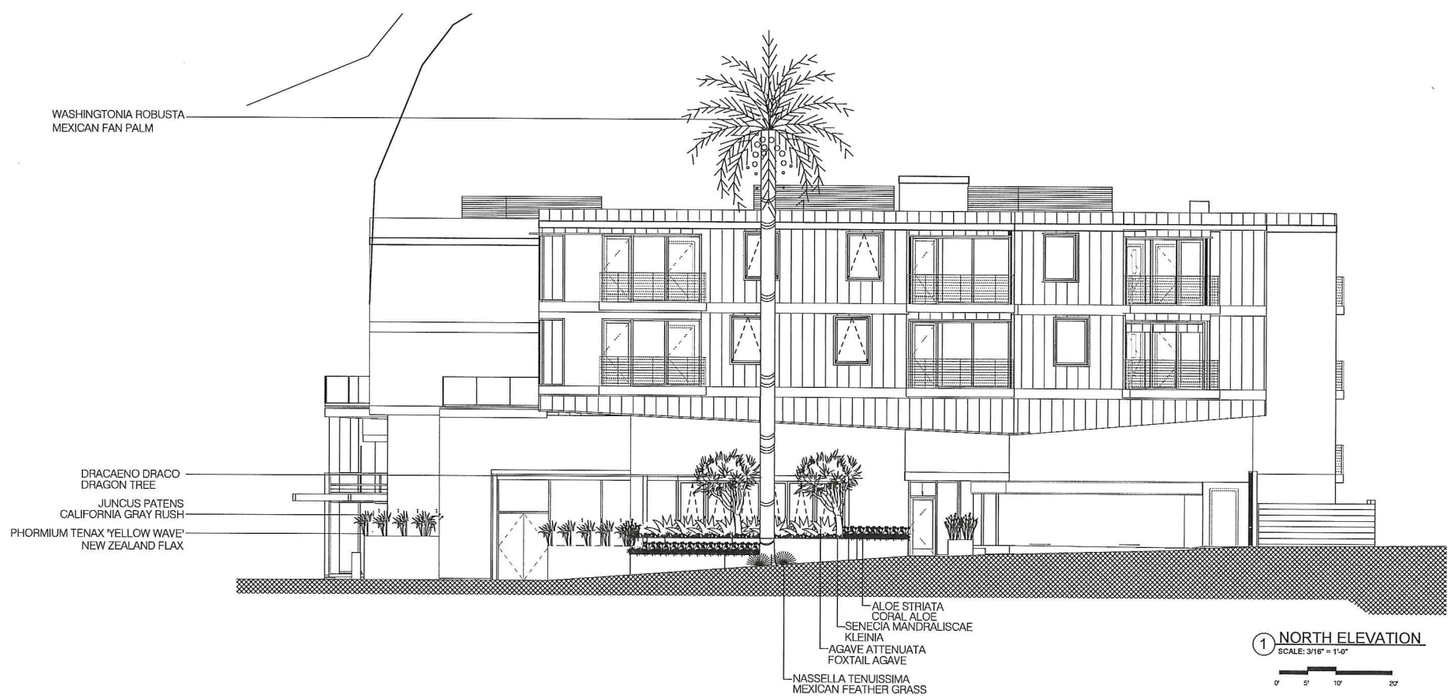
ARCHITECT:
—

PROJECT NUMBER:
21678

SHEET NUMBER:
LP-2

SQLA INC
Landscape Architects
2270 FAIRFAX, SUITE B
BOISE, ID 83705
www.sqla.com
T. 208-345-0700 (Boise)
T. 310-337-1760 (Studio)

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"
0' 5' 10' 20'



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"
0' 5' 10' 20'

SAMUEL KYUN KIM
I HAVE COMPLIED WITH THE CITY OF FULLERTON LANDSCAPE ORDINANCE IN PREPARING THE LANDSCAPE DESIGN PLAN

REGISTERED LANDSCAPE ARCHITECT #3249

REGISTERED LANDSCAPE ARCHITECT
SAMUEL KYUN KIM
No. 3249
Exp. 12-31-2017
STATE OF CALIFORNIA

SOLA INC
Landscape Architects
2914 Fairhill, Suite B
Irvine, CA 92614
www.solainc.com
T. 949-854-9919 (Irvine)
T. 949-495-0910
T. 213-385-1760 (Fax/Eng.)

STUDIO N ELEVEN

CHARLES COMPANY

No	Revision Description	Date

No	Date

PROJECT NAME:
VISTA DEL MAR

PROJECT ADDRESS:
34175-34177 PACIFIC COAST HIGHWAY DANA POINT, CALIFORNIA

SHEET TITLE:
PLANTING PLAN - GROUND LEVEL

SCALE: AS SHOWN

ARCHITECT:
—

PROJECT NUMBER:
21678

SHEET NUMBER:
LE-1

PCH & GOLDEN LANTERN - Dana Point, CA
ZONING - Town Center - Mixed Use (TC-MU)

Scope of Work: Proposed demolition of an existing two story wood-framed multi-tenant retail structure along with removal of existing surface parking lot and related site clearing. Proposed new development includes three levels subterranean parking, ground level multi-tenant retail/mercantile/restaurant uses beneath a concrete podium deck, and two levels of residential units above the podium (39 total). Project requires lot merger between Parcel 1 and Parcel 2 (Lot 10, Block P, Tract No. 573), refer to site survey for more information.

SETBACKS

TC-MU Zone	ALLOWABLE	PROPOSED
Pacific Coast Highway	10'-0" at Ground Level; Portions of building above 2nd floor (or) 30'-0" shall be set back 15'-0"	10'-0" Min.
Golden Lantern	None	0'-0"
Interior Property Lines	None at Ground Level; Above 20'-0" in Height: Starting 40'-0" back from the front building face, minimum 5'-0" from interior side property line	0'-0" - 5'-0"
San Juan		5'-0" Min.

ALLOWABLE HEIGHT

TC-MU Zone	ALLOWABLE	PROPOSED
Building Height	40'-0" or 3 Stories above Pacific Coast Highway	40'-0" Max.

LOT COVERAGE/BUILDABLE AREA

TC-MU Zone	PROPOSED
Lot Area - Gross	26,588 (0.61 AC)
Lot Area - Net (Assumed Property Line)	24,346 (0.56 AC)
Lot Area (Net)	**24,346**

DENSITY/FLOOR AREA RATIO (FAR)/(SF)

TC-MU Zone	ALLOWABLE (FAR)	PROPOSED (FAR)	ALLOWABLE (SF)	PROPOSED (SF)
Project Density	2.50	1.89	60,865	46,055
	2.50 > 1.89 thus OK		60,865 > 46,121 thus OK	

PROGRAM/AREA SUMMARY

FLOOR LEVEL	USE	SF
Sublevel Floor (P3)	Subterranean Parking	**0**
Sublevel Floor (P2)	Subterranean Parking	**0**
Sublevel Floor (P1)	Subterranean Parking	**0**
First Floor (01)	Mixed	**9,580**
Retail		2,940
Parking Access		790
Café		1,200
Restaurant		2,760
Residential Lobby		850
Service		1,040
Mezzanine Floor (1.5)	Residential	**9,545**
Second Floor (02)	Residential	**13,346**
Third Floor (03)	Residential	**13,584**
Proposed Zoning Floor Area (SF)		**46,055**
Proposed FAR		**1.89**

BUILDING CODE ANALYSIS (2013 CBC)

Occupancy Group:	M, B or A-2 (Below Podium) R-2 (Above Podium)
Type of Construction:	Type I-A (Below Podium) Type V-A (Above Podium)
Automatic Fire Sprinkler:	Yes
Allowable Floor Area:	Base Allowable: 12,000 SF (A_t)
Note: Refer to program area summary for actual floor area.	I_s = 2 (per CBC 2013 Sec. 506.3) Aa = Allowable building area per story Automatic Fire Sprinkler Increase: $A_a = (A_t + [A_t \times I_f] + [A_t \times I_s])$ A_a = (12,000 SF + [12,000 SF x 0] + [12,000 SF x 2]) **A_a = 36,000 SF**
Building Height:	Allowable: 50'-0" Provided: 40'-0"
Number of Stories:	4 Stories

OPEN SPACE REQUIRED

COMMON OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Common Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	7	100	700
1 Bedroom	24	100	2,400
2 Bedroom	4	100	400
Townhouse	4	100	400
Total Common Open Space Required	39		**3,900**

PRIVATE OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Private Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	7	100	700
1 Bedroom	24	100	2,400
2 Bedroom	4	100	400
Townhouse	4	100	400
Total Private Open Space Required			**3,900**
TOTAL COMBINED OPEN SPACE REQUIRED			**7,800**

COMMON OPEN SPACE PROVIDED	TOTAL SF
Ground Level Common Open Space	2,032
Second Floor Common Open Space	4,478
TOTAL COMMON OPEN SPACE PROVIDED	**6,510**
TOTAL COMMON OPEN SPACE PER UNIT PROVIDED	**167**

PRIVATE OPEN SPACE PROVIDED	TOTAL SF
Mezzanine Floor Private Open Space Provided	280
Second Floor Private Open Space Provided	1,308
Third Floor Private Open Space Provided	1,136
TOTAL PRIVATE OPEN SPACE PROVIDED	**2,724**
TOTAL PRIVATE OPEN SPACE PER UNIT PROVIDED	**70**
TOTAL COMBINED OPEN SPACE PROVIDED	**9,234**
TOTAL COMBINED OPEN SPACE PER UNIT PROVIDED	**237**

LOCKABLE STORAGE REQUIRED	**250 CF / UNIT**
LOACKABLE STORAGE PROVIDED (AT MEZZANINE LEVEL)	**250 CF / UNIT**

PARKING REQUIREMENTS

ADA SPACES REQUIRED	REQUIRED
Total Number of Parking Stalls in Garage: 101 -150	5 (1 Van Accessible)

USE	# Units/SF	RATIO	TOTAL
Retail / Restaurant**	4,320	1/220 SF	19.6
Restaurant > 20% of GFA	1,380	1/100 SF	13.8
Café	1,200	1/250 SF	4.8
TOTAL RETAIL/ RESTAURANT SPACES REQUIRED			38.2
BICYCLE PARKING*			-3.1
TOTAL VEHICULAR COMMERCIAL PARKING REQUIRED			**35**

** Eight percent reduction permitted where an equivalent number of bicycle stalls are provided (Sec. 9.35.080)*
*** Restaurant square footage equals 20 percent of gross floor area (GFA - Sec. 9.35.080)*

Studio / 1 Bedroom	31	1.7	52.7
2 Bedroom / Townhouses	8	2.2	17.6
TOTAL RESIDENTIAL SPACES REQUIRED			70.3
BICYCLE PARKING*			-5.6
TOTAL VEHICULAR RESIDENTIAL PARKING REQUIRED			**65**

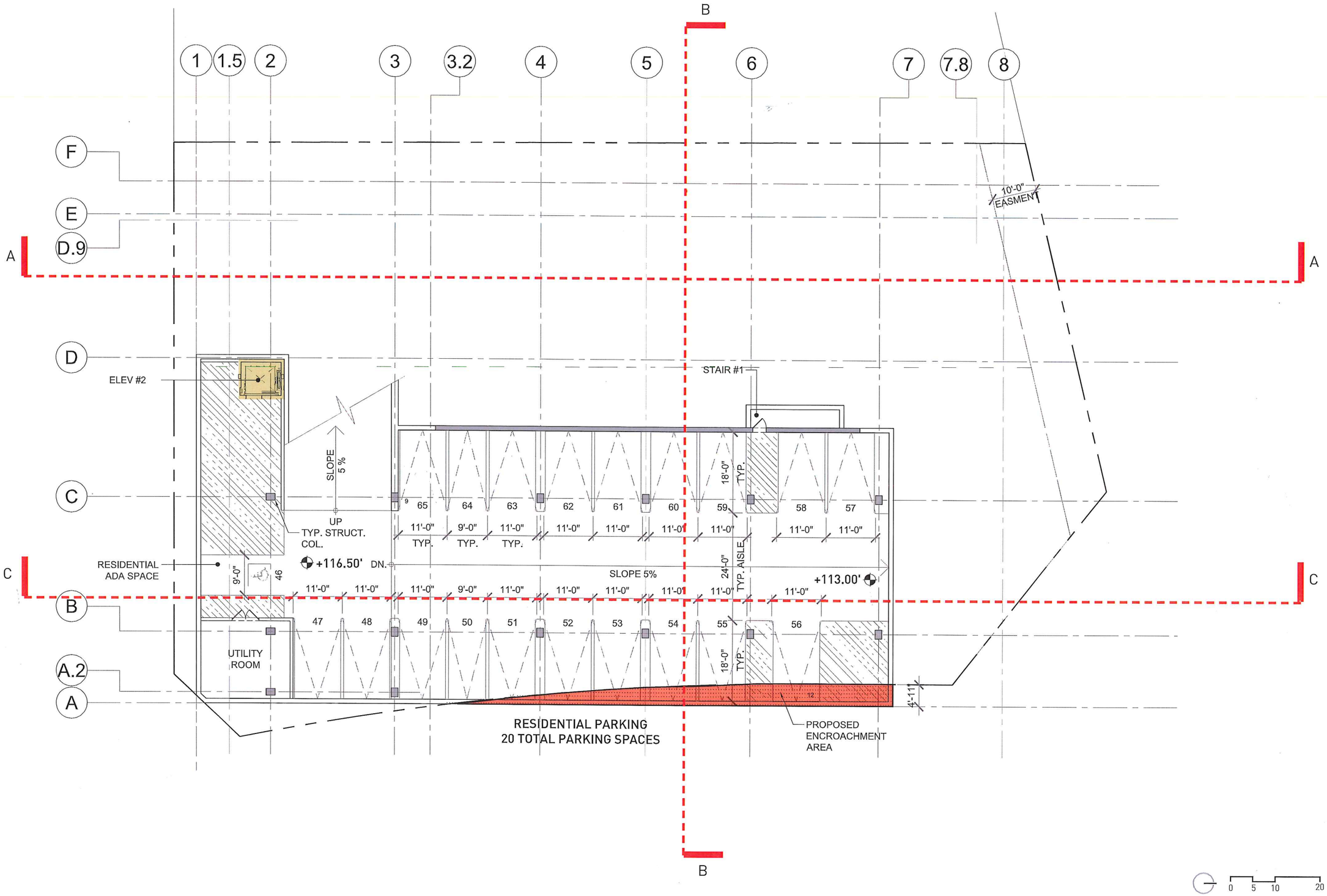
** Eight percent reduction permitted where an equivalent number of bicycle stalls are provided (Sec. 9.35.080)*

TOTAL VEHICULAR PARKING REQUIRED FOR PROJECT	**100**

PARKING PROVIDED

PROVIDED PARKING TYPES	LEVEL P3	LEVEL P2	LEVEL P1	LEVEL 1	TOTAL
Vehicular - Retail/Restaurant	0	0	28	12	40
Bicycle - Commercial	0	0	0	3	3
Vehicular - Residential	20	43	2	0	65
Bicycle -Residental (at Mezzanine Lvl)	0	0	0	6	6
Total Provided	**20**	**43**	**30**	**12**	**114**
ADA - Retail/Restaurant*	0	0	1	1	2
ADA - Residential*	1	1	1	0	3

** ADA parking spaces provided (5) reflect the required parking stalls for the entire parking garage.*

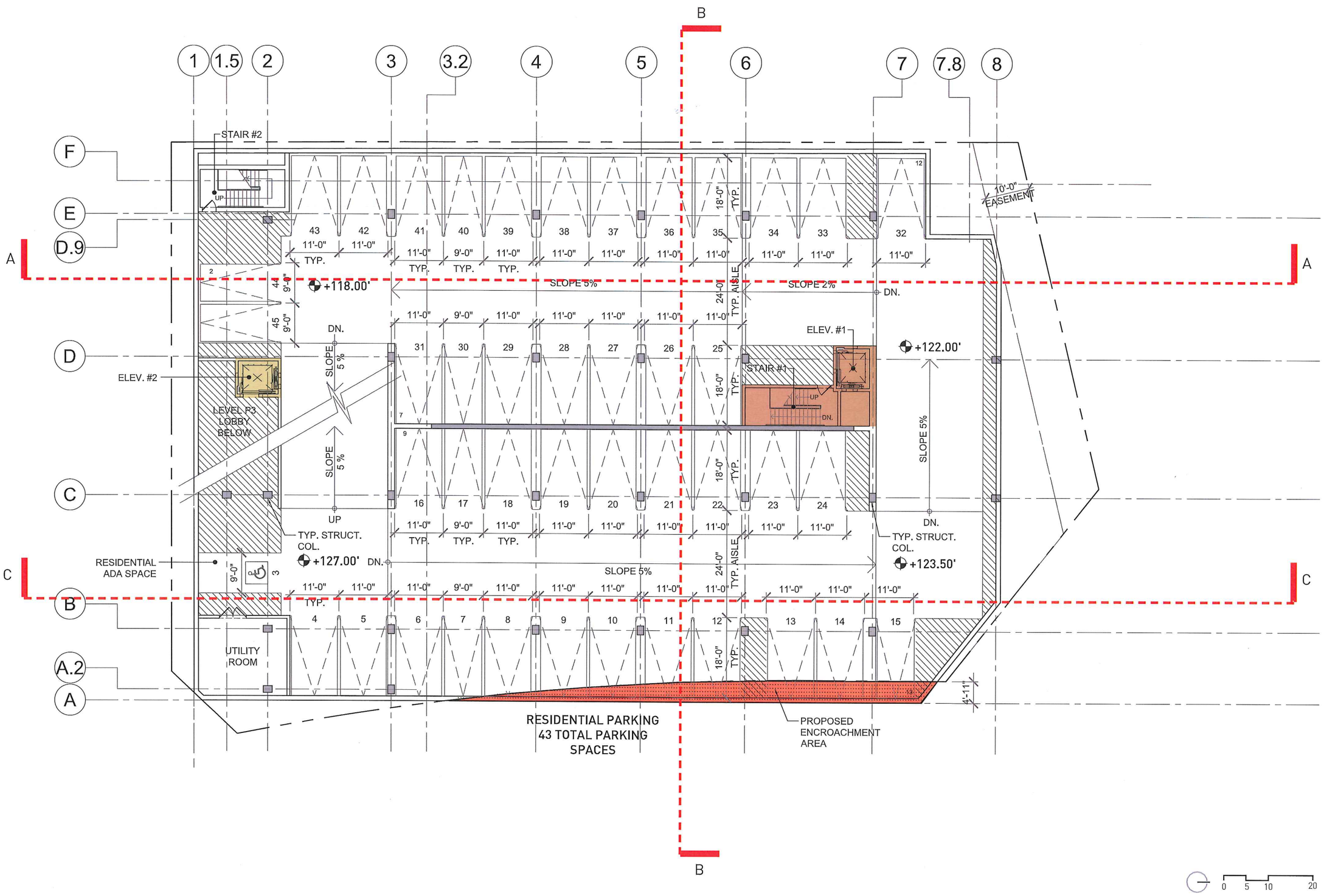


studio one eleven
at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN **CHARLES COMPANY** FEBRUARY 16, 2016

Level P3

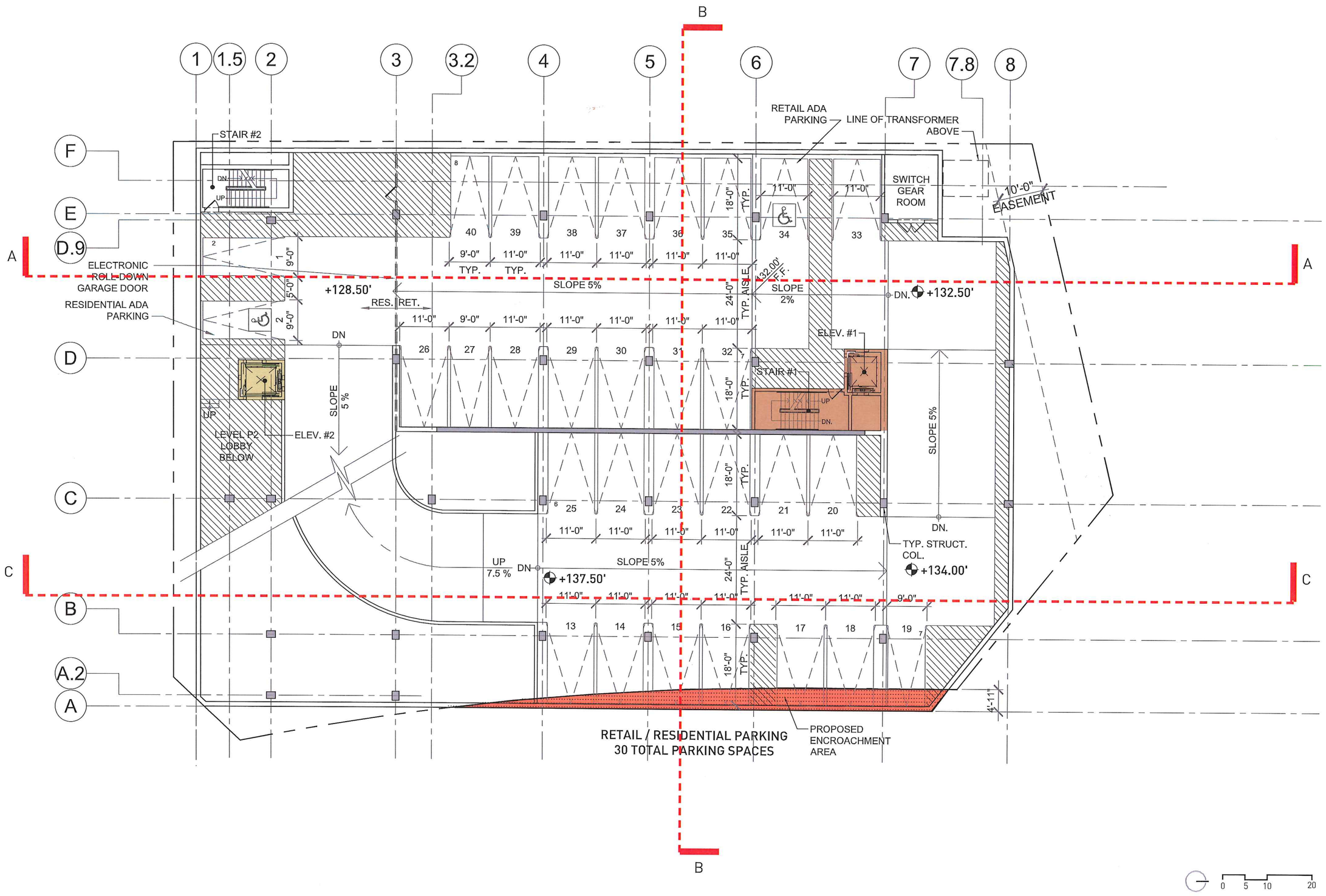
13-222



studio one eleven
at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN **CHARLES COMPANY** FEBRUARY 16, 2016

Level P2
13-222

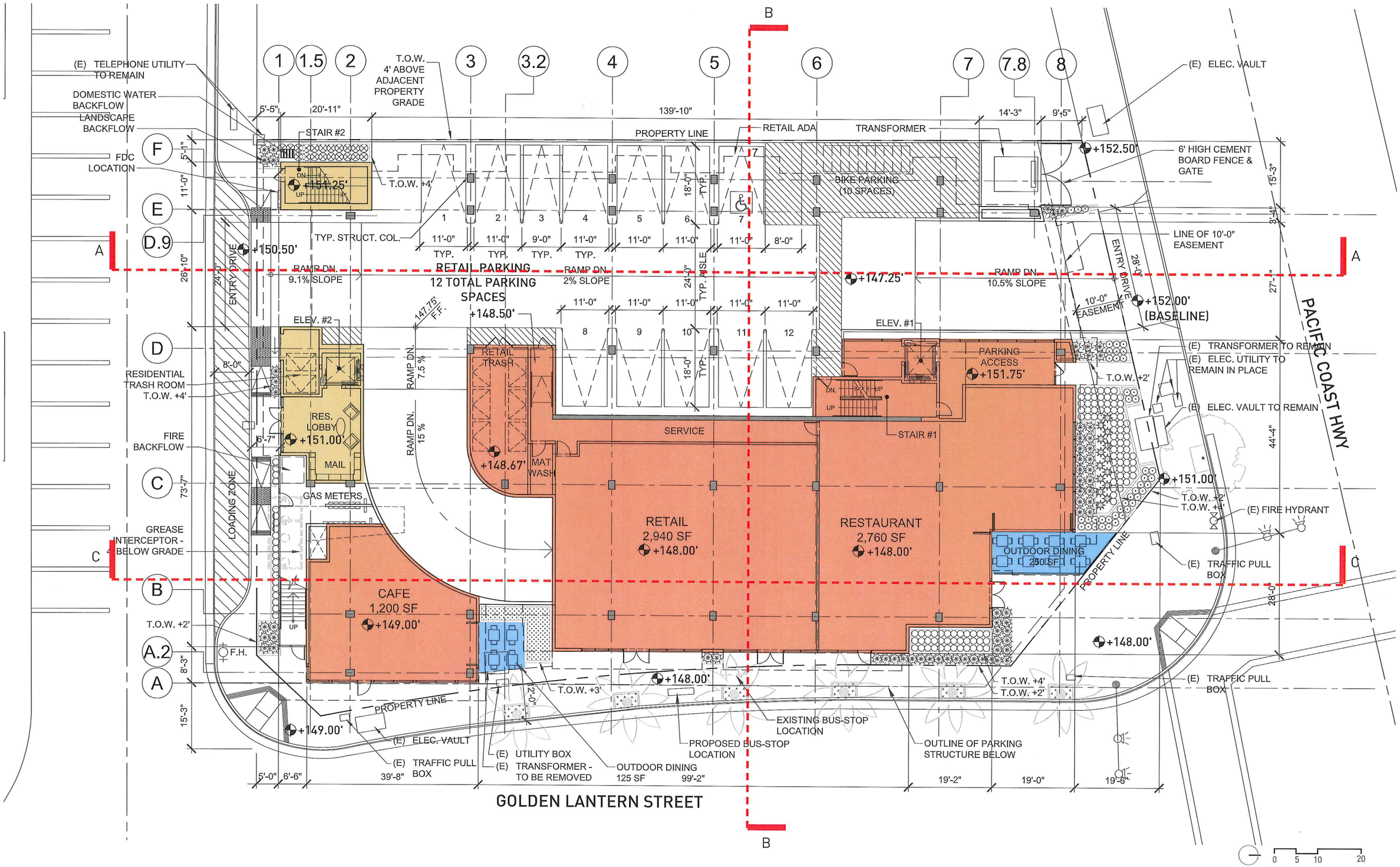


studio one eleven
at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN **CHARLES COMPANY** FEBRUARY 16, 2016

Level P1

13-222



studio one eleven at Perkowitz+Ruth Architects

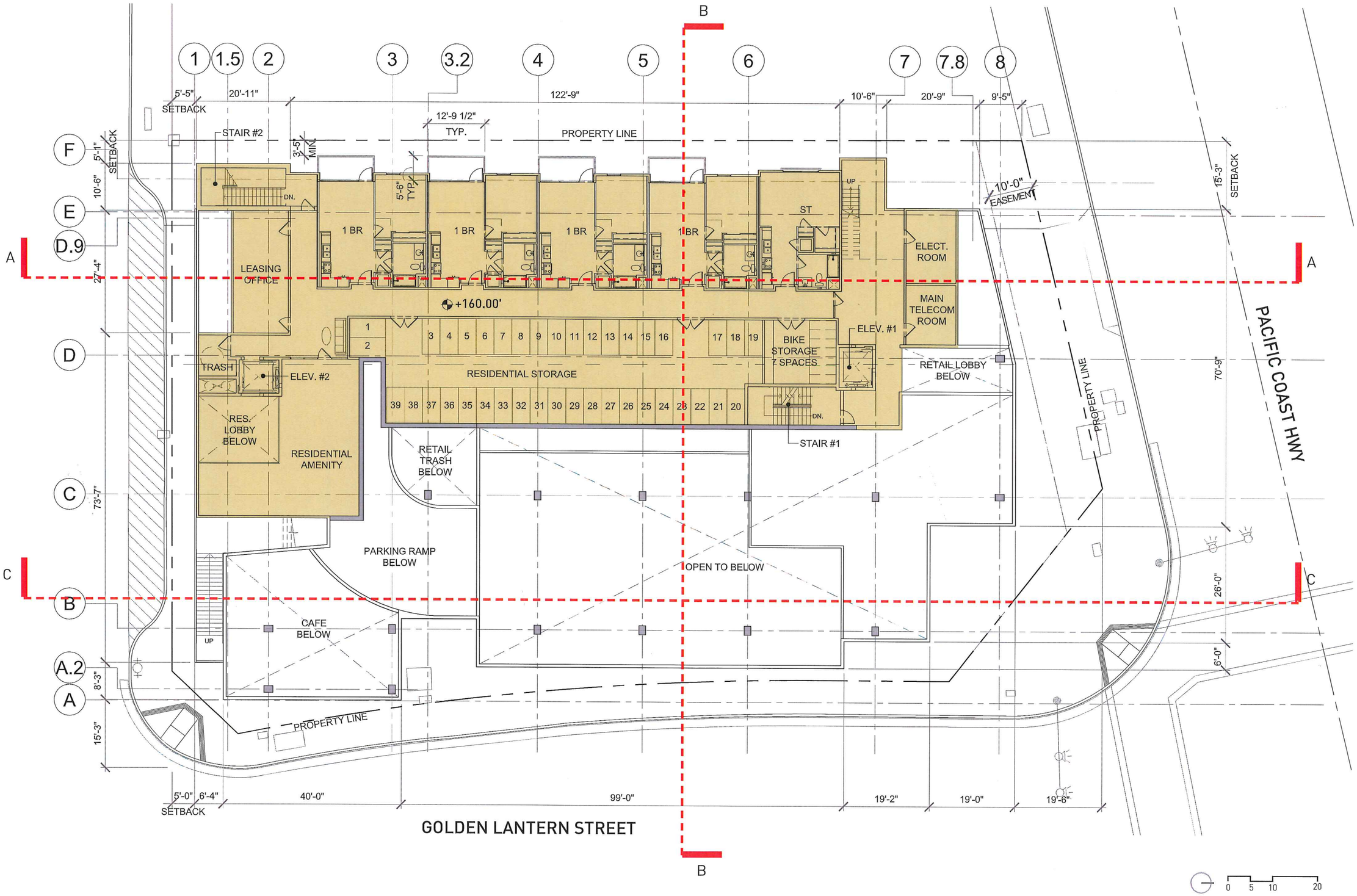
CHARLES COMPANY

PCH & GOLDEN LANTERN

FEBRUARY 16, 2016

Ground Level

13-222



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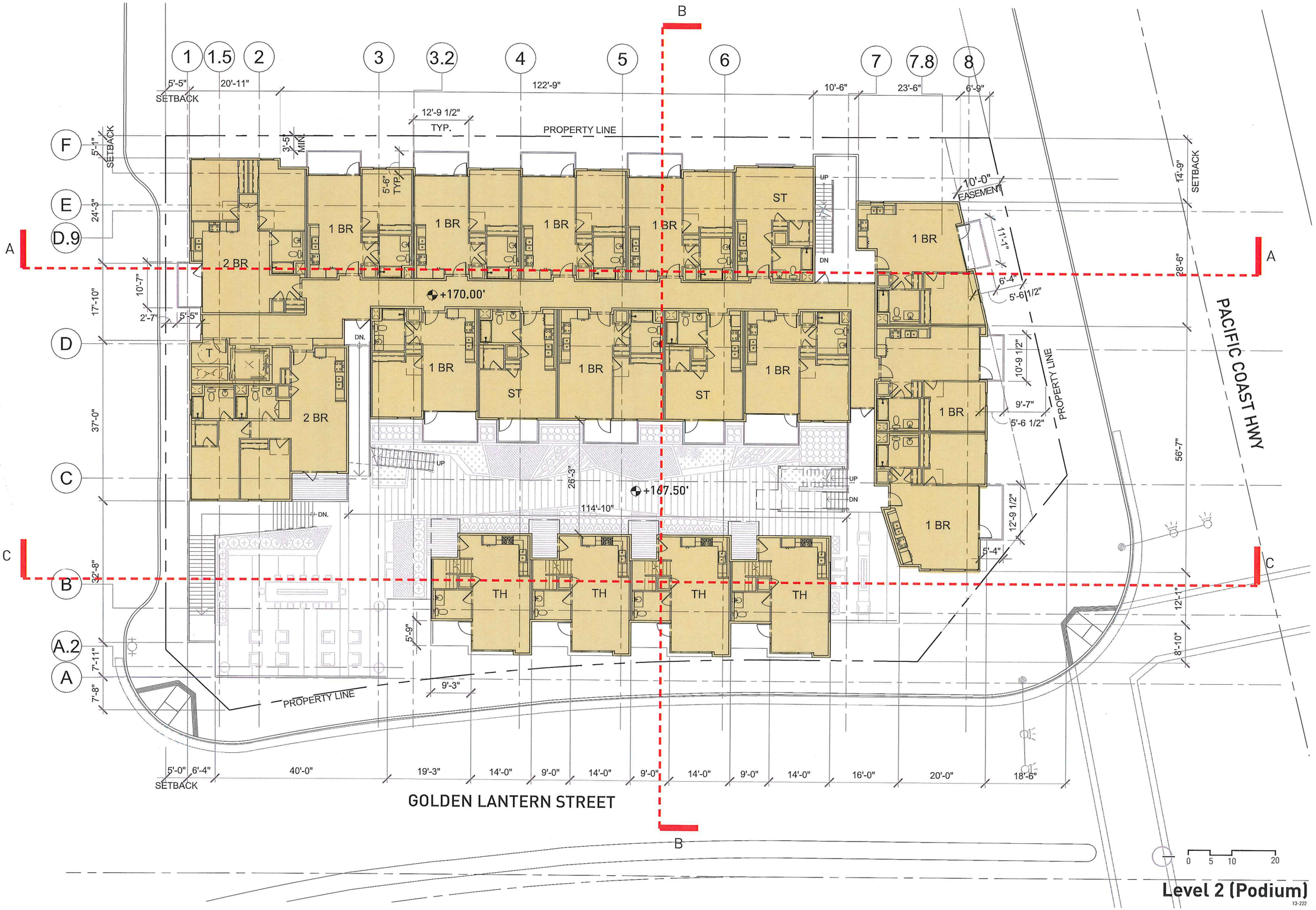
PCH & GOLDEN LANTERN **CHARLES COMPANY** FEBRUARY 16, 2016

Mezzanine Level

13-222



Level 2 (Podium)

13-222

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at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN CHARLES COMPANY FEBRUARY 16, 2016

Level 3

13-222

studio one eleven
at Perkowitz+Ruth Architects

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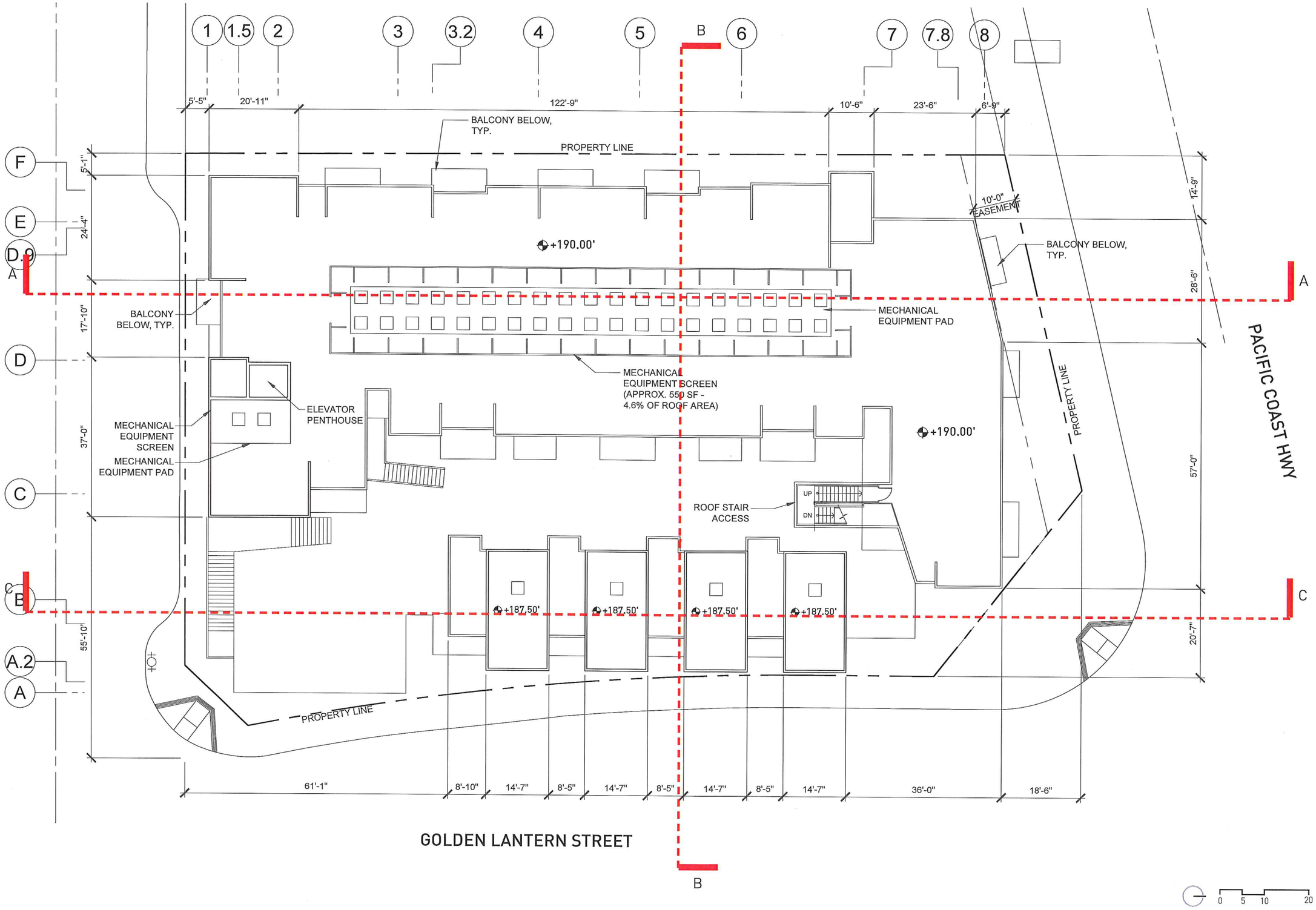
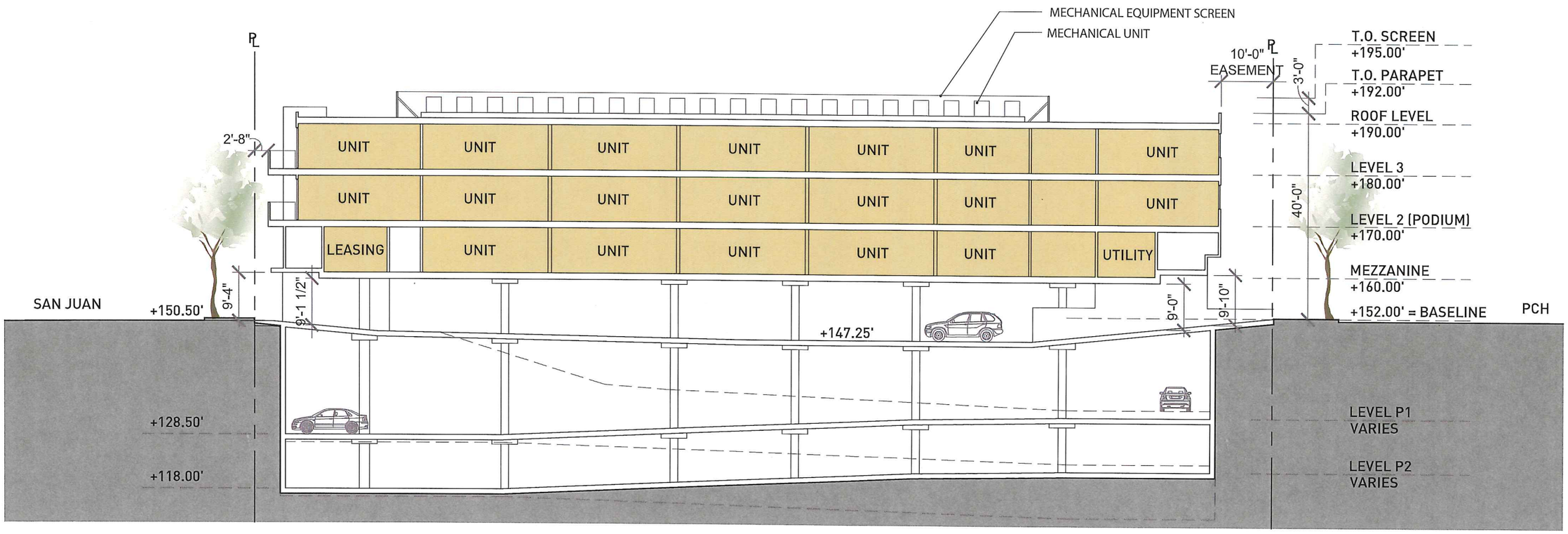


studio eleven at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN CHARLES COMPANY FEBRUARY 16, 2016

Roof Plan

13-222



SECTION A

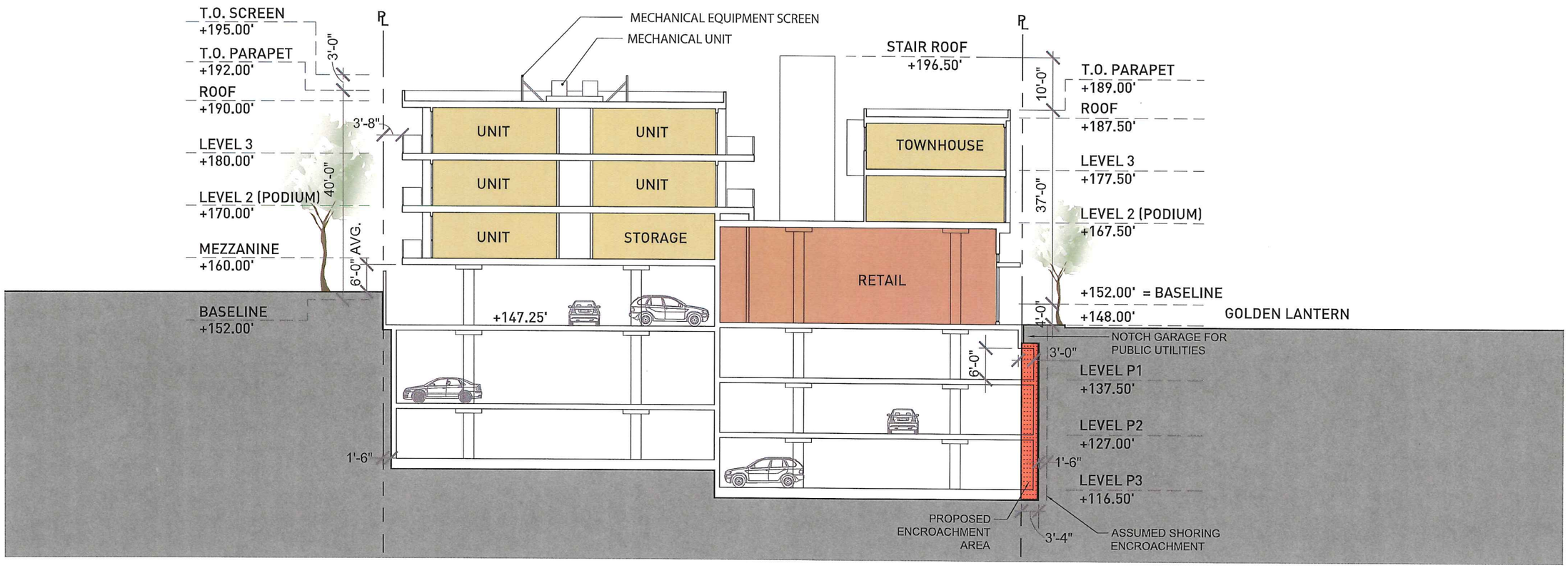
studio one eleven
at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN **CHARLES COMPANY** FEBRUARY 16, 2016

0 5 10 20

Building Section

13-222

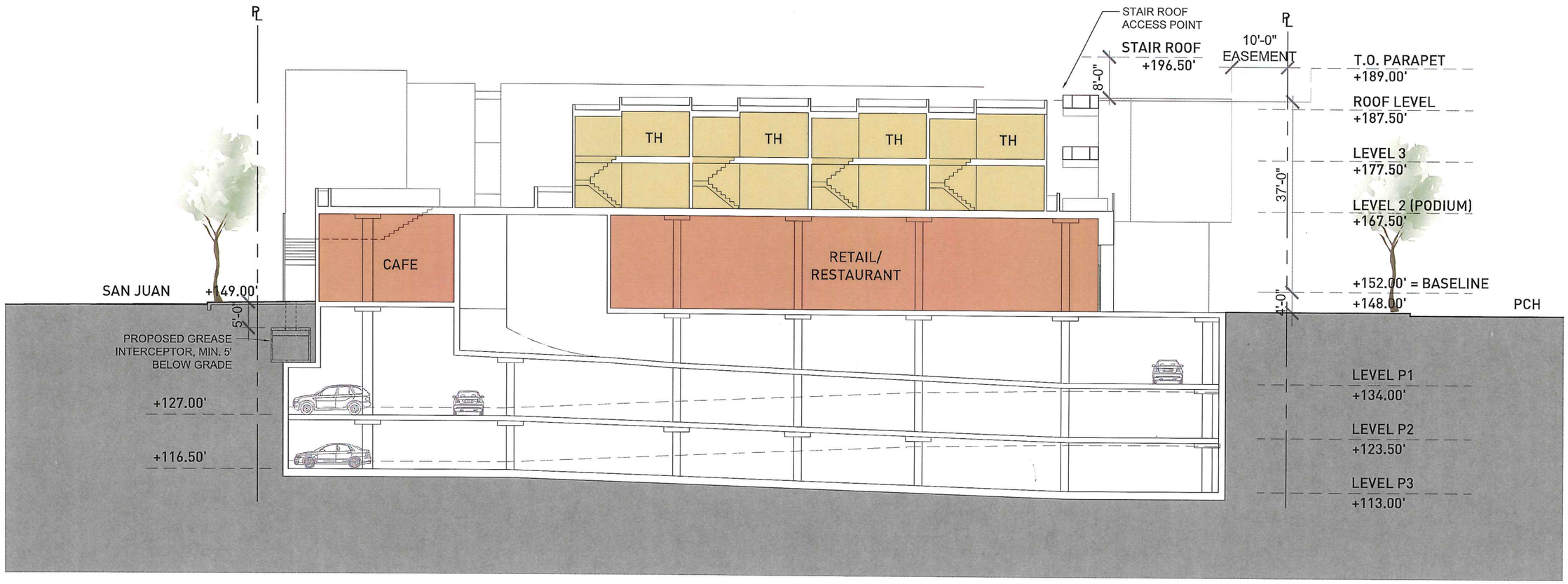


SECTION B

0 5 10 20

Building Section

13-222



SECTION C

0 5 10 20

Building Section

13-222

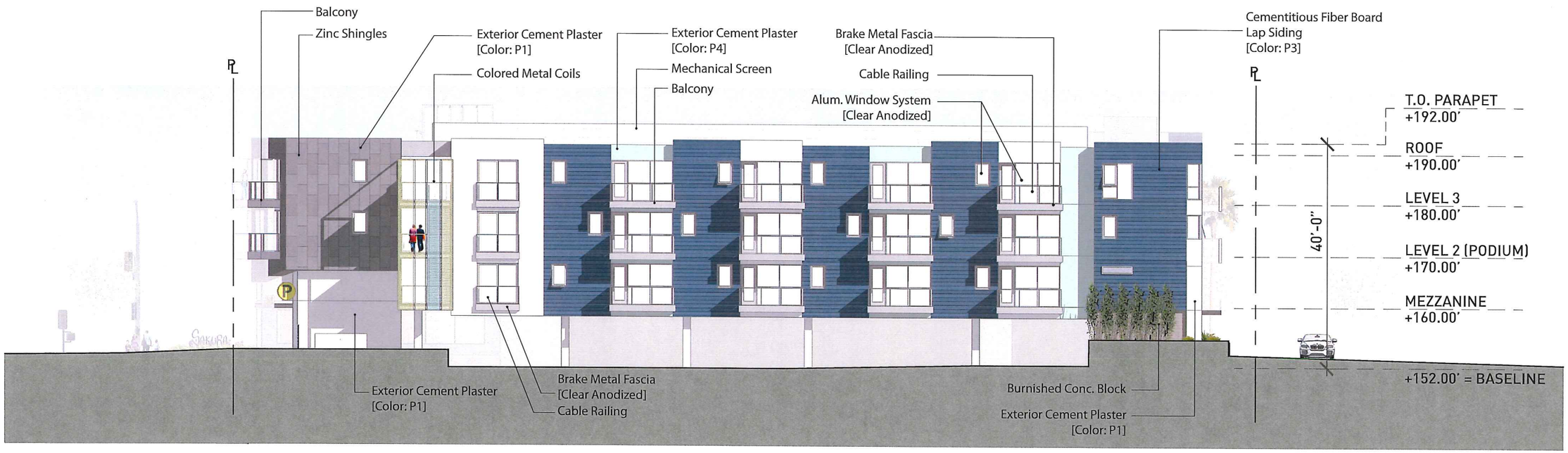
GOLDEN LANTERN ELEVATION

PCH ELEVATION

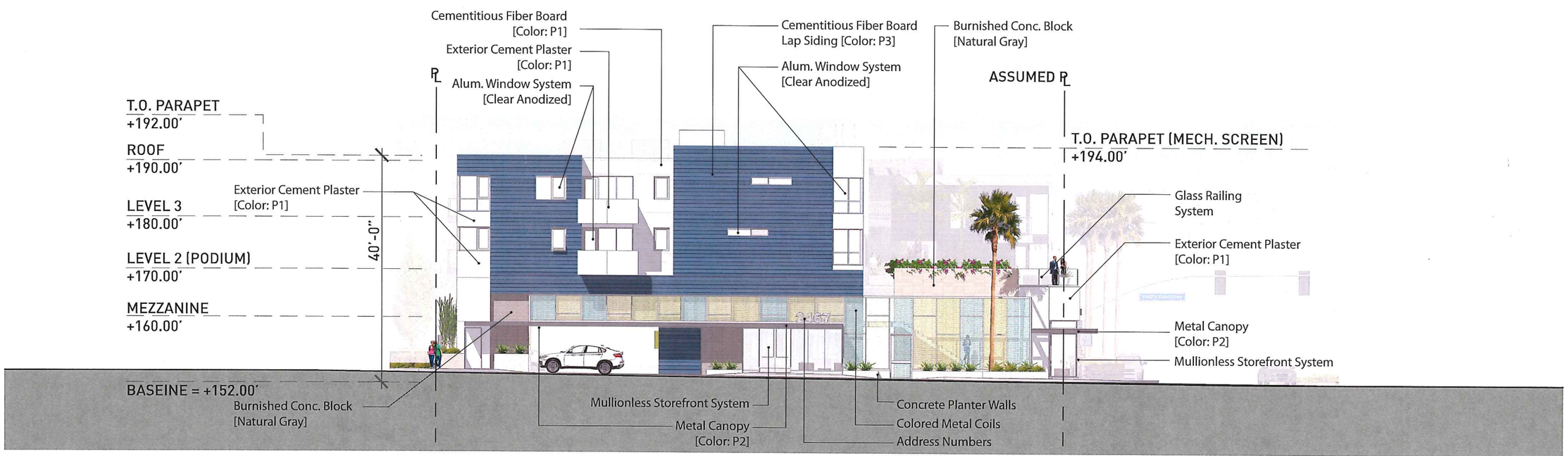
0 5 10 20

studio one eleven
at Perkowitz+Ruth Architects

PCH & GOLDEN LANTERN CHARLES COMPANY DECEMBER 15, 2015



WEST ELEVATION



SAN JUAN ELEVATION

0 5 10 20

studio one eleven at Perkowitz+Ruth Architects

CHARLES COMPANY DECEMBER 15, 2015

PCH & GOLDEN LANTERN

P1 - Dunn Edwards Lighthouse

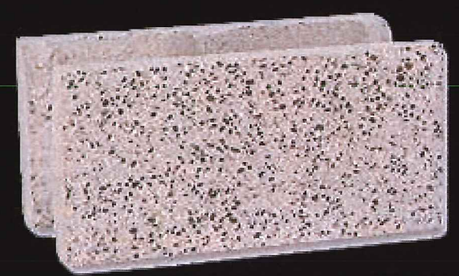
P2 - Dunn Edwards Jet [100/90/65]

P3 - Dunn Edwards Periscope [100/90/65]

P4 - Dunn Edwards Silver Spruce

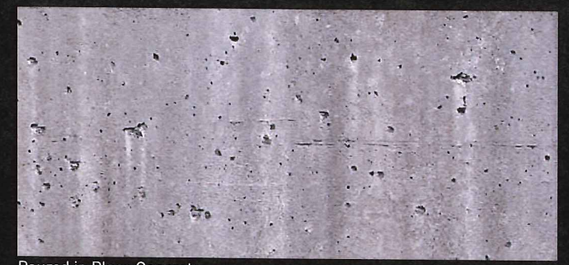
P5 - Dunn Edwards Tropical Moss

Folding Door System



Burnished Concrete Block [Natural Gray]

Metal Railing System



Poured in Place Concrete

Glass Railing System

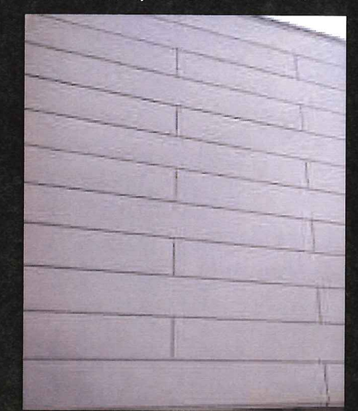
Colored Metal Coils

Metal Canopy

Alum. Window System [Clear Anodized]

Alum. Window System [Black Anodized]

Mullionless Storefront System



Zinc Shingles

PLANTER	GROUND	PODIUM	TOTAL
FILTRATION PLANTERS	495 S.F.	204 S.F.	699 S.F.
DECORATIVE PLANTERS	620 S.F.	1,031 S.F.	1651 S.F.
TOTAL	1,115 S.F.	1,235 S.F.	2,350 S.F.

NOTE: LANDSCAPE AREAS OUTSIDE OF PROJECT P.L. ARE EXCLUDED

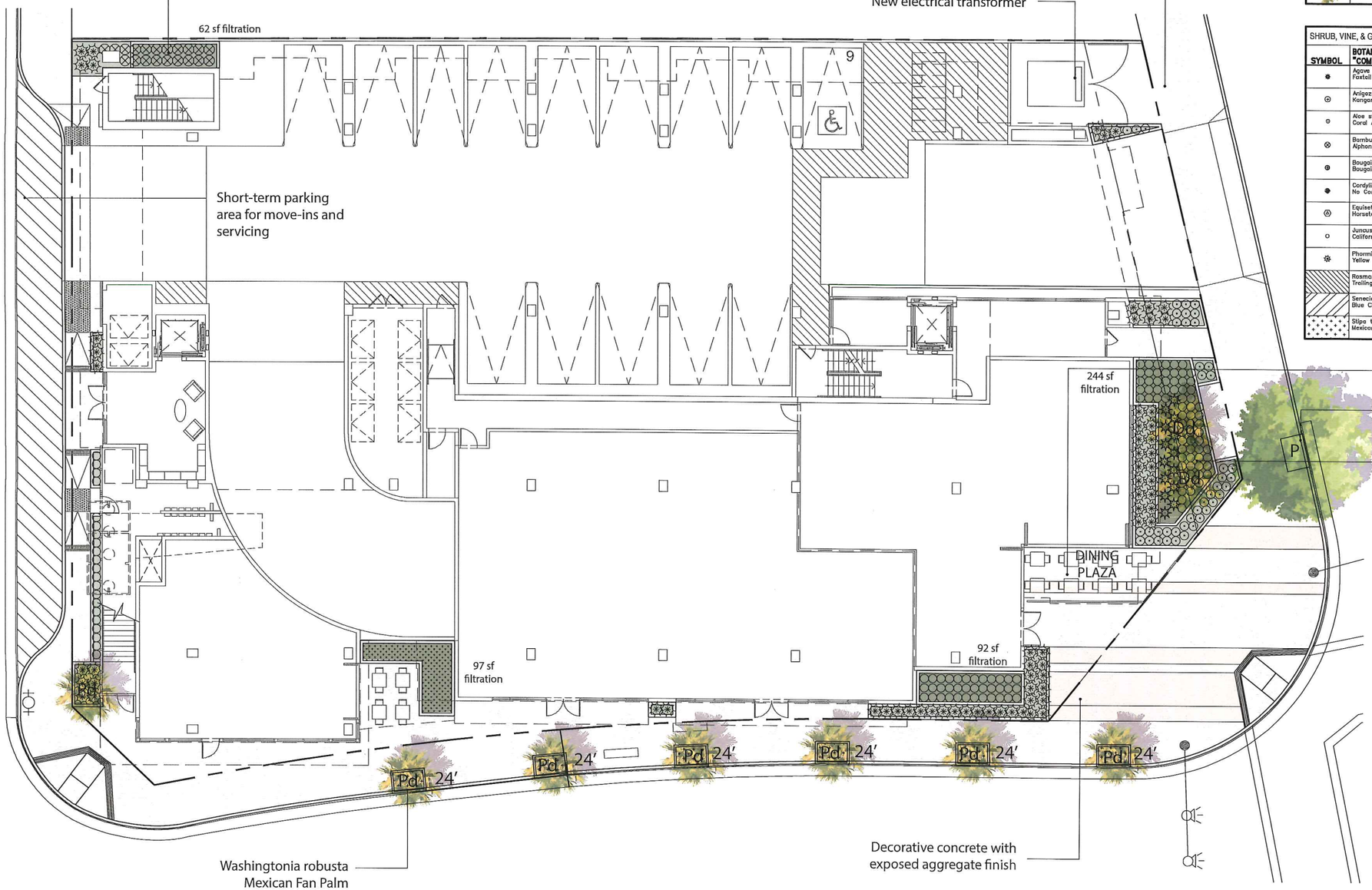
LANDSCAPE SUMMARY:	LANDSCAPE S.F.	PROPERTY S.F.	LANDSCAPE PERCENTAGE OF PROPERTY
TOTAL PROJECT LANDSCAPE	2,350 S.F.	24,346 S.F.	10%

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
Ac	Archontophoenix cunninghamiana King Palm	15'–20' BTF Varies	5	–
Am	Arbutus marina Strawberry Tree	24" box	2	–
Dd	Dracaena Draco Dragon Tree	24" box	2	–
P	Platanus acerifolia 'Columbia' Columbia Plane Tree	24" box	1	Leave existing to remain if possible
Pd	Washingtonia robusta Mexican Fan Palm	15'–20' BTF Varies	7	–

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
	Agave attenuata Foxtail Agave	5 gallon	–	X X
	Anigozanthos spp. Kangaroo Paw	5 gallon	–	X X
	Aloe striata Coral Aloe	5 gallon	–	X X
	Bambusa "Alphonse Karr" Alphonse Karr Bamboo	15 gallon	–	plant at 30" on center
	Bougainvillea "Oo La La" Bougainvillea	5 gallon	–	plant at 24" on center
	Cordyline 'Red Star' No Common Name	5 gallon	–	X X
	Equisetum hymale Horsetail	5 gallon	–	Plant in raised pots
	Juncus patens California Gray Rush	5 gallon	–	X X
	Phormium 'Yellow Wave' Yellow New Zealand Flax	5 gallon	–	X X
	Rosmarinus off. "prostratus" Trailing Rosemary	1 gallon	–	Plant at 18" on center
	Senecio mandraliscae Blue Chalk Sticks	1 gallon	–	Plant at 12" on center
	Stipa tenuissima Mexican Feather Grass	1 gallon	–	Plant at 18" on center



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Ground Level Landscape

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TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
Ac	Archontophoenix cunninghamiana King Palm	15'–20' BTF Varies	5	–
Am	Arbutus marina Strawberry Tree	24" box	2	–
Dd	Dracaena Draco Dragon Tree	24" box	1	–
P	Platanus acerifolia 'Columbia' Columbia Plane Tree	24" box	1	Leave existing to remain if possible
Pd	Phoenix Dactylifera Medjool Date Palm	15'–20' BTF Varies	9	–

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
	Agave attenuata Foxtail Agave	5 gallon	–	X X
	Anigozanthos spp. Kangaroo Paw	5 gallon	–	X X
	Aloe striata Coral Aloe	5 gallon	–	X X
	Bambusa 'Alphonse Karr' Alphonse Karr Bamboo	15 gallon	–	plant at 30" on center
	Bougainvillea 'Ou La La' Bougainvillea	5 gallon	–	plant at 24" on center
	Cordyline 'Red Star' No Common Name	5 gallon	–	X X
	Equisetum hymale Horsetail	5 gallon	–	Plant in raised pots
	Juncus patens California Gray Rush	5 gallon	–	X X
	Phormium 'Yellow Wave' Yellow New Zealand Flax	5 gallon	–	X X
	Rosmarinus off. "prostratus" Trailing Rosemary	1 gallon	–	Plant at 18" on center
	Senecio mandraliscae Blue Chalk Sticks	1 gallon	–	Plant at 12" on center
	Stipa tenuissima Mexican Feather Grass	1 gallon	–	Plant at 18" on center

Podium Level Landscape

13-222

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