

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

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**DATE:** JULY 23, 2018

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
MATT SCHNEIDER, ACTING DIRECTOR OF COMMUNITY  
DEVELOPMENT  
JOHN CIAMPA, SENIOR PLANNER

**SUBJECT:** PRELIMINARY REVIEW (PA17-0075) FOR A CONDITIONAL USE  
PERMIT, SITE DEVELOPMENT PERMIT, AND TENTATIVE PARCEL  
MAP TO ALLOW A CONDOMINIUM CONVERSION FOR THREE UNITS  
AT 33950 AND 33952 COPPER LANTERN STREET AND 33961  
MARIANA DRIVE

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**RECOMMENDATION:** That the Planning Commission assess the request and  
provide feedback to the applicant focusing on potential issues  
which may be raised during consideration of a formal  
submittal for the project.

**APPLICANT:** Robert Williams, Studio 6 Architects

**PROPERTY OWNERS:** Real Estate Advisors

**REQUEST:** Preliminary review for a Conditional Use Permit, Site  
Development Permit, and a Tentative Parcel Map to provide  
additional parking in the required setback and allow a  
condominium conversion for three units located at 33950 and  
33952 Copper Lantern Street and 33961 Mariana Drive.

**LOCATION:** 33950 & 33952 Copper Lantern Street and 33961 Mariana  
Drive (APN: 682-123-18)

**NOTICE:** No noticing is required.

**ENVIRONMENTAL:** Not applicable at this time.

**ISSUES:**

- Project consistency with the Dana Point General Plan and the Dana Point Zoning Code (DPZC).
- Project land use compatibility and community values.

## **BACKGROUND:**

On November 27, 2017, the Planning Commission completed a preliminary review for a condominium conversion at the subject property. The original project requested a General Plan Amendment, Zone Change, and Variances to address the noncompliant conditions of the property. The Planning Commission raised concern with the project because it proposed to increase the maximum density of the site with the addition of a fourth unit and the number of Variances that were requested. As a result of the direction provided, the applicant revised the project scope to address many of the issues. The applicant has requested a second preliminary review to determine if the revised project addresses the concerns raised by the Planning Commission so the applicant can move forward with a formal submittal.

The entitlements required for the project include a Site Development Permit to reduce the setback for the proposed uncovered parking along Mariana Drive and a reduction in the garage setbacks. A Tentative Parcel Map and Conditional Use Permit will be required for the proposed condominium conversion,.

Additional background information on the property is provided in the Planning Commission Preliminary Review report from November 27, 2018 (Supporting Document #2).

## **Preliminary Review:**

Pursuant to Section 9.61.100(a)(2), a preliminary review by the Planning Commission is a more formal option made available to the applicant to provide feedback on a potential project. This process includes a brief evaluation of the project provided to the Planning Commission under the "New Business" section of the meeting. The applicant will have the opportunity to present the proposal directly to the Planning Commission and discuss the issues associated with the project. The objective of the review is to identify issues and possible solutions pertinent to the proposed project; however, the Planning Commission is legally limited in the type and amount of input they can provide during the preliminary review. Commissioner comments and feedback should be focused on the identification of potential issues which may be raised during consideration of a formal submittal.

## **DISCUSSION:**

The applicant has revised the project scope to address key issues raised by the Planning Commission in their first preliminary review. The project's revised components include the following:

- Providing additional uncovered parking

- Enlarging the garage parking for all units
- Modifying Unit C to provide the required 10 foot building separation
- Relocating Unit A's deck out of the City Right-of-Way
- Eliminating the request for a fourth unit (A-2)

### Density

The previous proposal exceeded the maximum density for the site with the addition of a fourth unit by splitting Unit A into two units. The Planning Commission raised concern with the request, and as a result of the direction; the applicant eliminated the proposal for a fourth unit.

### Parking

The site is legal nonconforming because it provides five covered parking spaces when six are required (three covered and three uncovered). The applicant revised the project design to add two uncovered parking stalls in the open area directly behind the property line along Marian Drive, between units B and C. The addition of the parking stalls would result in the project having a surplus of one parking stall. The parking stalls have an insufficient area to provide the required 20 foot setback (per Section 9.35.050(b)(5)(A)(2) of the DPZC). Therefore, a Site Development Permit would be required to reduce the driveway length for the new parking (per Section 9.35.110(a)(3)).

The breakdown of the parking for the site is detailed in Table-1 below.

**Table-1 Parking Standards**

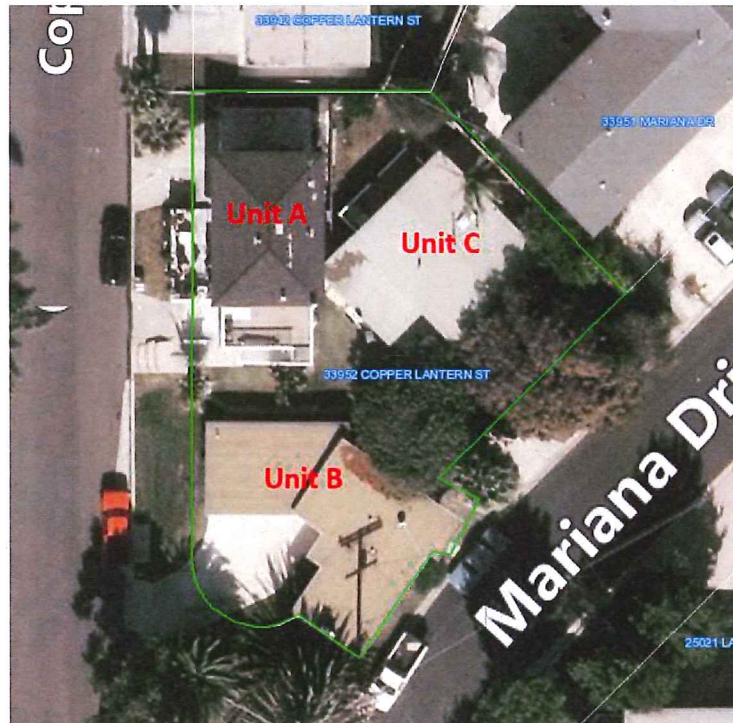
Unit #	Required Parking	Provided Parking
<b>Unit A</b> (2- bedroom)	2.2 (1 Covered)	2 covered
<b>Unit B</b> (1- bedroom)	1.7(1 Covered)	2 covered
<b>Unit C</b> (2-bedroom)	2.2(1 Covered)	1 covered
<b>Additional Parking</b>		2 uncovered
<b>Totals</b>	6*	7

*\*The total 6.1 parking spaces is rounded down to six per Section 9.35.080(a) because the total was a fractional number less than 0.5.*

The garage parking spaces for all three units are also legal nonconforming because four of the five covered parking spaces do not comply with the garage interior dimension requirement of 10 feet wide by 20 feet wide deep, per Section 9.35.070(c)(B)(2)(A). The revised project would enlarge the garages to provide the legally required dimensions.

### Setbacks

Since the property was first developed in the 1950s, the development standards changed, resulting in more restrictive development standards throughout the City. All three structures on the property have legal nonconforming setbacks because they were constructed under previous development standards.



*Aerial Photo of Project Site and Unit Locations*

The legal nonconforming setbacks for the three units (A, B, and C) are as follows:

Unit A (33950 Copper Lantern) provides a 7.2 foot exterior side yard setback for the living area and garage when 10 feet is required for the living area and 20 feet for the garages per to Sections 9.09.030 and 9.35.050(b)(5)(2) of the DPZC. Additionally, a portion of the first-floor deck will be demolished to be relocated out of the City Right-of-Way.

Unit B (33952 Copper Lantern) is setback 1.7 and 2 feet from Marina Drive when 10 feet is required. The structure also has a legal nonconforming setback along Copper Lantern because a Variance was approved in 1968 to reduce the street side yard setback to 7.5 feet along Copper Lantern; however, the structure was incorrectly placed with a 5.2 setback.

Unit C (33961 Marina Drive) is located four feet from Unit A and does not comply with



the minimum 10 foot separation requirement (Section 9.09.030.i). The project proposes to demolish the garage and relocate it 10 feet from Unit A. The new placement of the garage addresses the building separation requirement; however, it creates a new nonconformity because the lot is not wide enough to provide the 10 foot structure separation and a 20 foot garage setback. A Site Development Permit is required to allow the reduced garage setback per Section 9.35.110(a)(3).

#### Condominium Conversion Requirements

The requirements to allow the conversion of apartments into condominiums is identified in Section 9.09.040(b) and includes the following: 1) where possible, the conversion shall be designed to comply with all applicable development standards, 2) provide high-quality design and construction, 3) provide privacy between units (urban design, insulation, and other means). The code provision states that condominium conversions shall comply with the development standards "where possible"; however, staff's position is that at a minimum projects shall comply with all applicable parking development standards to avoid parking impacts to adjacent properties. Legal nonconforming structures that demonstrate compliance with the Condominium Conversion standards can be approved.

#### Development Standards Compliance

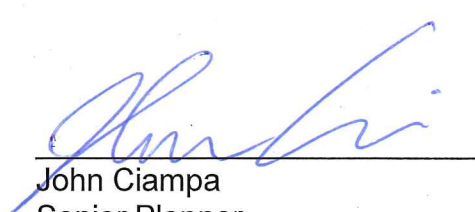
The project modifies the site to improve the property's legal nonconforming conditions to obtain approval for a condominium conversion. The complete project scope will need to be evaluated with the formal application to ensure it complies with applicable development standards or does not exacerbate legal nonconforming conditions including lot coverage (maximum 60 percent), Open Space (200 sq. ft. private, 30 percent common), and landscape coverage (Minimum 25 percent coverage).


#### CORRESPONDENCE:

None.

#### CONCLUSION:

Staff requests that the Planning Commission review the subject proposal and provide the applicant with comments and feedback on the revised design.

  
John Ciampa  
Senior Planner

  
Matt Schneider, Acting Director  
Community Development Department

**ATTACHMENTS:**

1. Vicinity Map
2. Planning Commission Preliminary Review Report (Nov. 27, 2017) and Meeting Minutes
3. Site Photos
4. Project Plans



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

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**DATE:** NOVEMBER 27, 2017

**TO:** DANA POINT PLANNING COMMISSION

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

**SUBJECT:** PRELIMINARY REVIEW (PA17-0075) FOR A GENERAL PLAN AMENDMENT, VARIANCE, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP TO LEGALIZE THE NONCONFORMITIES OF THE SITE TO ALLOW A CONDOMINIUM CONVERSION FOR THE APARTMENTS AT 33950 AND 33952 COPPER LANTERN STREET AND 33961 MARIANA DRIVE

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**RECOMMENDATION:** That the Planning Commission assesses the request and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

**APPLICANT:** Robert Williams, Studio 6 Architects

**PROPERTY OWNERS:** Real Estate Advisors

**REQUEST:** Preliminary review for a General Plan Amendment, Variance, Conditional Use Permit, and a Tentative Parcel Map to legalize the nonconformities associated with the property, increase the density of the site for a fourth unit, and to allow a condominium conversion for the apartments located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

**LOCATION:** 33950 & 33952 Copper Lantern Street and 33961 Mariana Drive (APN: 682-123-18)

**NOTICE:** No noticing is required.

**ENVIRONMENTAL:** Not applicable at this time.

**ISSUES:**

- Project consistency with the Dana Point General Plan and the Dana Point Zoning Code (DPZC).

- Project land use compatibility and community values.
- Findings for Variances.

### **BACKGROUND:**

The subject site is a triangular lot located on the corner of Copper Lantern and Mariana Drive, bordered by single and multiple-family structures. The subject site is located in the Residential Multiple Family 14 (RMF-14) Zoning District and is designated Residential 14 - 22 D.U./AC in the City's General Plan. The property is improved with three detached residential structures that were developed over the course of approximately 10 years during the 1950s and 1960s.

Over the years as the property was developed there were a number of permits and entitlements issued, the most significant include the following:

- 1) in 1962, a Variance was issued to Unit B (33952 Copper Lantern) for a reduction in the front yard setback to 7.3 feet and five feet from the northerly property line; and
- 2) in 1968, one of the garage spaces for Unit A-1 was converted to a "Rumpus Room" for additional living area and a carport was added with a Variance for a reduced setback from the north property line to 4.5 feet. The permit for the "Rumpus Room" which is technically part of unit A-1, but did not allow for the legalization of a fourth unit (Unit A-2); and
- 3) the County of Orange approved a Lot Line Adjustment (LLA) for Unit B (33952 Copper Lantern) because the structure was incorrectly located over the property line along Mariana Drive; and
- 4) in 1968, a Variance issued to Unit-B (33952 Copper Lantern) to allow a reduced setback of 7.5 feet along Copper Lantern.

In 2006, the property owner submitted an application to convert the apartments on the subject property to condominiums. In the review of the application, City staff identified a number of legal non-conforming issues associated with the property that would require Variances to permit the condominium conversion. Staff notified the applicant that because of the amount of Variances required for the project, staff would not recommend approval to the Planning Commission. As a result of staff's communication, the applicant withdrew the project.

Recently the property owner hired a new architect to see if the past issues on the proposed project had changed and if the City would be more inclined to allow a condominium conversion for the property. The applicant requested a preliminary application review by City staff and the Planning Commission to obtain direction and input for the project.



The request for a condominium conversion for the subject property will require a Tentative Parcel Map (TPM) pursuant to Section 7.05.060 of the City's Subdivision Ordinance and Conditional Use Permit to allow condominium units. Variances must be approved to legalize the nonconformities associated with the site since condominium conversions are required to comply with all applicable development standards, per Section 7.05.055 of the Dana Point Municipal Code.

### **Preliminary Review:**

Pursuant to Section 9.61.100(a)(2), a preliminary review by the Planning Commission is a more formal option made available to the applicant to provide feedback on a potential project. This process includes a brief evaluation of the project provided to the Planning Commission under the "New Business" section of the meeting. The applicant will have the opportunity to present the proposal directly to the Planning Commission and discuss the issues associated with the project. The objective of the review is to identify issues and possible solutions pertinent to the proposed project; however, the Planning Commission is legally limited in the type and amount of input they can provide during the preliminary review. Commissioner comments and feedback should be focused on the identification of potential issues which may be raised during consideration of a formal submittal.

### **DISCUSSION:**

Staff conducted the preliminary review of the proposal and confirmed that the site still has a number of nonconformities associated with the property that would require Variances to allow the condominium conversion and permit a fourth unit. Upon staff's completed review the applicant was notified that if the project were formally submitted, it would not be supported to Planning Commission. To further vet the project, the applicant requested the Planning Commission conduct a preliminary review to obtain additional input to determine if they should move forward with the project. The applicant is requesting Planning Commission feedback on the necessary Variances for the parking, setbacks, open space, and density requirements to legalize the nonconformities and permit the condominium conversion.

#### **Parking Variances**

Pursuant to Section 9.35.080(e)(8), Minimum Number of Required Parking Stalls, the project's multi-family use requires a total of seven parking spaces (4 covered and 3 uncovered). The site is nonconforming because it provides a total of five covered parking spaces, of which four are substandard in size because they do not comply with the 10 feet by 20 feet dimension requirement. The driveway areas behind the garages (tandem spaces) cannot count towards legal parking spaces because tandem parking is only allowed for duplexes, with the approval of a Minor Conditional Use Permit, per Section 9.35.080(e)(5). A breakdown of the parking required and provided for the site is detailed in Table-1 below.



**Table-1 Parking Standards**

Unit #	Required Parking	Provided Parking	Compliance w/ Required Dimensions
<b>Unit A-1</b> (1- bedroom)	1.7	1	No
<b>Unit A-2</b> (1- bedroom) (proposed unit)	1.7	1	Yes
<b>Unit B</b> (1- bedroom)	1.7	2	No
<b>Unit C</b> (2-bedroom)	2.2	1	No
Totals	7*	5	

*\*The total 7.3 parking spaces is rounded down to seven per Section 9.35.080(a) because the total was a fractional number less than 0.5.*

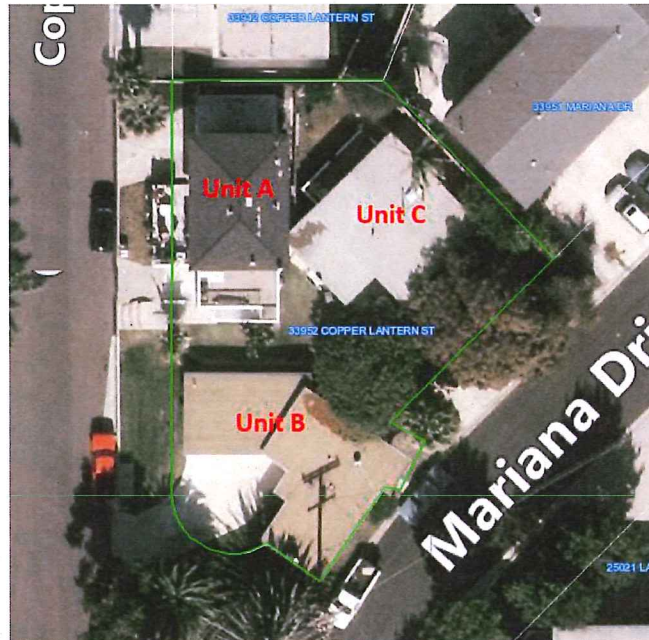
### Setback Variances

The three structures are all legal nonconforming because they do not comply with one or more of the setback requirements identified under Section 9.09 of the DPZC. Due to the property's unique configuration the front lot line is along Mariana and the exterior side property line is along Copper Lantern. Per Section 9.05.190(a) of the DPZC, the substandard size of the lot allows for a reduction in the required front yard setback from 20 feet to 10 feet. The number of nonconformities associated with the structures' setbacks are related to the change in the development standards over the years and the incorrect placement of the structure on the lot.

Unit-B (33952 Copper Lantern) is nonconforming because it was incorrectly located over the property line and in the City Right-of-Way along Mariana Drive. To address the nonconforming encroachment, the County approved a LLA to reposition the property line around the exterior of the structure; however, the new property line did not provide adequate setbacks from the structure to comply with the City's setback requirements. The property line relocation resulted in the structure being setback 1.7 and 2 feet from Marina Drive when 10 feet is required. The structure is also nonconforming because a Variance was issued in 1968 to allow a setback of 7.5 feet from Copper Lantern when 10 feet is required; however, the structure only provides a 5.2 setback.

Pursuant to Sections 9.09.030 and 9.35.050(b)(5)(2) of the DPZC, the structures must comply with the required 10 foot exterior side and front yard setback for the primary structure and 20 feet for the garages, respectively. Unit A-1 (33950 Copper Lantern) is a nonconforming structure because it only provides a 7.2 foot exterior side yard and garage setback. The structure is also nonconforming because the deck along Copper Lantern is located over the property line and would need to be relocated behind the front property line and setback in accordance with the provisions identified in Maximum Projection Section 9.05.080 of the DPZC.

The image below and Supporting Document 4 (Plans) illustrates the structures' nonconformities with the RMF-14 development standards.



*Aerial Photo of Project Site and Property Lines*

Pursuant to Section 9.09.030(l) of the DPZC, a minimum separation of 10 feet is required between buildings on the same lot. The applicant is requesting relief from the required 10-foot building separation to three feet between Unit A-1 (33950 Copper Lantern) and Unit C (33961 Marina Drive). A reduction from the required 10-foot minimum building separation would be necessary in order avoid portions of the structure from being demolished to provide the required building separation. The reduction in the separation between buildings may also impact the 200 square foot private open space requirement per unit (DPZC Section 9.09.030.j); however, compliance with this provision would need to be evaluated during the formal application review process.

#### General Plan Amendment and Zone Change/Conversion of Illegal Unit

The subject property is a 7,908 square foot lot in the Residential Multiple Family 14 (RMF-14) Zoning District and Residential 14 - 22 D.U./AC land use designation in the City's General Plan. The land use designation for the property allows for one unit per 2,600 square feet of lot area which only permits three units for the property. The request to legalize unit A-2 as a fourth unit would require a General Plan Amendment (GPA) and Zone Change to exceed the allowed density for the site which would be considered spot zoning. Per Section 9.61.080(b) of the DPZC, the General Plan Amendment must be initiated by the City Council.

**CORRESPONDENCE:**

None.

**CONCLUSION:**

Staff requests that the Planning Commission review the subject proposal and provide the applicant with comments and feedback in moving forward with a formal discretionary application submittal.

  
\_\_\_\_\_  
John Ciampa  
Senior Planner

  
\_\_\_\_\_  
Ursula Luna-Reynosa, Director  
Community Development Department

**ATTACHMENTS:**

1. Vicinity Map
2. Variance Findings (Section 9.67.050 of the DPZC)
3. Site Photos
4. Project Plans

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**CITY OF DANA POINT  
PLANNING COMMISSION**

November 27, 2017  
6:04 p.m. – 7:21 p.m.

REGULAR MEETING MINUTES

PAGE 4

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John Gilmore (Laguna Beach) spoke in opposition of the project due to privacy concerns.

Chairman McKhann closed the Public Hearing at 6:43 p.m.

**ACTION:** Motion made (McKhann) and seconded (Nelson) approving Resolution 17-11-27-24 approving Coastal Development Permit CDP17-0009 and Minor Site Development Permit SDP17-0033(M) to demolish an existing house and construct a new dwelling, retaining wall in the rear yard setback that exceeds six feet, and to locate the pool equipment in the side yard setback in the Residential Single Family 4 (RSF-4) Zone located at 107 Monarch Bay. Motion carried 5-0-0.

**AYES:** McKhann, Murphy, Opel, Nelson, Dohner  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**F. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 4:** Preliminary Review (PA17-0075) for a General Plan Amendment, Variance, Conditional Use Permit, and Tentative Parcel Map to legalize the nonconformities of the site to allow a condominium conversion for the apartments at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive

Applicant: Robert Williams, Studio 6 Architects

Address: 33950 & 33952 Copper Lantern Street and 33961 Mariana Drive  
(APN: 682-123-18)

Recommendation: That the Planning Commission assesses the request and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

Environmental: Not applicable at this time.

Request: Preliminary review for a General Plan Amendment, Variance, Conditional Use Permit, and a Tentative Parcel Map to legalize the nonconformities associated

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**CITY OF DANA POINT  
PLANNING COMMISSION**

November 27, 2017  
6:04 p.m. – 7:21 p.m.

REGULAR MEETING MINUTES

PAGE 5

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with the property, increase the density of the site for a fourth unit, and to allow a condominium conversion for the apartments located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

**Commissioner Eric Nelson** recused himself at 6:54 p.m. due to his property's proximity to the project being presented.

**John Ciapma** (Senior Planner) presented and answered questions of the Planning Commission.

**Chairman McKhann** opened the Public Hearing at 7:02 p.m.

**Robert Williams** (Architect) stated that the homeowner has owned the property for ten years and wishes to enhance the property as a condo conversion as the most financially viable option. He stated that the setback issues are the biggest hurdle. He asked for feedback from the Planning Commission.

**Robin Valles** (Lantern Village Association) spoke of her concern regarding parking in this neighborhood and asked that the Planning Commissioners examine the need for adequate parking and explore an off street parking code.

**Commissioner Eric Nelson** re-entered Council Chamber at 7:16 p.m.

**ITEM 5: Appointment of Planning Commission Member to Parking and Circulation Oversight Task Force**

**ACTION: Commissioner Eric Nelson** volunteered to serve on the Parking and Circulation Oversight Task Force and received unanimous support from the Planning Commission.

#### **H. STAFF REPORTS**

There were no Staff Reports.

#### **I. COMMISSIONER COMMENTS**

**Commissioner Dohner** stated that the harbor looks great for the holiday.

**Chairman McKhann** agreed and stated the decorations are spectacular.

**Vice-Chair Murphy** stated that she is happy to see all of the lights in the harbor.













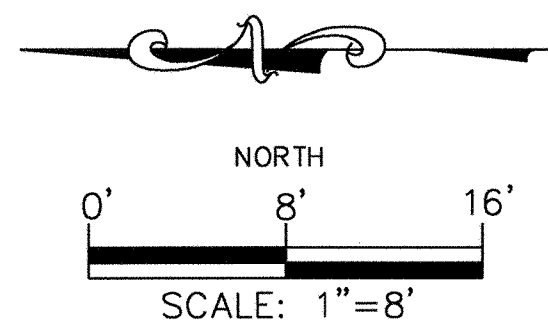












NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.

- ① S55°57'46"E 10.89'
- ② S34°02'14"W 9.80'
- ③ S55°57'46"E 2.40'
- ④ S55°57'46"E 16.22'

LA CRESTA DRIVE

MARIANA DRIVE

COPPER LANTERN

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

RdM SURVEYING INC.

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

TOPOGRAPHIC SURVEY

JOB: (65-27)

DATE: 6/12/17

OWNER:  
IAN DYER

LEGAL DESCRIPTION:  
10 OF TRACT MAP NO. 862

BENCH MARK:  
LEAD AND TAG ELEVATION= 120.72

ADDRESS OF PROJECT:  
33952 COPPER LANTERN  
DANA POINT, CA

## COPPER LANTERN

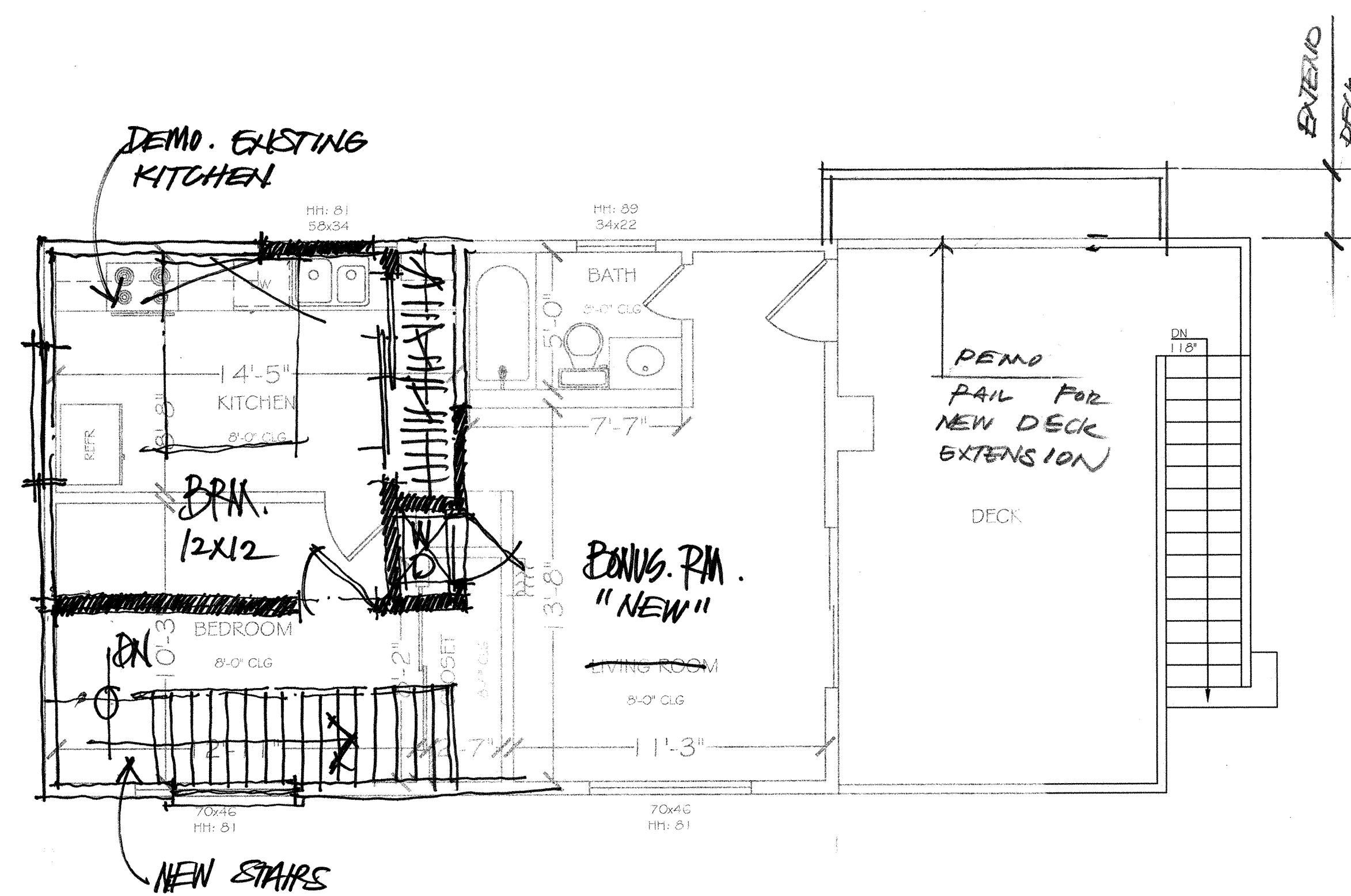
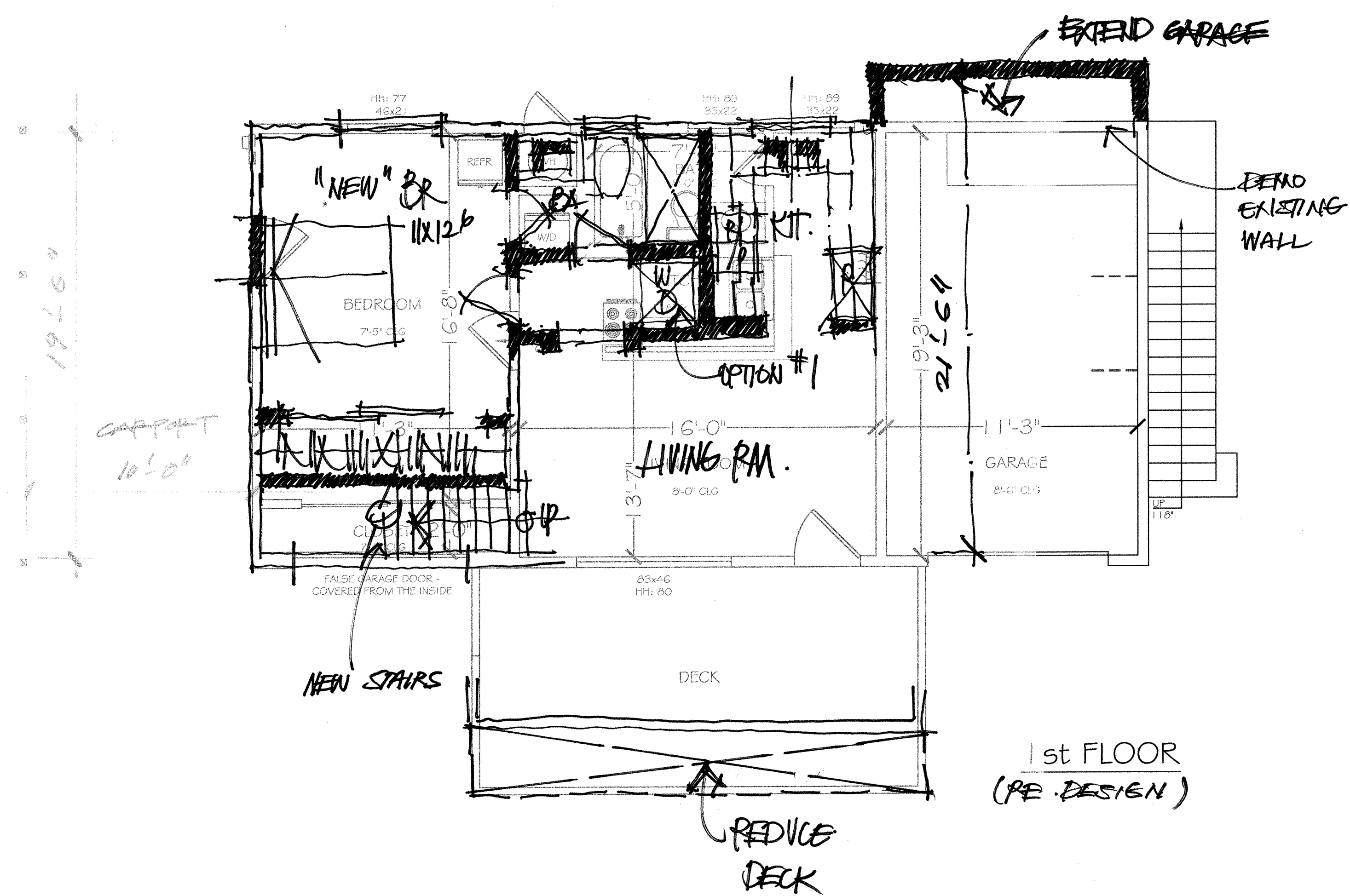
DANA POINT, CALIFORNIA

Studio 6  
ARCHITECTS

STUDIO 6 ARCHITECTS, INC.  
ARCHITECTURE + PLANNING  
2753 CAMINO CAPISTRANO, SUITE A100  
SAN CLEMENTE, CA 95072  
(949) 388-6300 PHONE  
(949) 388-3330 FAX  
STUDIO6ARCHITECTS.COM

PROJECT NUMBER:  
2017009

A-1

UNIT A 2nd FLOOR

# COPPER LANTERN

DANA POINT, CALIFORNIA

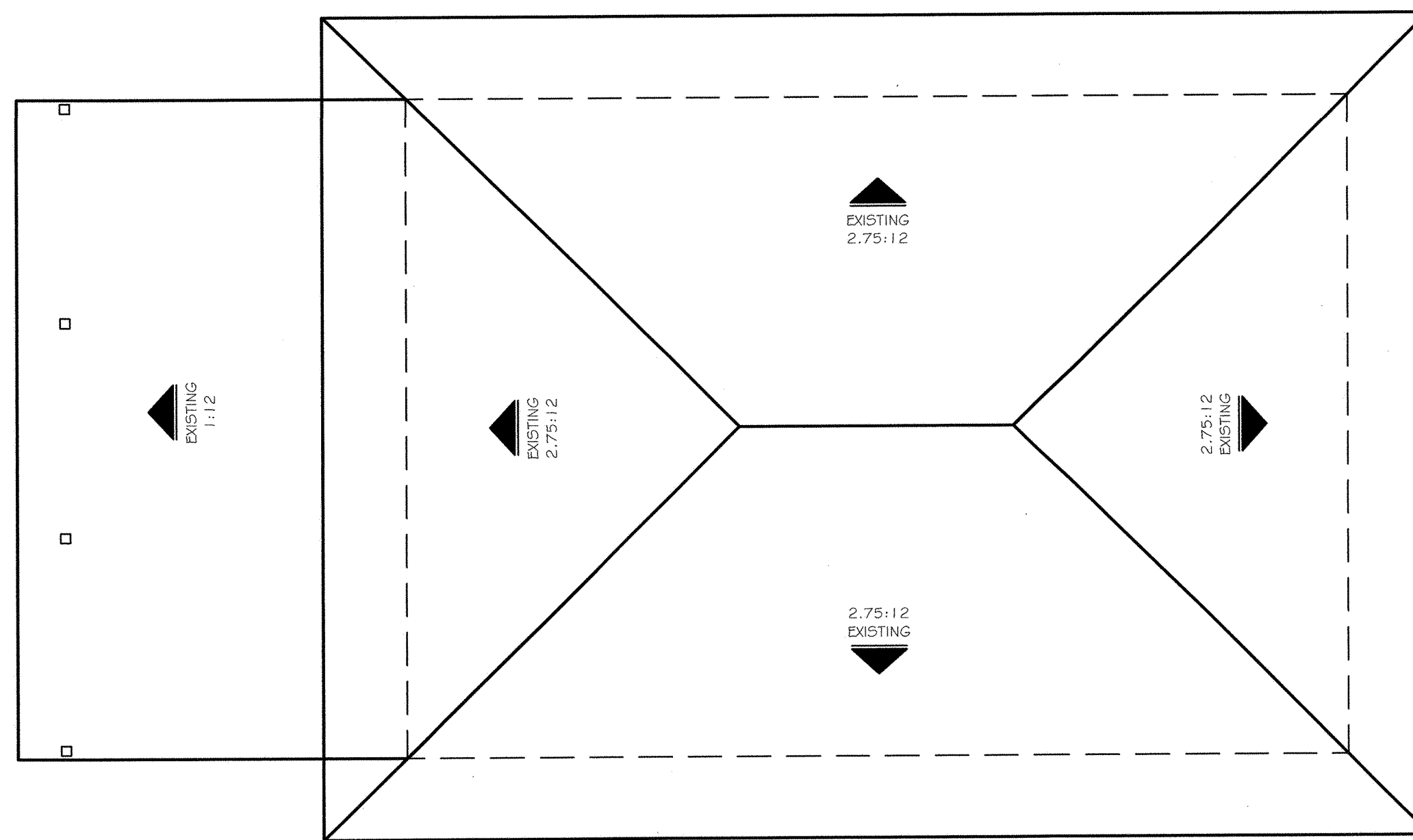
PROJECT NUMBER:  
2017009

**Studio** 6

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

**A-2**





UNIT A  
ROOF PLAN

COPPER LANTERN  
DANA POINT, CALIFORNIA

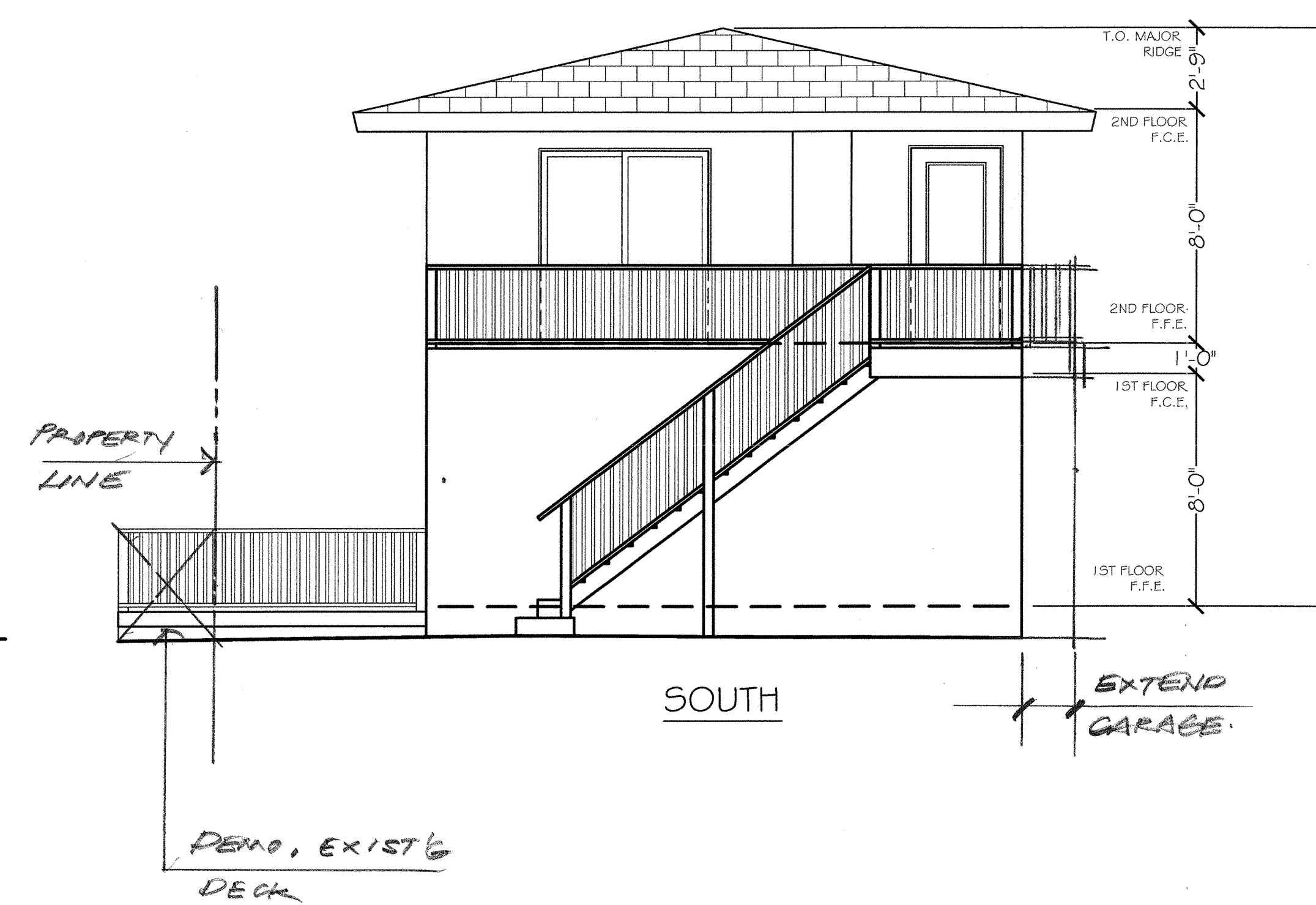
PROJECT NUMBER:  
2017009



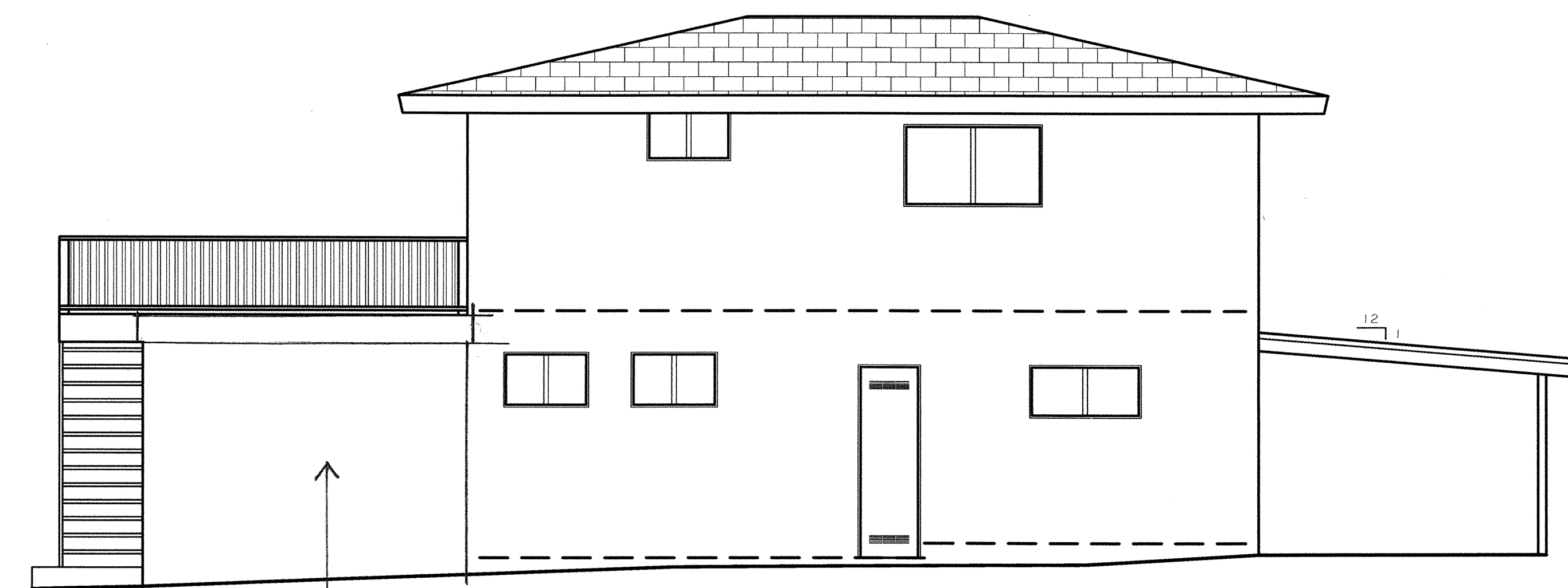
STUDIO 6 ARCHITECTS, INC.  
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STUDIO6ARCHITECTS.COM



WEST

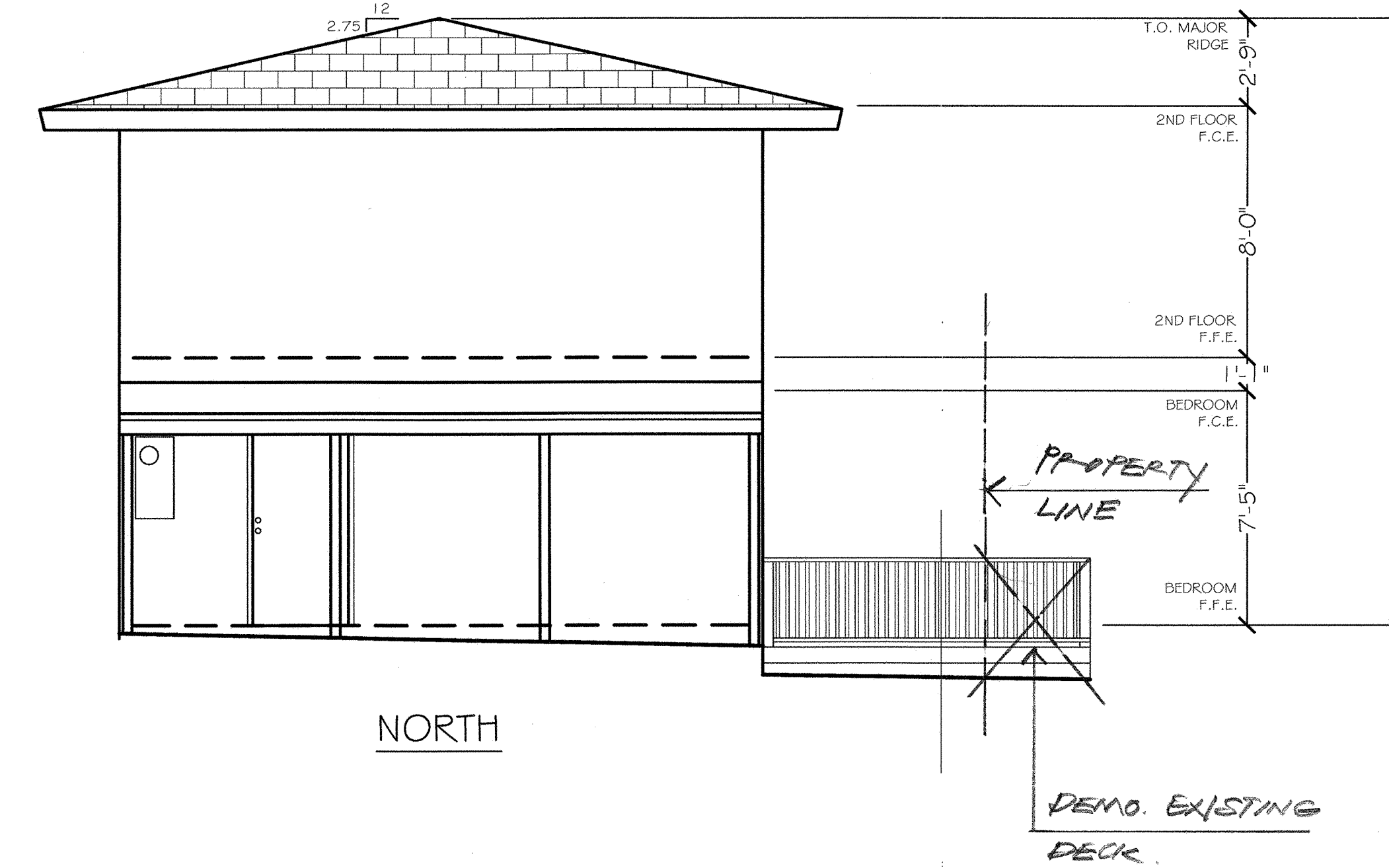


SOUTH



EAST

EXTEND GARAGE  
3' DECK ABOVE

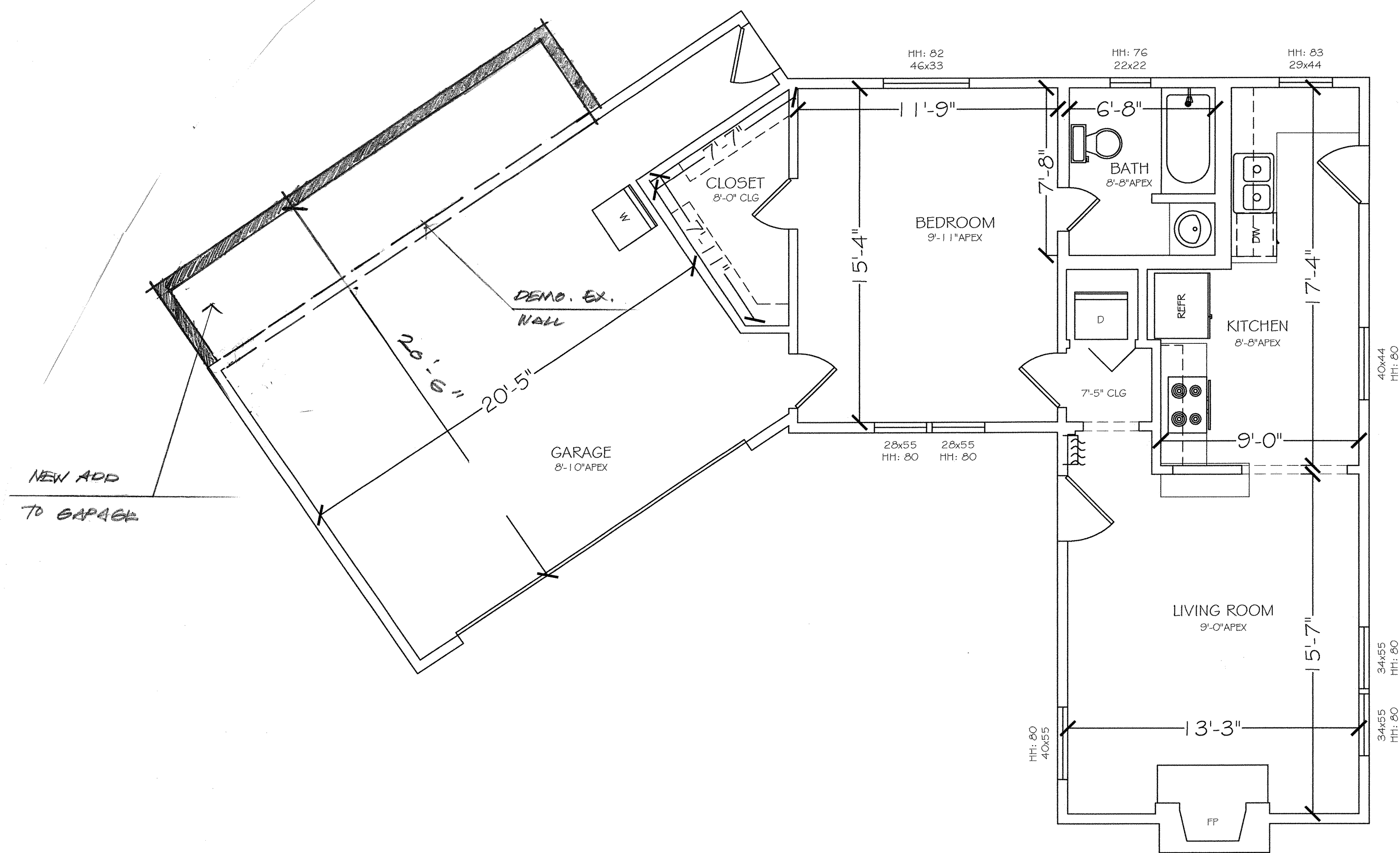


NORTH

# UNIT A ELEVATIONS

## COPPER LANTERN

DANA POINT, CALIFORNIA



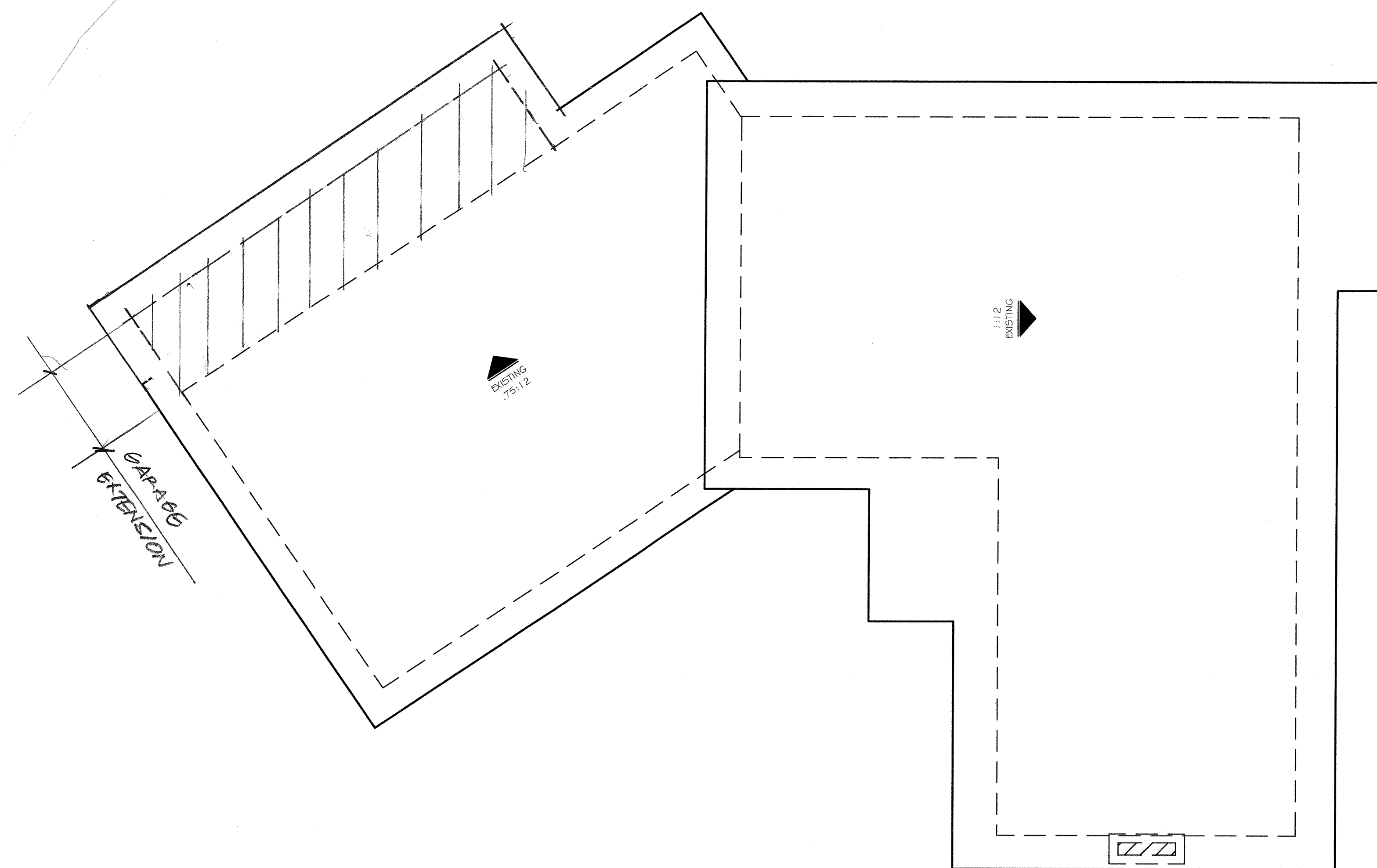
UNIT B FIRST FLOOR

# COPPER LANTERN DANA POINT, CALIFORNIA

PROJECT NUMBER:  
2017009



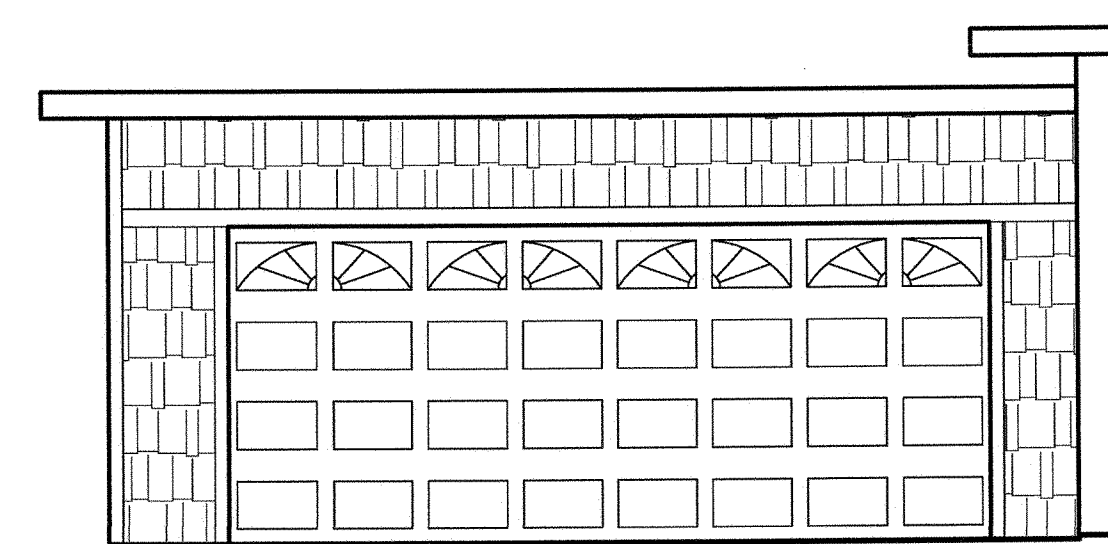
STUDIO 6 ARCHITECTS, INC.  
ARCHITECTURE + PLANNING  
2753 CAMINO CAPISTRANO, SUITE A100  
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(949) 388-5300 PHONE  
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UNIT B ROOF PLAN

# COPPER LANTERN

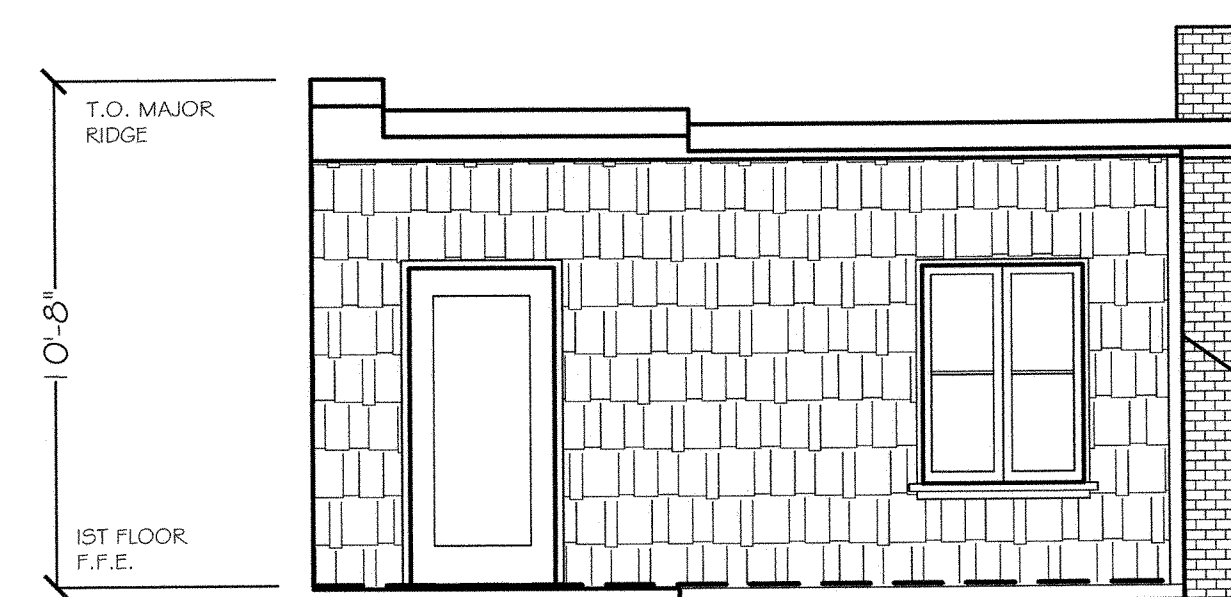
DANA POINT, CALIFORNIA



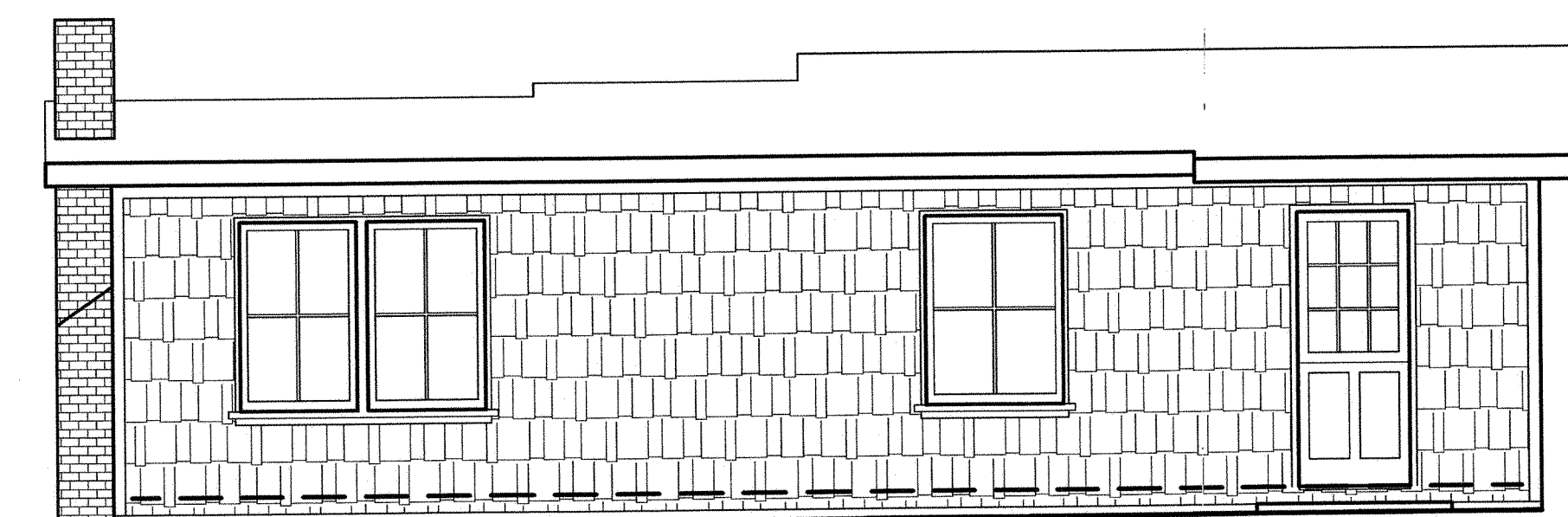
SOUTH



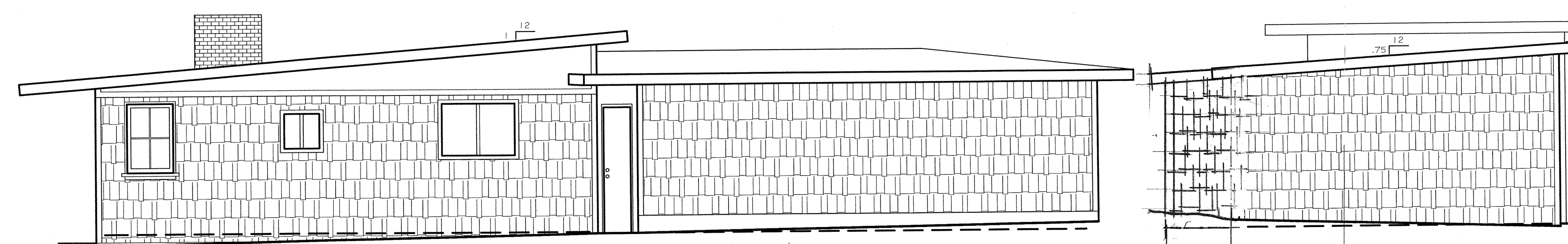
SOUTHWEST



NORTHWEST



SOUTHEAST



NORTH

GARAGE  
EXTENSION

WEST

## UNIT B ELEVATIONS

# COPPER LANTERN

DANA POINT, CALIFORNIA

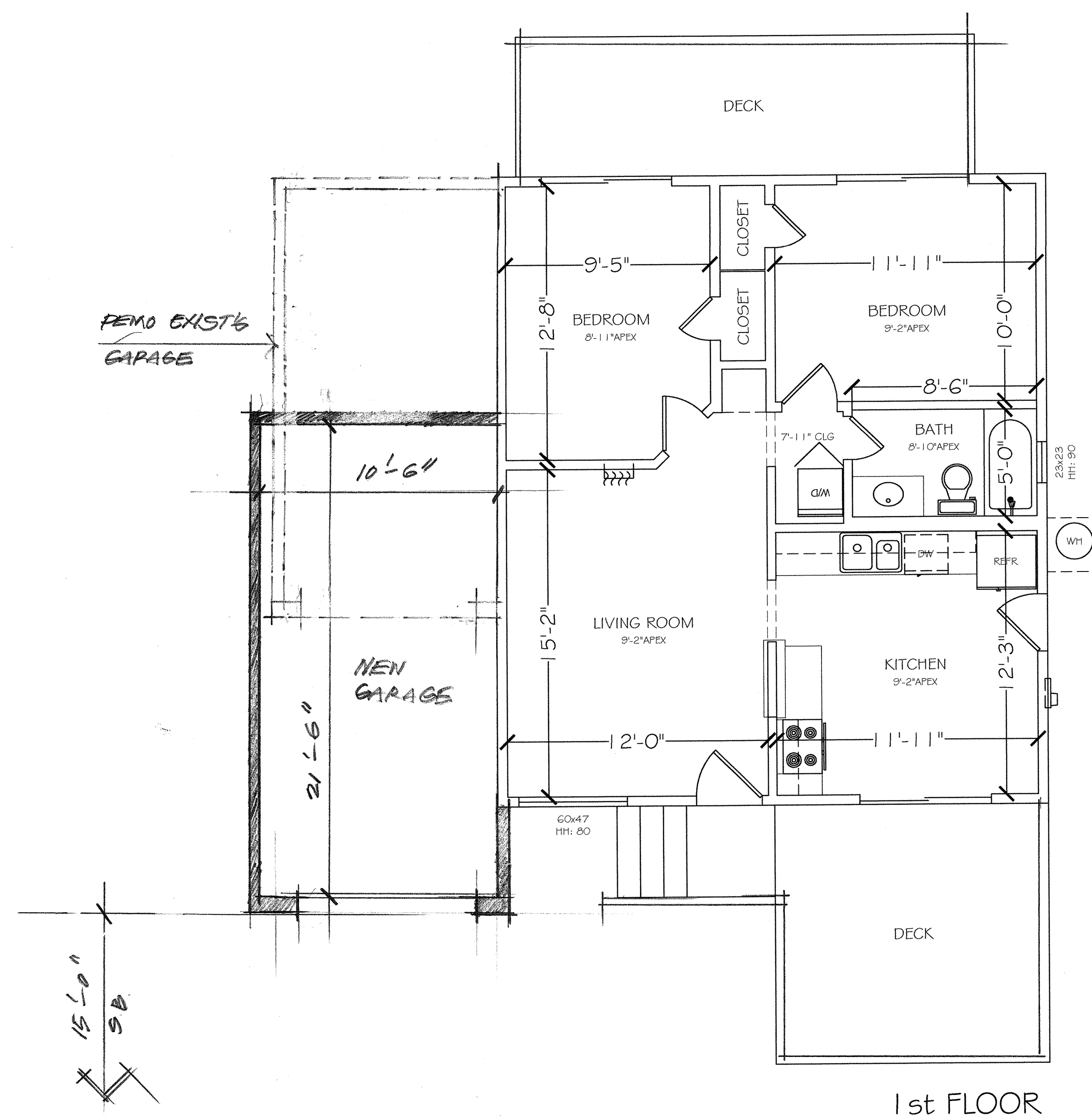
PROJECT NUMBER:  
2017009

Studio **6**  
ARCHITECTS

STUDIO 6 ARCHITECTS, INC.  
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A-7





1st FLOOR

UNIT C

# COPPER LANTERN

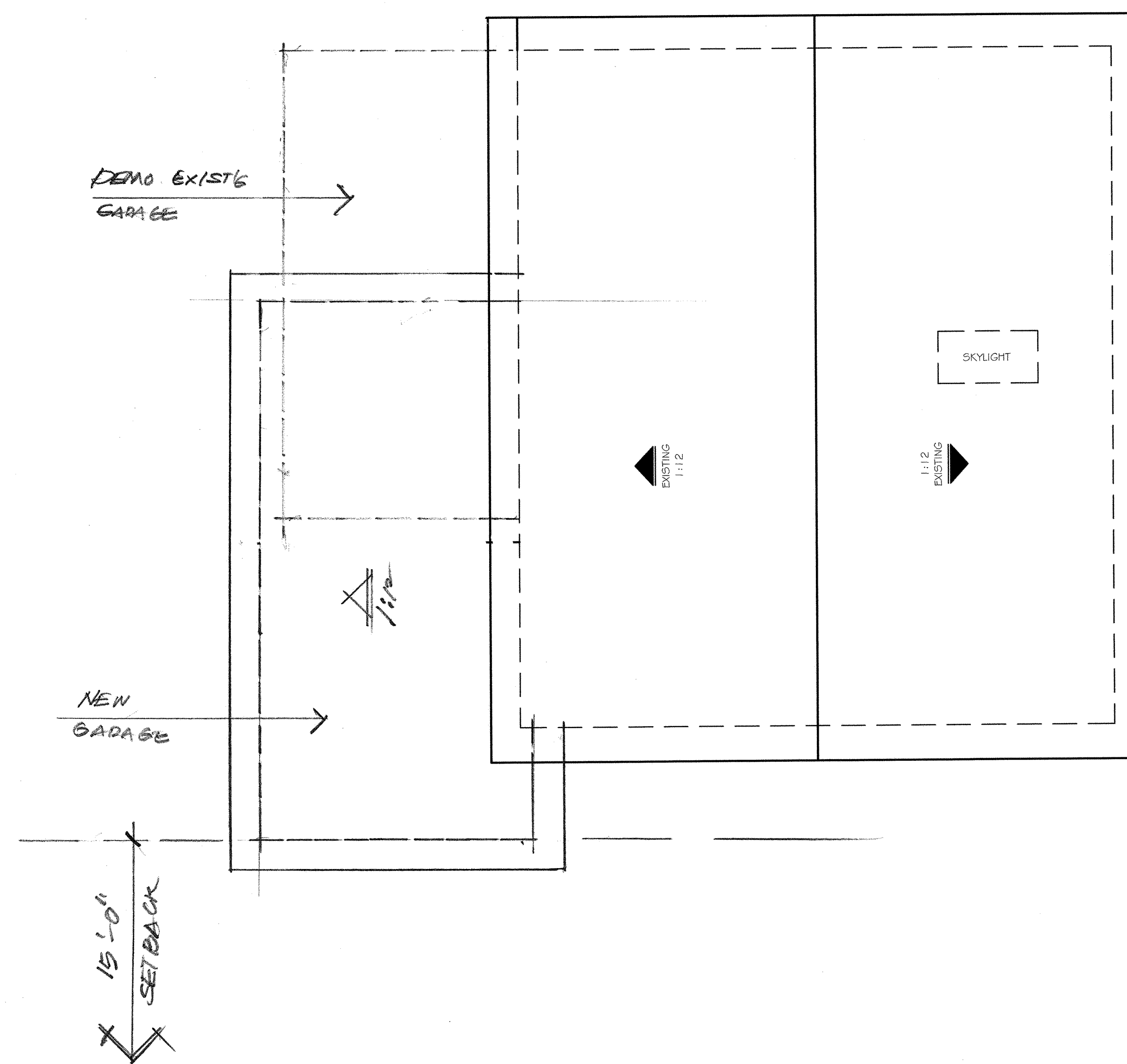
DANA POINT, CALIFORNIA

PROJECT NUMBER:  
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UNIT C ROOF PLAN

# COPPER LANTERN

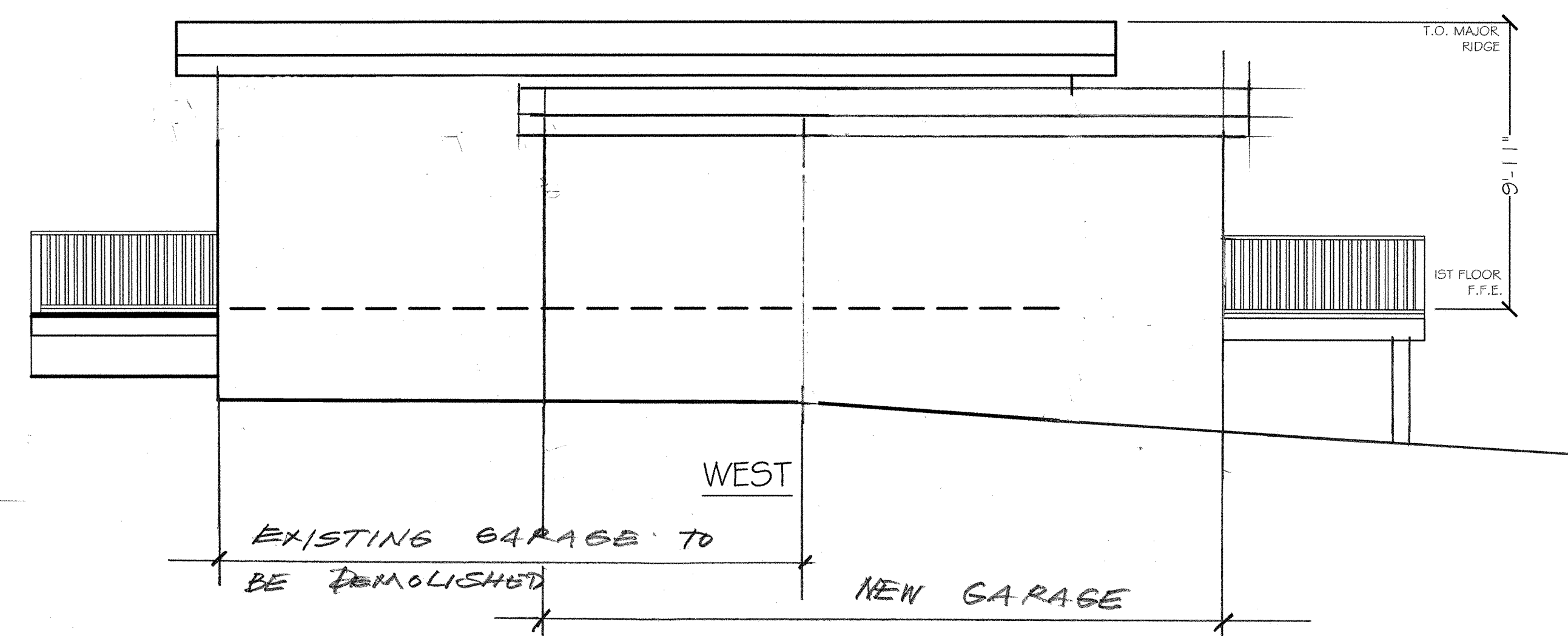
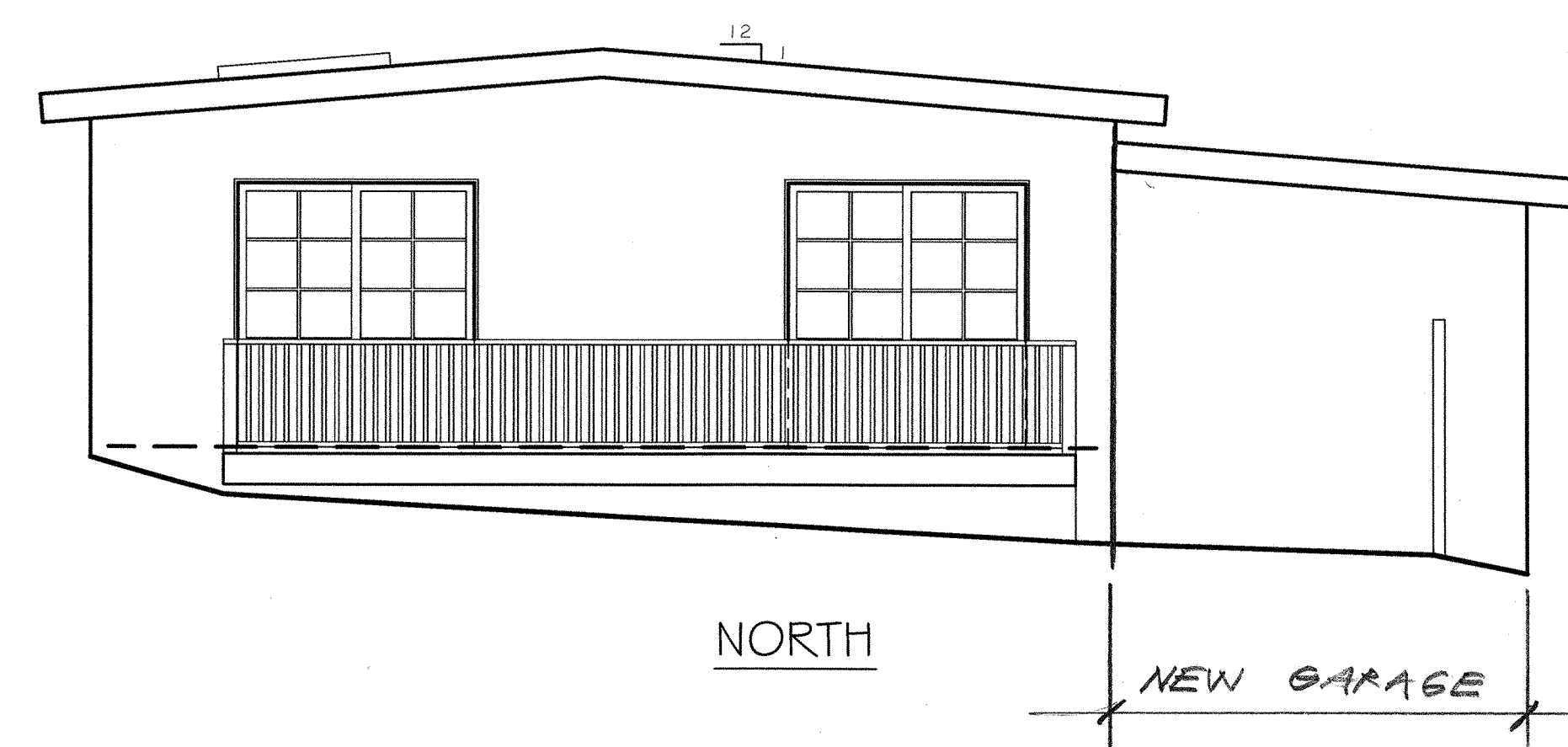
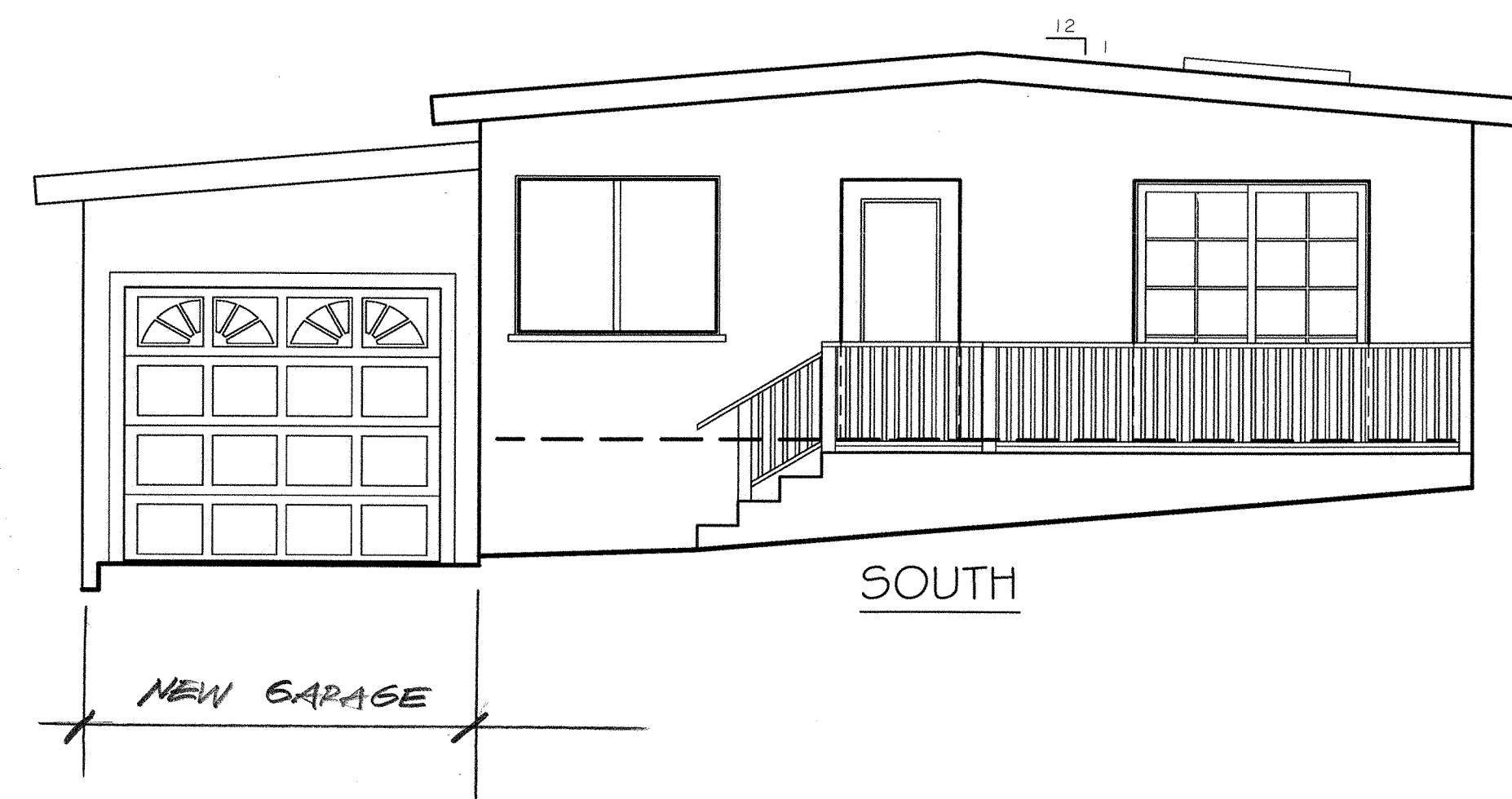
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A-9



UNIT C ELEVATIONS

**COPPER LANTERN**  
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