

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

DATE: **SEPTEMBER 24, 2018**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT
MATTHEW SCHNEIDER, ACTING DIRECTOR
DANNY GIOMETTI, ASSOCIATE PLANNER**

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP18-0007 AND VARIANCE V18-0002 TO PERMIT A REMODEL AND ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING ON A COASTAL BLUFF LOT WITH A REQUEST TO LOCATE THE DWELLING AND A PORCH WITHIN THE REQUIRED FRONT YARD SETBACK. MINOR SITE DEVELOPMENT PERMIT SDP18-0022(M) INCLUDES REQUESTS TO ALLOW A GROSS FLOOR AREA EXPANSION OF MORE THAN TEN (10) PERCENT OF A NONCONFORMING STRUCTURE AND TO LOCATE OVER HEIGHT WALLS WITHIN THE FRONT YARD SETBACK.**

RECOMMENDATION: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP18-0007, Variance V18-0002, and Minor Site Development Permit SDP18-0022(M).

APPLICANT: C.J. Light Associates

OWNERS: Peter and Karen Burke

REQUEST: A request to permit a remodel and addition to an existing single-family dwelling (SFD) on a coastal bluff lot, with a Variance to locate the dwelling within the 20-foot required front yard setback (FYSB), and to allow a porch closer to the front property line than prescribed in Dana Point Zoning Code (DPZC) Section 9.05.080(m). Minor Site Development Permits are also requested to allow an expansion of more than ten (10) percent of the existing gross floor area (GFA) of a nonconforming structure and the placement of over height freestanding and retaining walls within the front yard.

LOCATION: 63 Monarch Bay Drive (APN 670-121-73)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on September 14, 2018, published within a newspaper of general circulation on September 13, 2018, and posted on

September 14, 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 categorically exempt per Sections 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the fact that the project consists of an addition to an existing SFD and the installation of walls on site.

ISSUES:

- Project consistency with the Dana Point General Plan, DPZC, and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP and DPZC for approval of a Coastal Development Permit (CDP), Variance and Minor Site Development Permit (SDP(M)).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject site is located on a coastal bluff within the Monarch Bay community. The 17,000 square foot coastal bluff lot is bordered by similar single-family development due east and west, and across the private street to the north, and borders the Pacific Ocean to the south. The site is located within both the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission (CCC). The entire Monarch Bay community is designated as Residential Single Family 4 DU/AC (RSF 4) on the City's Zoning Map, and is designated Residential 3.5 - 7 D.U./AC in the City's General Plan Land Use Element.

Existing site improvements include a two-story, 5,985 square foot legal nonconforming SFD with an attached 735 square foot, three-car garage, a deck along the rear of the home, a pool and spa. The original SFD was constructed prior to Cityhood, and the City approved two Coastal Development Permits (CDP94-06/CUP94-10 and CDP94-06(I)). Improvements entitled under CDP94-06/CUP94-10 were completed in 1996, approving additions to the SFD and a lower level accessory dwelling unit (ADU) and several structures including a two (2) over height walls, a stairway, and a concrete seat wall and fire ring, which are located on the coastal bluff face. A variety of landscaping and hardscaping is also scattered throughout the site.

DISCUSSION:

COASTAL DEVELOPMENT PERMIT (CDP18-0007)

The project proposes additions of 1,379 square feet and 326 square feet to the existing lower and upper floors, respectively. The previously mentioned ADU will be removed and assimilated into the newly expanded lower level floor plan that will now be integrated with the upper level of the dwelling through the inclusion of a new stairway and elevator. A portion of the existing 735 square foot garage will be converted to living area, resulting in a 655 square foot garage which will provide sufficient DPZC required parking. Additional improvements include the demolition and reconstruction of a new pool and spa within the interior courtyard, a porch, the construction of a six (6) foot high freestanding wall, a side yard retaining wall, and minor hardscaping and landscaping located landward of the coastal bluff edge. The full exterior of the SFD will be refreshed with a new coat of white cream paint and the installation of drought tolerant landscaping is also proposed.

The coastal bluff edge setback is established on the City's adopted Zoning Map. As identified on the Zoning Map, the subject site is located in area requiring a 40-foot coastal bluff edge setback. A deviation from this setback is permitted in accordance with DPZC Section 9.27.030(c)(4) subject to the review and approval of a geotechnical and soils report explaining the proposed deviation. Justification was provided in the site specific geotechnical report based on bluff stability calculations and coupled with an assessment of 50 years of bluff erosion for the site. City Engineering staff have reviewed the applicant's geotechnical report and concur that the recommended setback deviation to 25 feet from the bluff coastal bluff is safe and consistent with the City's LCP. A portion of the existing SFD lies seaward of the 25-foot setback deviation and is proposed to remain, thus the existing structure is nonconforming. The proposed improvements to the existing SFD comply with this deviation recommendation, as well as the provisions for improvements to nonconforming structures (see nonconforming discussion below).

Pursuant to Section 9.69.070 "Basis for Action on Coastal Development Permit Applications" of the DPZC, every Coastal Development Permit requires the following findings:

1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code; and,
2. That the proposed development, if located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act; and,
3. That the proposed development conforms with Public Resources Code Section 21000 and following and that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment; and,

4. That the proposed development be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources; and,
5. That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards; and,
6. That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas; and
7. That the proposed development conforms to the General Plan, Local Coastal Program and Zoning Code.

Staff finds the proposed project is consistent with the basis of approval for a CDP as outlined in Section 9.69.070 of the DPZC. Responses supporting approval of the project based on the above quoted findings are detailed in the attached draft Planning Commission Resolution.

VARIANCE (V18-0002)

Assessor's parcel maps obtained from the County of Orange at cityhood, indicate that two variances, V-7035 and V-5097, were issued for 63 Monarch Bay Drive. However, in-house record searches and inquiries to the County of Orange for documentation related to the V-7035 and V-5097 applications were unsuccessful. Therefore, it is speculative as to what development standard(s) relief may have been granted.

A review of aerial photos of the bluff side lots in this area of Monarch Bay, reveals that several of these lots, including the subject lot, are developed with setbacks less than the 20 feet currently required in the RSF 4 Zoning District. Research revealed entitlement records for several variances and adjustments granting relief from the required 20-foot FYSB on surrounding coastal bluff lots. On neighboring lots containing a coastal bluff, Staff found at least 13 variances or adjustments granting a reduction in the FYSB requirement by both the County and City. Given the reduced FYSB of the existing SFD on the lot, and the prevalence of other lots with reduced FYSB's, a logical presumption is that one or both of County variances authorized a reduced FYSB. Nevertheless, without appropriate documentation, Staff believes confirming the existing FYSB through the issuance of the requested variance is the appropriate remedy.

On its own, the subject lot contains a significant topographical feature (coastal bluff), that when applying the required coastal bluff edge setback, constricts development on the site when coupled with the imposition of the standard 20 foot FYSB. As currently constructed, the existing dwelling is located as close as nine (9) feet from the front property line. In

light of the landward shift of development that results from locating the coastal bluff edge in accordance with the City's current LCP, and given the fact that other property owners in the same zoning district with similar topography enjoy a similar privilege, the findings supporting a reduced FYSB can be made.

In conjunction with the proposed exterior improvements, the applicant is proposing a new porch between the two habitable wings of the dwelling nearest to the front property line. The porch encroaches into the reduced FYSB commensurate with the six (6) foot projection allowed pursuant to DPZC Section 9.05.080(m). However, Section 9.05.080 (Maximum Projections into Required Yard Areas) also establishes that porches must maintain a minimum distance of 15 feet from the front property line. Given the nine (9) foot front yard setback for the dwelling, staff believes the associated reduction in the minimum distance from the property line for the porch is appropriate.

Pursuant to Section 9.67.050 "Basis of Approval, Conditional Approval, or Denial of Variance" of the DPZC, the Planning Commission shall make the following findings:

1. That the strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter; and
2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district; and
3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints; and
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints; and
5. That the variance request is made on the basis of a hardship condition and not as a matter of convenience; and
6. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity;
7. That the variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone;
8. That granting the variance would not result in adverse impacts, either individually

or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.

Staff finds the proposal consistent with the basis of approval of a Variance as outlined in Section 9.67.050 of the DPZC. Responses supporting the above mentioned findings are detailed in the attached draft Planning Commission Resolution.

MINOR SITE DEVELOPMENT PERMIT (SDP18-0022(M))

Expansion of Nonconforming Structure Conforming as to Use

As mentioned earlier, DPZC Section 9.27.030(c)(4) allows a reduced bluff edge setback to 25 feet, which has been deemed appropriate for the site. Portions of the existing SFD are located seaward of the 25-foot coastal bluff edge setback, and therefore, the SFD is legal nonconforming as to this requirement of the Coastal Overlay District.

DPZC Section 9.63.030(a) (Expansion of Nonconforming Structures Conforming as to Use) states that an expansion of more than ten (10) percent of the existing GFA may be approved by the Director as a SDP(M) or forwarded by the Director for review by the Planning Commission. The subject project proposes additions exceeding 10% of the existing GFA of the SFD and therefore, requires a SDP(M). Since additional entitlements requiring Planning Commission action were necessary for the project, the SDP(M) request is included for consideration at this time.

Furthermore, Section 9.63.040(b) of the DPZC (Voluntary Demolition of Nonconforming Structures), establishes limits for the willful demolition of nonconforming structures. Those limits state that removal of nonconforming portions of a structure must be reconstructed in compliance with current DPZC regulations. Additionally, if more than 50 percent of the linear length of all walls of a nonconforming structure are voluntarily demolished, then entire structure must be brought in conformance with current Zoning Code requirements. The applicant has provided a detailed demolition plan illustrating compliance with these limitations and providing calculations illustrating that only of 36.9% of the total linear length of all walls are being demolished in compliance with the provisions of DPZC Section 9.63.040.

Over Height Freestanding and Retaining Walls in Front Yard Setback

The application proposes the installation of two (2) over height walls located within the FYSB. The first wall is a 40 linear foot, six (6) foot high freestanding privacy wall proposed along the northern, front property line, where 42 inches is the maximum height allowed pursuant to DPZC Section 9.05.120(b)(1). DPZC Section 9.05.120(c) of the DPZC permits alternatives to the height limit of walls subject to the approval of a SDP(M).

The second wall is a new six (6) foot high retaining wall along the southern side yard that replaces an existing retaining wall in a similar location: 20 linear feet of which is located within the FYSB. Pursuant to Section 9.05.120(d)(2) of the DPZC, retaining walls greater than thirty (30) inches from the top of the wall to finished grade may be permitted subject to the approval of a SDP(M). Therefore, both the freestanding and retaining walls necessitate the approval of a SDP(M).

Both the freestanding and retaining walls are proposed to be masonry block construction with a smooth white cream stucco finish matching the updated SFD. Additionally, both walls are proposed and conditioned to include landscape screening to soften visual impacts to the surrounding neighbors and private street.

Pursuant to Section 9.71.050 "Basis of Approval, Conditional Approval, or Denial of a Site Development Permit" of the DPZC, the Planning Commission shall make the following findings:

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code; and
2. That the site is suitable of the site for the proposed use and development; and
3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines; and
4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture; and
5. That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 1 (Section 15301) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA).

Staff finds the proposed voluntary demolition and subsequent additions as well as the height of the freestanding and retaining walls consistent with the basis of approval of a SDP(M) as outlined in Section 9.71.050 of the DPZC. Responses supporting the above mentioned findings are detailed in the attached draft Planning Commission Resolution.

CORRESPONDENCE:

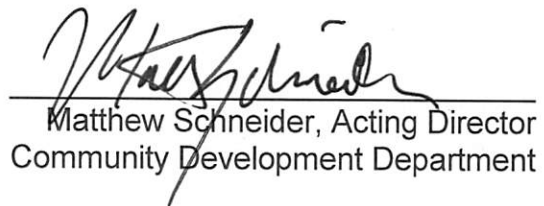
To date, no correspondence has been received. The initial project was submitted to the City with an approval from the Monarch Bay Homeowners Association, but upon Staff review, the applicant was required to redesign the project. The subject project which covers a smaller footprint than the original design is currently being reviewed by the Monarch Bay Homeowners Association.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As justifications can be made supporting the requested discretionary actions, staff recommends the Planning Commission adopt the attached draft Resolution, approving CDP18-0007, V18-0002, and SDP18-0022(M) subject to the findings and conditions of approval contained therein.



Danny Giometti, Associate Planner



Matthew Schneider, Acting Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 18-09-24-xx

Supporting Documents

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

Action Document 1 Draft Planning Commission Resolution No. 18-09-24-XX

RESOLUTION NO. 18-09-24-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP18-0007 TO PERMIT A REMODEL AND ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING ON A COASTAL BLUFF LOT, VARIANCE V18-0002 TO LOCATE THE DWELLING AND A PORCH WITHIN THE REQUIRED FRONT YARD SETBACK, AND MINOR SITE DEVELOPMENT PERMIT SDP18-0022(M) PERMITTING THE CONSTRUCTION OF TWO OVER HEIGHT WALLS WITHIN THE FRONT YARD SETBACK LOCATED AT 63 MONARCH BAY DRIVE.

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

WHEREAS, Peter and Karen Burke, (the "Owners") are the owners of real property commonly referred to as 63 Monarch Bay Drive (APN 670-121-73) (the "Property"); and

WHEREAS, the Owners authorized C.J. Light Associates (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit, Variance and Minor Site Development Permit to permit an addition, remodel and associated exterior improvements to an existing single-family dwelling (SFD) on a coastal bluff lot; 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(s) 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the fact that the project consists of an addition and remodel to an existing SFD and the installation of two over height walls, respectively; and

WHEREAS, the Planning Commission did, on the 24th day of September, 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 Coastal Development Permit CDP18-0007, V18-0002 and minor Site Development Permit SDP18-0022(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 this reference.

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Findings:

- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP18-0007, subject to conditions:
1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code in that the site and architectural design of the proposed improvements, with the exception of the requested variances, complies with all development standards of the Residential Single Family 4 (RSF 4) Zoning District and Section 9.27.030(c) (Development Adjacent to Coastal Bluffs), and are within the limitations for improvements to nonconforming structures articulated in Chapter 9.63, while simultaneously furthering Conservation/Open Space Element Goal 2 Policy 2.12: *"New bluff top development shall minimize risks to life and property in geologically sensitive areas and be designed and located so as to ensure geological stability and structural integrity. Such development shall have no detrimental affect, either on-site or off-site, on erosion or geologic stability, and shall be designed so as not to require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."*, by locating proposed additions to current structures landward of the 25-foot bluff edge setback deviation and does so without the need for protective devices such as deepened foundations.
 2. That the proposed development, if located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act in that the proposed development does not alter existing public access and public recreation areas in the vicinity.
 3. That the proposed development conforms with Public Resources Code Section 21000 and following and that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment in that the project is qualified as Categorical Exempt from review under CEQA pursuant to Section(s) 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the

fact that the project consists of an addition and remodel to an existing SFD and the installation of two over height walls.

4. That the proposed development be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the proposed development is not immediately adjacent to a park or recreation area containing environmentally sensitive habitat or scenic resources.**
5. That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that although cutting of soils to facilitate the landward expansion of an existing partially subterranean level and appropriate shoring will be provided to protect the existing structure and adjacent properties, the impacts of the proposed grading have been assessed in the project geotechnical report which has been reviewed and approved to allow a deviation from the required 40, to a 25-foot coastal bluff edge setback by the City based on stability analysis and 50 years of bluff erosion utilizing traditional slab on grade footings. Additionally, the inclusion of fire sprinklers for the dwelling and existing and new drainage improvements will reduce the risk of fire and/or flood damage while reducing the risk of bluff erosion and/or failures through the continued diversion of storm runoff through mechanical pumps to the street and away from the coastal bluff.**
6. That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that proposed development is located on a previously developed site with no change in use, and in a fully established and developed community surrounded by similarly developed single-family residential lots and no visually degraded areas. Proposed improvements will introduce updated materials to the existing structure while maintaining a similar architectural style that is visually compatible with the surrounding neighborhood.**
7. That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal

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Program, or other applicable adopted plans and programs in that although the site contains nonconforming elements and a variance request, the proposed project conforms with all other City regulations regarding development of single-family dwellings adjacent to coastal bluffs, Residential Single Family 4 (RSF 4) Zoning District development standards, the Residential 3.5-7 DU/AC designation in the City's General Plan, and with applicable requirements of the Local Coastal Program.

- C) Based on the evidence presented, the Planning Commission adopts the following findings and approves Variance V18-0002, subject to conditions:
1. That the strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter in that strict interpretation and enforcement of Dana Point Zoning Code (DPZC) Sections 9.27.030(c) and 9.75.030 establish a coastal bluff edge and associated setback therefrom significantly moving the seaward limit of development toward the front property line that when coupled with the imposition of the required 20-foot front yard setback and the 15-foot minimum distance to the front property line for a porch, severely reduces the buildable area of the lot resulting in a physical hardship denying the applicant development rights enjoyed by other properties with a similar physical condition (coastal bluff) with the same RSF 4 zoning designation.
 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district in that the subject site contains a unique topographical feature (coastal bluff) that restricts the seaward limit of development and also has a curved front property line further limiting development on the site in general and in particular at the front of the property that generally do not apply to other properties in the same RSF 4 Zoning District as the subject site.
 3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints in that there are several

properties within close proximity with the same topographical feature (coastal bluff) and curved front property lines that have been granted reduced front setbacks and the strict enforcement of a 20-foot front yard setback for the dwelling and 15-foot minimum distance to the front property line for a porch deprives the applicant of privileges enjoyed by other owners in the same zoning district with a similar topographical feature and lot shape constraints.

4. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints in that several similarly developed properties containing the same coastal bluff constraint and lesser front lot line curvature than the subject property with the same zoning designation were granted variances for reduced front yard setbacks.
5. That the Variance request is made on the basis of a hardship condition and not as a matter of convenience in that the lot has hardship conditions including a significant topographical feature and unusually shaped front lot line that when applying the appropriate coastal bluff edge and front yard setback development standards constricts development of the site.
6. That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity in that front yard setback variance requested is commensurate with the location of the existing dwelling on the subject lot and both the improvements to the dwelling and the proposed porch will be constructed in compliance with current building and safety codes and not be detrimental to the public health, safety, or welfare of surrounding properties.
7. That the Variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone in that specific conditions of approval relating to the site specific grading, geotechnical stability, drainage and building design have been included in this resolution along with the general conditions of approval to ensure that the subject project and surrounding properties and uses are not adversely affected.

8. That granting of the Variance will not result in adverse impacts, either individually or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan in that the subject project proposes to legalize and existing, reduced front yard setback of an existing SFD and the construction of an porch closer to the front property line than prescribed by DPZC Section 9.05.080, and the subject site is not located where coastal access or public recreation areas exist resulting in no impacts to these areas while the development would be consistent with the policies of the certified Local Coastal Program.
- D) Based on the evidence presented, the Planning Commission adopts the following findings and approves Site Development Permit SDP18-0022(M), subject to conditions:
1. That the site design is in compliance with the development standards of the Dana Point Zoning Code in that...

Expansion of Nonconforming Structure

although the existing structure is nonconforming relative to the required coastal bluff edge setback, the subject application requests approval of additions totaling more than ten (10) percent of the existing gross floor area and the additions conform to current development standards of both the RSF 4 Zoning (9.63.030(a)) and Coastal Overlay (9.27.030(c)) Districts.

Walls

alternatives to the height limits for walls and retaining walls within the required front and side yards, and retaining walls higher than 30 inches in height may be permitted pursuant to DPZC Sections 9.05.120(c) and (d)(2) respectively, subject to the approval of a Minor Site Development Permit. The installation of the six (6) foot high freestanding privacy and retaining walls create private front yard area and access to the southern side yard respectively, and combined with the inclusion of decorative pavestone and drought tolerant landscaping provides a visually attractive design as viewed from the private right-of-way, while

meeting the requirements of the aforementioned DPZC regulations.

2. That the site is suitable for the proposed use and development in that...

Expansion of Nonconforming Structure

although lying directly beneath the SFD the larger addition is a landward expansion of an existing lower subterranean level that is suitable for the proposed use and development since it complies with the requisite RSF 4 and coastal bluff edge setbacks and has been assessed geotechnically concluding that the site is safe to accommodate the proposed expansion.

Walls

the bluff lot has a diminished useable private back yard because of the coastal bluff and required coastal bluff edge setback. The construction of the six (6) foot high privacy wall and southern side yard retaining wall both within the front yard will create additional private outdoor living area and maintain access to the rear yard, respectively.

3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines in that...

Expansion of Nonconforming Structure

the proposed improvements will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by renovating the interior and exterior of an older property, therefore promoting the revitalization of the Monarch Bay Community.

Walls

pursuant to Goal 5, Policy 5.2 of the Urban Design Element of the General Plan, the freestanding privacy wall and retaining wall allow the creation of additional outdoor living space encouraging site and building design that takes

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advantage of the City's excellent climate to maximize indoor-outdoor spatial relationships.

4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture in that...

Expansion of Nonconforming Structure

the proposed subterranean addition is designed underneath the upper building envelope and designed structurally so that the required shoring walls below support the story above. Although not requiring a specific style of architecture, the materials are being upgraded and updated to meet current code requirements.

Walls

the subject freestanding privacy wall and retaining wall are designed to be at a height that is adequate to create a private courtyard and allowing access along the side yard given site topography, respectively. Although not requiring a particular style of architecture, the freestanding privacy wall and retaining wall will be designed and finished with materials which are compatible and complementary to the mid-century modern styling of the proposed home.

Conditions:

A. General:

1. Approval of this application permits a remodel and addition to an existing SFD on a coastal bluff lot, with a Variance to locate the SFD within the required front yard setback (FYSB), and to allow an entry porch closer to the front property line than prescribed in DPZC Section 9.05.080. A Minor Site Development Permit is requested to allow an expansion of more than ten (10) percent of the existing gross floor area of a nonconforming structure and the placement of two over height walls within the front yard.
2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced within such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable

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grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions.

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 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.

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.

6. The applicant and applicant's 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.
7. 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.
8. The project shall meet the DPZC parking requirements for the residential single-family detached use.
9. The unpermitted seat wall which was illegally constructed on the coastal bluff-face must be removed and returned to its natural condition prior to planning final inspection.
10. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.
11. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
12. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
13. 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, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
14. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.

PLANNING COMMISSION RESOLUTION NO. 18-09-24-XX
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15. Prior to the commencement of any work within the community streets, the applicant shall apply and be approved for encroachment by the HOA.
16. The applicant shall limit all construction activities within the coastal bluff edge setback area. The coastal bluff shall be protected at all times from potential erosion and construction activity. During all construction activities the approved coastal bluff edge shall be staked and delineated on-site. The approved coastal bluff edge shall remain delineated during all phases of construction activity and inspections.
17. The 25-foot coastal bluff edge setback deviation, as justified by the approved geotechnical reports for the subject property and proposed project, shall be clearly shown on all plans submitted for review and approval.
18. Per Municipal Code Section 9.27.030, no new structure foundations or improvements requiring a building permit will be allowed within the 25-foot coastal bluff edge setback. Review of the submitted plans indicates that all proposed foundation elements for the building addition/remodel are shown behind (landward) of the indicated 25-foot coastal bluff edge setback line. Please note that any portion of new foundation for any structure/improvement requiring a permit is not allowed within the coastal bluff edge setback. Should the existing foundations be found not suitable for the proposed improvements during construction, all new permitted foundations for the project will be required to be landward of the 25-foot coastal bluff edge setback.
19. Separate review, approval, and permits are required for:
 - Separate Structures
 - Retaining Walls
 - Site Walls over 3 ft.
 - Fire Sprinklers
 - Demolition of Structures
 - Swimming Pool/Spa

B. Prior to the issuance of a grading permit the applicant shall meet the following conditions:

20. The applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted 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.

21. The applicant shall execute the City's standard deed restriction or, if prepared by the owner(s), shall be submitted for review and approval by the City Attorney. The deed restriction shall provide that; (1) the applicant understands that the subject site is subject to bluff retreat and that the owner(s) assumes the liability from these hazards; (2) the owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such hazards; and (3) the owner(s) assume all liability for damages incurred as a result of any required off-site grading. The deed restriction shall be recorded, free of prior liens, to bind the owner(s) and any successors in interest or otherwise recorded to the satisfaction of the City Attorney.
22. The applicant shall submit a geotechnical report for the proposed development in compliance with all the City of Dana Point standards for review and approval. The applicant shall also submit the geotechnical reports relative to establishing the coastal bluff edge and associated setbacks in compliance with all the City of Dana Point standards.
23. The applicant shall submit a drainage plan addressing the proposed construction in compliance with all City of Dana Point standards for review and approval. The drainage plan shall clearly show all drainage from proposed improvements being directed to an approved outlet.
24. All plans submitted shall reflect the determined Coastal Bluff Edge and all associated setbacks, as shown and/or discussed in the "Revised Response to City of Dana Point Community Development Department, Geotechnical Review of Coastal Development Permit CDP17-0007..." by Geofirm, revision dated April 30, 2018, related to the subject property and proposed project.

C. Prior to Building Plan Check Submittal the applicant shall meet the following conditions:

25. Building(s) shall comply with the 2016 editions of the Building Code with all local amendments.
26. Within the first three (3) sheets of the building construction documents submitted for plan check the applicant shall include a verbatim copy of the City's conditions of approval for the project, and the conditions of approval shall also be identified on the sheet index on the cover/title

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CDP18-0007, V18-0002, AND SDP18-0022(M)
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sheet of the plan set.

27. Building plan check submittal shall include the following construction documents:

- Building Plans with Electrical/Plumbing/Mechanical plans (4 sets)
- Energy Calculations (2 sets)
- Structural Calculations (2 sets)
- Soils/Geology Report (3 sets)
- Drainage Plan

All documents prepared by a registered-design-professional shall be wet-stamped & signed.

28. Fire Department review may be required. Submit plans directly to the Orange County Fire Authority for their review.
29. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.
30. Minimum roofing classification is Class "A".
31. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the property line.
32. Separate review, approval, and permits are required for separate structures.
33. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.
34. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.
35. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CAL Green requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.

D. Prior to issuance of a building permit or release on certain related

inspections, the applicant shall meet the following conditions:

36. Prior to the issuance of a building and/or demolition permit, the owner and project contractor shall attend a pre-demolition/construction site meeting with a Building Inspector and a representative from the Planning Department.
37. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
38. The applicant shall submit a rough grade certification from the Civil Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (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 satisfaction of the City Engineer. 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.
39. The applicant shall submit a rough grade certification from the Geotechnical Engineer/Engineering Geologist of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (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. An as-drilled report addressing the proposed shoring shall also be submitted (with the rough grade certification) documenting the geotechnical aspects of the shoring.
40. An as-graded geotechnical report shall 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 recompaction, geologic mapping, caisson drilling, and shoring activities. 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 and addenda.
41. Prior to commencement of framing, a demolition inspection shall be conducted by the Building and Planning Departments to ensure conformance with the approved demolition plan.

42. Prior to commencement of framing, the applicant shall verify, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the City, including finish floor elevations and setbacks to property-lines included as part of these entitlements. The City's standard "Setback Certification" form shall be obtained from the Project Planner and be prepared by a licensed civil engineer/surveyor and shall be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval.
43. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structures and any encroachments above the height limit are in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP18-0007. The City's standard "Height Certification" form shall be 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.
44. Approvals are required from:
- Planning Department
 - Public Works
 - Obtain Orange County Fire Authority Approval
 - Obtain "Will Serve" letter from Water District.
 - Provide an SDG&E service work order for proposed service location
45. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
46. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed hillside development.
47. The applicant shall submit a final landscape and irrigation plan for review and approval by Public Works & Engineering Services and Community Development Department. The plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan (if irrigation utilized), note wall/fence locations, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with the applicable provisions of the Zoning Code, the preliminary plan

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approved by the Planning Commission, and further, recognize the principles of drought tolerant landscaping. Landscape documentation shall also comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code as may be applicable and with the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC. The landscape plan shall include plant species to screen the over height freestanding and retaining walls within the required front yard and approved as part of the project.

The Landscape plan shall illustrate the coastal bluff edge setback area and be in accordance with the approved grading plan and DPZC for improvements allowed within the 25-foot bluff edge setback. Any existing irrigation and any associated equipment located within the 25-foot bluff edge setback deviation and on the bluff face shall be removed prior to final sign-off of the landscape permit.

E. Prior to the issuance of a certificate of occupancy, the applicant shall meet the following:

48. All landscaping and irrigation shall be installed per the approved final landscape and irrigation plan. A State licensed landscape architect shall provide the "Landscape Installation Certificate of Completion" form to the Planning Commission as required in the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC.
49. Verification of all conditions of approval is required by all City Departments.
50. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
51. 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.
52. 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 of line and grade for all engineered drainage devices and retaining walls.
53. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.

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54. The final condition of the coastal bluff edge setback shall be in accordance with DPZC Section 9.27.030, with no new structure foundations or improvements requiring a building permit within the coastal bluff edge setback.
55. The applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to building final project sign-off.
56. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
57. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required.

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CDP18-0007, V18-0002, AND SDP18-0022(M)
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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 24th day of September 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Danni Murphy, Chairwoman
Planning Commission

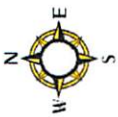
ATTEST:

Matthew Schneider, Acting Director
Community Development Department

VICINITY MAP



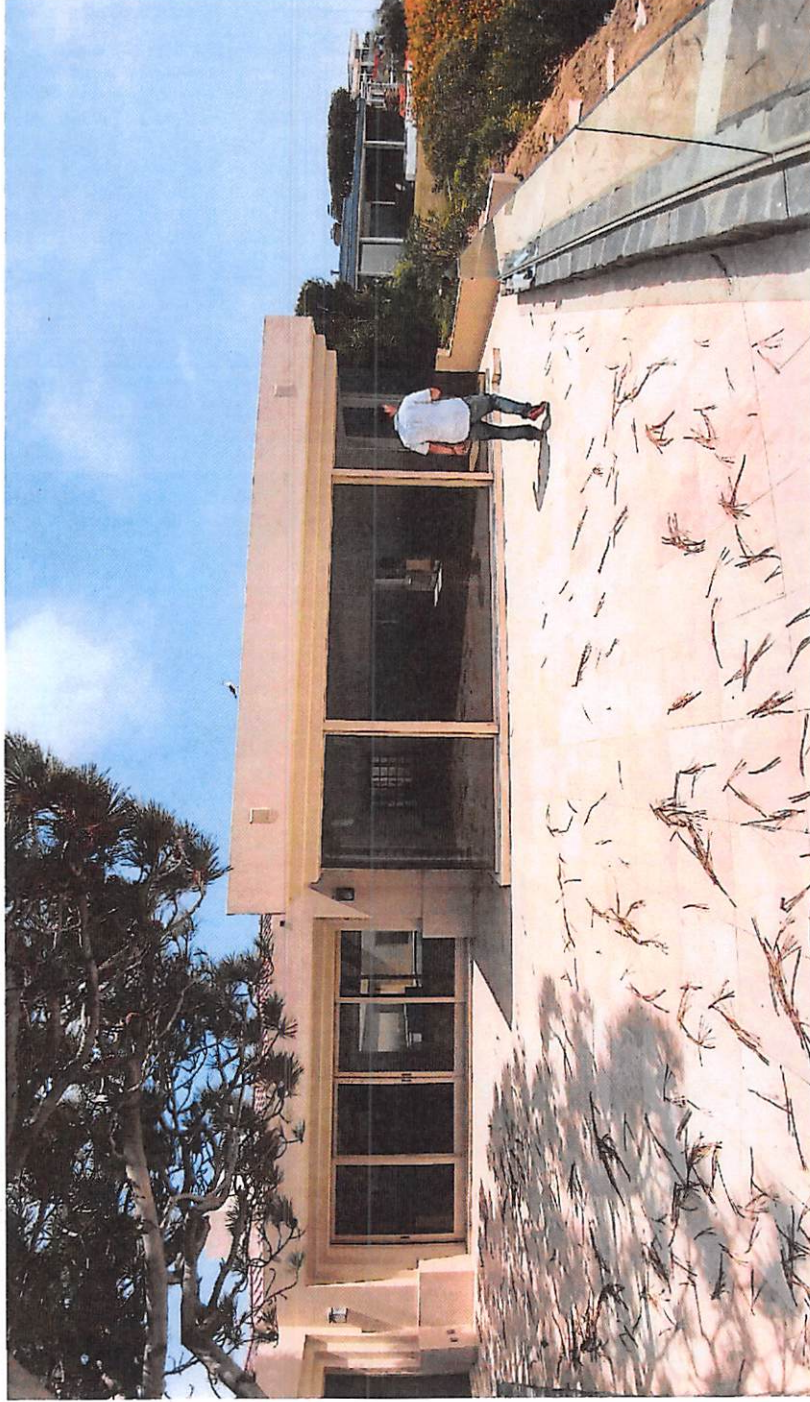
Project : CDP18-0007, V18-0002, SDP18-0022(M)
Applicant: C.J. Light and Associates
Location: 63 Monarch Bay Drive



Supporting Document 3 Site Photos













Supporting Document 4 Development Plans

ATTACHMENT

Burke Residence

63 Monarch Bay
Dana Point • California • 92657

Sheet Index

Architectural	
C1	Cover Sheet
SP1	Site Plan
A1	Entry Level Floor Plan
A2	Lower Level Floor Plan
A3	Roof Plan
A4	Elevations
A5	Sections
DM1	Entry Level Demo Exhibit
DM2	Lower Level Demo Exhibit
Landscape	
LC-1	Hardscape Construction Plan
L-2	Landscape Open Space Calculations
L-3	Landscape Planting Plan
Civil	
C1	Preliminary Grading Plan
TP-1	Topographic Survey



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Symbols

Revision	1
Section Line	B
Section Designation	A6
Sheet Number	A6
Detail Key	2
Detail Designation	A14
Sheet Number	A14
Datum	

Codes

This Project Shall Comply With The Following codes:	
2016 CBC	2016 CPC
2016 CRC	2016 CalGreen
2016 CEC	2016 T-24
2016 CMC	

Owner / Client

Peter & Karen Burke
73 Monarch Bay Drive
Dana Point, CA 92657
(949) 499-9249

Project Data

Legal Description		Existing Residence	
Lot	57	Entry Floor	4,515 s.f.
Tract	3748	Lower Floor	1,470 s.f.
Zone	RSF 4	Total	± 5,985 s.f.
APN	670-121-73		
Site General		Garage	735 s.f.
Lot Size:	20,160 Sq. Ft.		
Type of Construction:	Type V/Non-Rated	Proposed Residence	
		Entry Floor	(e) 4,515 s.f. + (n) 326 s.f. = 4,841.0 s.f.
		Lower Floor	(e) 1,470 s.f. + (n) 1,379 s.f. = 2,849.0 s.f.
		Total	7,690.0 s.f.
		Garage	655 s.f.
Setbacks		Demo Calculations	
Front Yard:	20'	Existing Wall Lengths:	1,060 lineal feet
West Side Yard:	5'	Demolished Wall Lengths:	391 lineal feet
East Side Yard:	5'	Percentage of Demolished Walls:	36.9%
Rear Yard:	25' deviation request/40' From top of Bluff		
Additional Notes:			
- Fire Sprinklers required			
- Underground Utilities required			

Abbreviations

AB	Anchor Bolt	DIM	Dimension	MECH	Mechanical
AC	Air Conditioning	DR	Drawing	MAX	Maximum
ACOU	Acoustical	D.F.	Drinking Fountain	MET	Metal
AD	Area Drain	EA	Each	MIN	Minimum
ADJ	Adjustable	ELEC	Electrical	(N)	New
ADJT	Adjacent	ELEV	Elevation	NIC	Not In Contract
AL	Aluminum	EQUIP	Equipment	N.T.S.	Not To Scale
ALT	Alternate	EX	Existing	NAT	Natural
APPRX	Approximate	EXP. JT.	Expansion Joint	OC	On Center
ARCH	Architect	EXT	Exterior	OPG	Opening
ASB	Asbestos	EQ	Equal	OD	Outside Dim
ASP	Asphalt	FOF	Face Of Finish	OH	Overhead
ASBO	As Selected By Owner	FOC	Face Of Concrete	PLAS	Plaster
BD	Board	FS	Face Of Stud	PLPG	Plate
BUILD	Building	FIN	Finish	PG	Paint Grade
BL	Block	FP	Fire Proof	PF	Pair
BLK	Blocking	FIN. SRF.	Finish Surface	RAD	Radius
BM	Beam	FT	Foot	REQ	Required
BOT	Bottom	FTG	Footing	RD	Roof Drain
BED	Bedroom	F.D.C.	Fire Department Connection	RM	Room
BRK	Bracket	GI	Galvanized	REV	Revised
CAB	Cabinet	G.I.	Galvanized Iron	RWD	Redwood
CB	Catch Basin	GA	Gauge	RO	Rough
CM	Cement	GL	Glass	R.O.	Rough Opening
CER	Ceramic	GYP	Gypsum	REG	Register
C.I.	Cast Iron	GC	General Contractor	SCH	Schedule
CLG	Ceiling	HDWR	Hardware	SECT	Section
CA	Calking	HWD	Hardwood	SIM	Similar
CL	Center Line	HT	Height	STD	Standard
CLOS	Close	HC	Hollow Core	STL	Steel
CLR	Clear	HM	Hollow Metal	STR	Structural
CEM	Concrete Masonry Unit	HORIZ	Horizontal	SUSP	Suspended
CTR	Counter	HB	Hose Bibb	TEL	Telephone
COL	Column	HVAC	Heating Ventilating Air	TEMP	Temporary
CONC	Concrete	IN	Inch	T&G	Tongue And Groove
COND	Condition	ID	Inside Dim.	TC	Top Of Curb/Concrete
CONN	Connection	INSUL	Insulation	TS	Top Of Slab
CONST	Construction	INT	Interior	TYP	Typical
CONT	Continuous	INV	Invert	TW	Top Of Wall
CONTR	Contractor	JT	Joint	VTR	Vent Thru Roof
COR	Corridor	KIT	Kitchen	VERT	Vertical
CT	Center	LAV	Lavatory	VT	Vinyl Tile
CTSK	Countersunk	LN. FT.	Linear Foot	WC	Water Closet
CL	Center Line	LNOL	Linoleum	WH	Water Heater
C.T.	Ceramic Tile	LG	Long	WT	Weight
CLR	Clear	LAM	Laminated	WD	Wood
DET	Detail	LT	Light	WWM	Welded Wire Mesh
DIA	Diameter	MB	Machine Bolt	WI	Wrought Iron
				WS	Weather Strip

Consultants

ARCHITECT:	SOILS ENGINEER:
C.J. Light Associates	Coast Geotechnical
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Newport Beach, CA 92660	La Mirada, CA 90638
(949) 851-8345	(714) 521-0169
Fax 851-1116	Fax 521-0179
Architect: Christian R. Light	Contact: Todd Houseal
Contact: Nolan Mead	
CIVIL ENGINEER:	SOILS ENGINEER
Total Engineering	(Bluff Edge Expert):
139 Avenida Navarro	Geofirm
San Clemente, CA 92672	801 Glenneyre St., Suite F
(949) 492-8586	Laguna Beach, CA 92651
FAX 498-8625	(949) 494-2122
Contact: Caleb Rios	Fax 497-0270
	Contact: Kevin Trigg

LANDSCAPE:
Private Gardens
33081 Christina Drive, 2nd Flr
Dana Point, CA 92629
(949) 338-6311
Contact: Elizabeth Leland

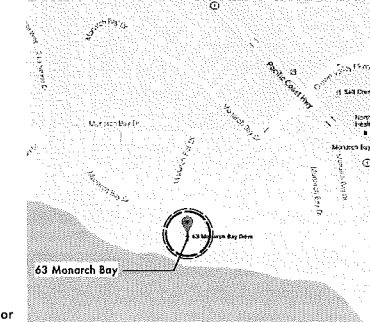
Scope of Work

Remodel existing 5,985 SF SFR and existing 735 SF 3-car garage, demolish less than 40% of exterior and interior walls, and add ±1,705 SF. Existing 3-car garage to remain. Minor landscape updates. Demolish existing pool and spa and install new pool and spa in new location in interior courtyard. Repairs to existing hardscape areas where necessary.

Materials & Colors

- Flat Roof: neutral color gravel
- Hip Roof: grey lightweight slate for existing hip roof to remain
- Main House Walls: light grey/beige (bisque) smooth stucco
- Accent Walls: Natural Limestone - Wooden Brown
- Garage Door and Entry Gate: medium stained Alaskan Cedar
- Doors/Windows/Overhangs: metal cladding with bronze color
- Screen Walls and Property Line Walls: stucco walls to match house color

Vicinity Map



Cover Sheet

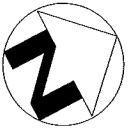
Job Number: 1614
Scale:
Date: Planning Submittal:
September 4, 2018



Christian R. Light • Architect

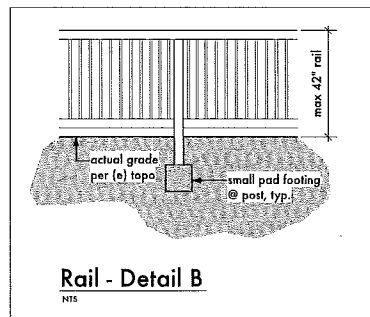
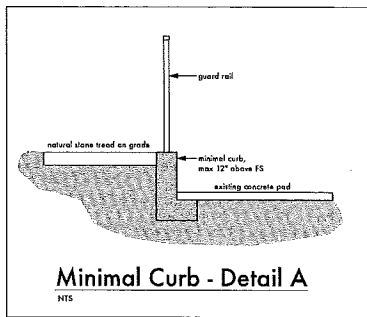
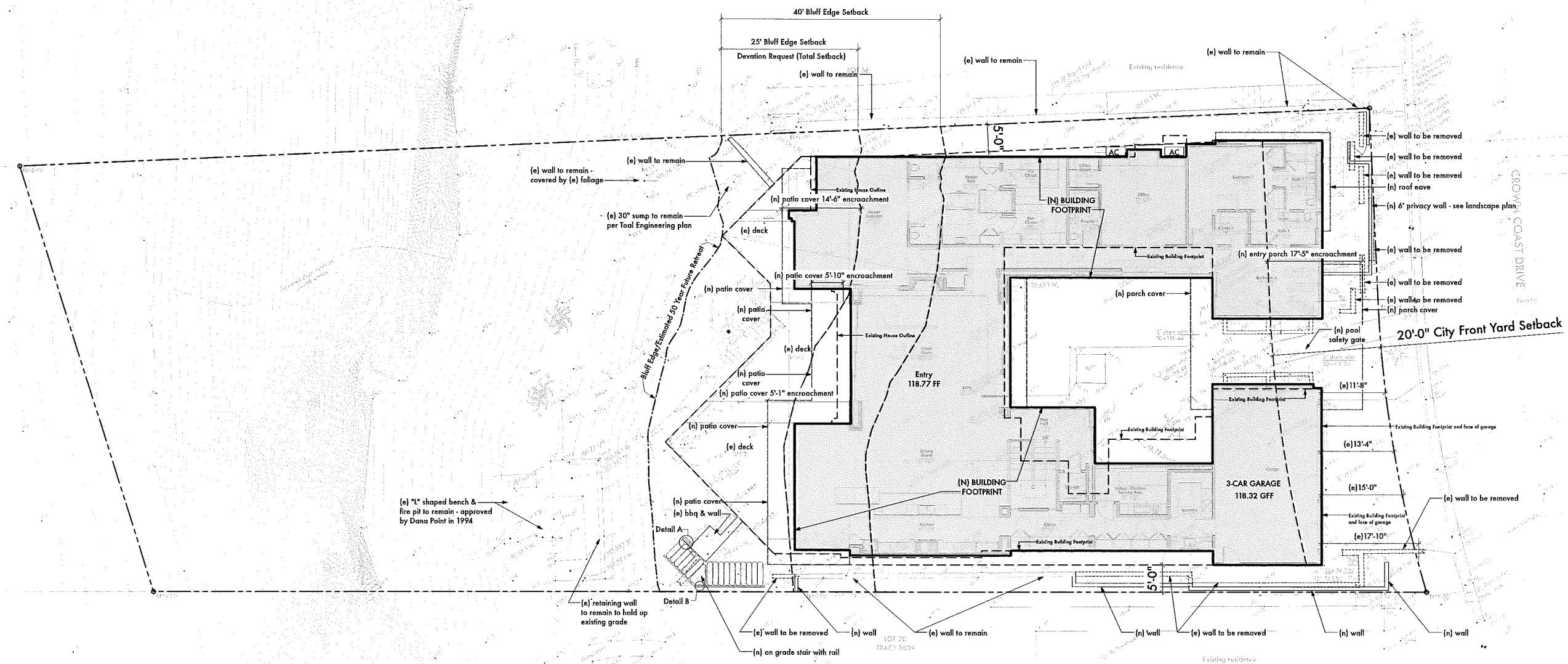
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Site Plan



Note: For top of walls and finish grades, see preliminary grading plan.

Job Number: 1614
Scale: 1/8" = 1'-0"
Date: Planning Submittal:
August 17, 2018
Planning Sub Revision:
September 12, 2018



C. J. LIGHT
ASSOCIATES

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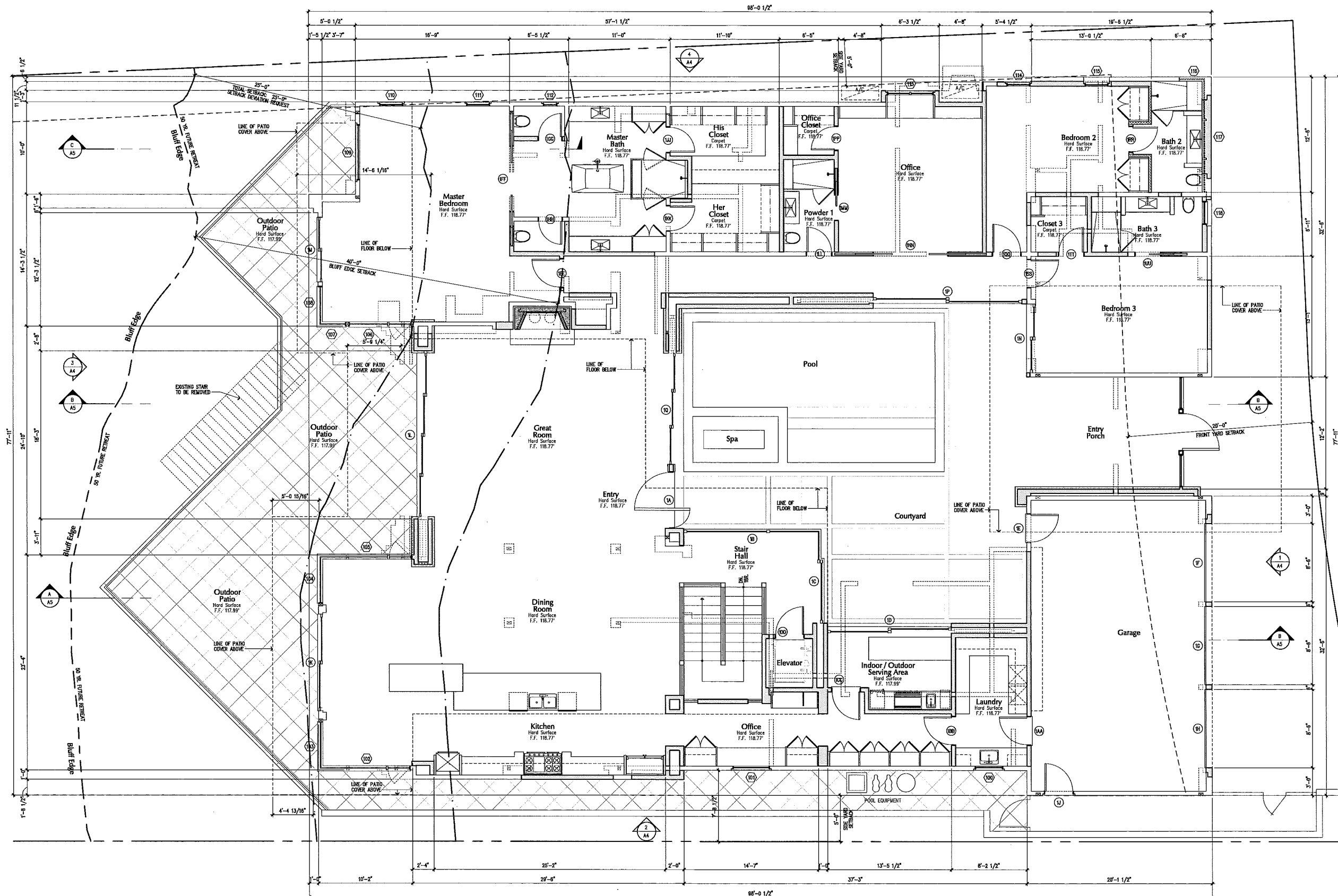
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Burke Residence
63 Monarch Bay Drive
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Main Level
Floor Plan

Job Number 1614
Scale 1/4" = 1'-0"
Plot Date 9/18/2018
Submittal Dates:

A1



Wall Legend	Wall Description
---	EXISTING STUD WALL TO BE REMOVED
---	EXISTING STUD WALL TO REMAIN
---	NEW 2x4 WOOD STUD FRAMED WALL (REFER TO STRUCTURAL DRAWINGS)
---	NEW 2x6 WOOD STUD FRAMED WALL (REFER TO STRUCTURAL DRAWINGS)
---	EXISTING CONCRETE WALL TO BE REMOVED
---	EXISTING CONCRETE WALL TO REMAIN
---	NEW CONCRETE WALL



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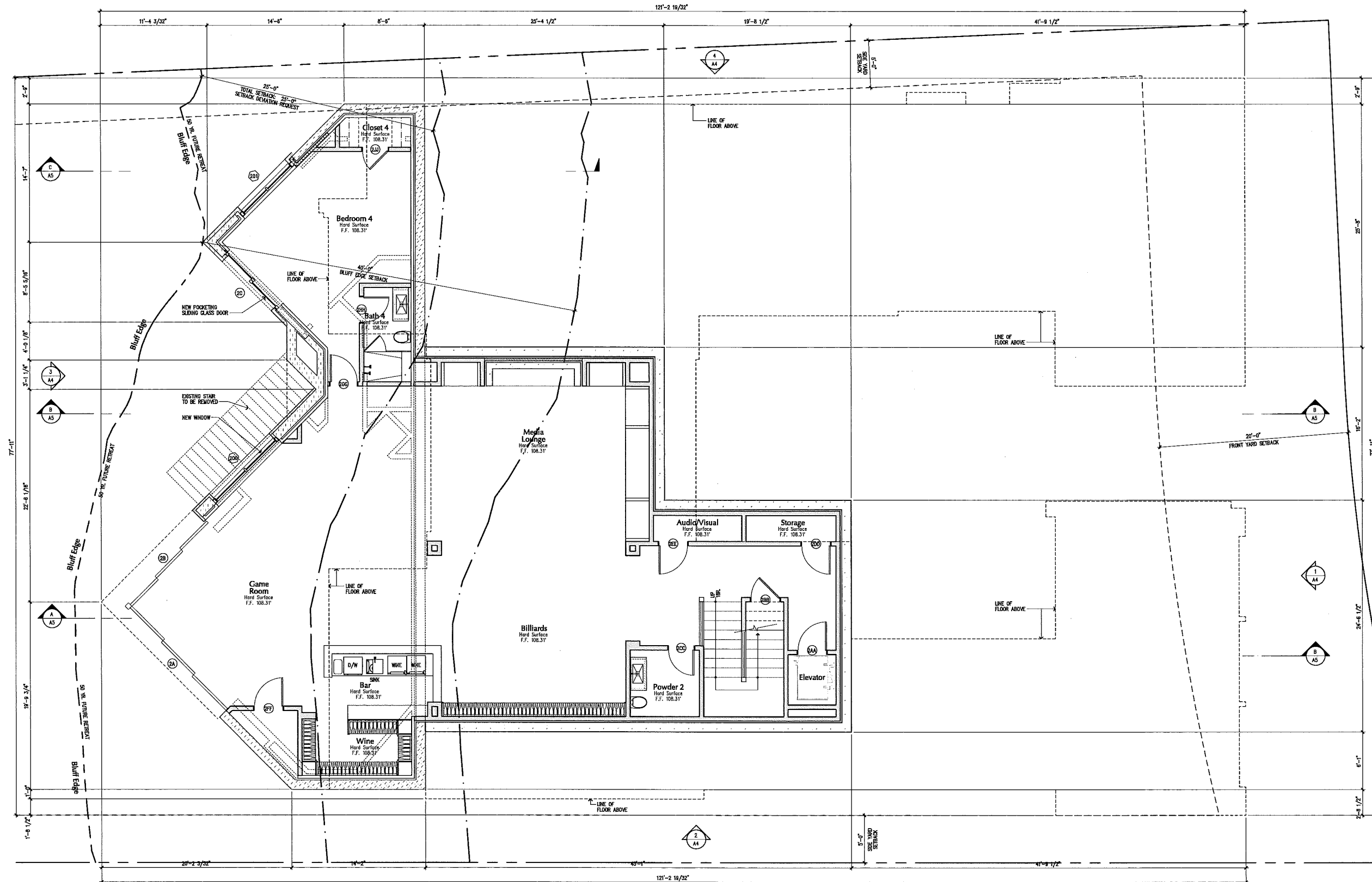
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Lower Level
Floor Plan

Job Number 1614
Scale 1/4" = 1'-0"
Plot Date 9/18/2018
Submittal Dates:

A2



Wall Legend	Wall Description
---	EXISTING STUD WALL TO BE REMOVED
---	EXISTING STUD WALL TO REMAIN
---	NEW 2x4 WOOD STUD FRAMED WALL (REFER TO STRUCTURAL DRAWINGS)
---	NEW 2x6 WOOD STUD FRAMED WALL (REFER TO STRUCTURAL DRAWINGS)
---	EXISTING CONCRETE WALL TO BE REMOVED
---	EXISTING CONCRETE WALL TO REMAIN
---	NEW CONCRETE WALL



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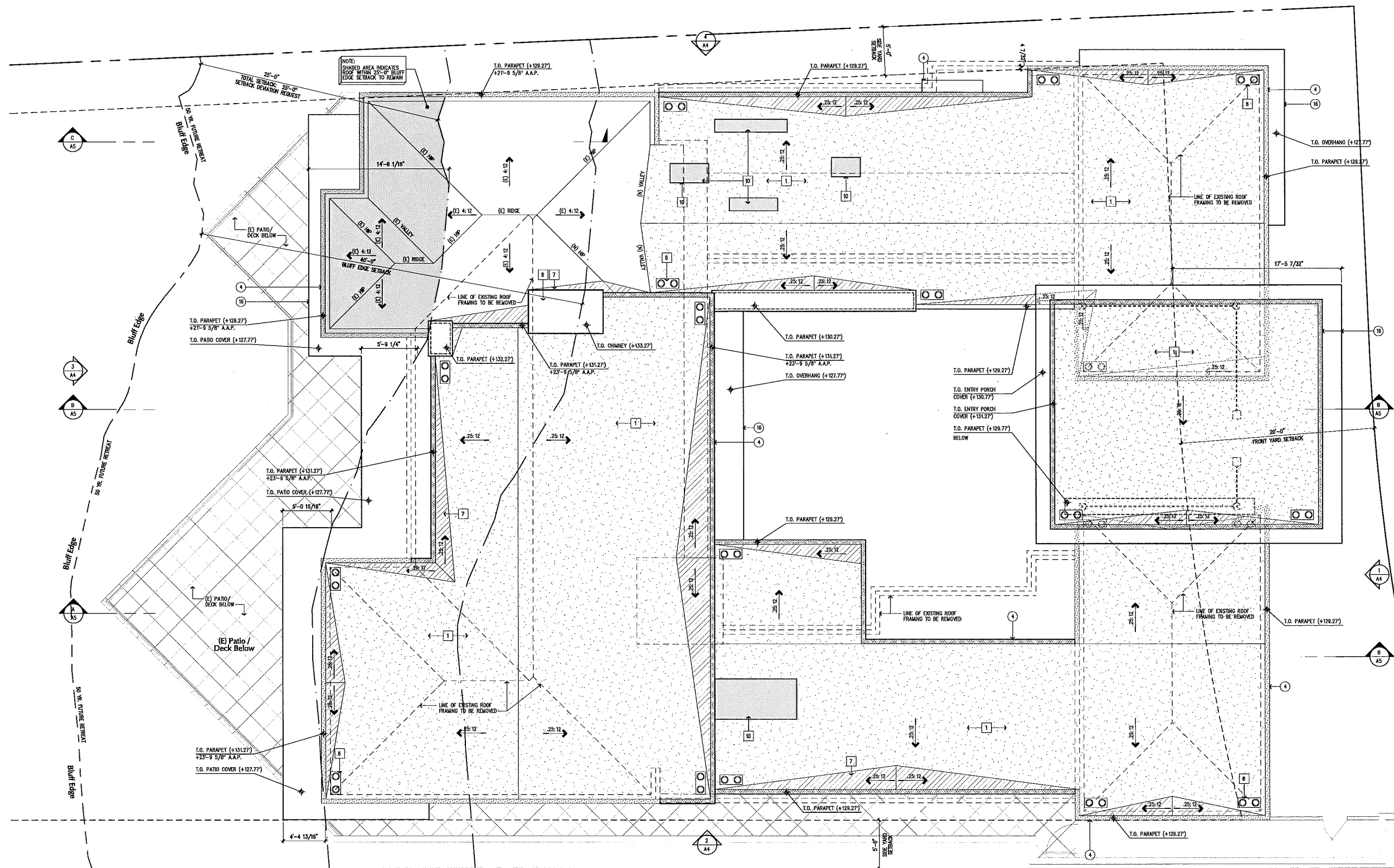
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Burke Residence
63 Monarch Bay Drive
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Job Number 1614
Scale 1/4" = 1'-0"
Plot Date 9/18/2018
Submittal Dates:

A3

[illegible]

- 5 ATTIC VENT - REFER TO ATTIC VENT LEGEND AND CALCULATIONS SECTION
- 6 ROOF DRAIN AND OVERTFLOW
- 7 COPPER CHIMNEY SADDLE OR CRICKET FLASHING
- 8 DOWNSPOUT LOCATION
- 9 CHIMNEY CAP (REFER TO DETAILS WITH C.B.C. APPROVED - NOT NECESSARY TO BE 1/2" OF MINIMUM ABOVE ANY POINT WITHIN 30'-0", TYPICAL, PROVIDED DECORATIVE SHROUD APPROVAL)
- 10 CUSTOM MADE, NON-REFLECTIVE SKYLIGHT. GLAZING SHALL BE FULLY TEMPERED, HEAT-STRENGTHENED, APPROVED LAMINATED IN ACCORDANCE WITH CANC. B308.12. SKYLIGHT BY "ACRUALYST" STRUCTURAL, CALCULATED, AVAILABLE UPON REQUEST.

(NO)	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	COMMENTS
2	ROOF					
1	WALLS -- FIELD	PLASTER	MERLEX	BISQUE	P141	
3	WALLS -- ACCENT	CONCRETE				POURED IN PLACE
4	FASCIA TRIM	PLASTER	MERLEX	BISQUE	P141	
5	WOOD TRIM	N/A				
6	WINDOWS	STEEL	RIVERA BRONZE			
7	GARAGE DOOR	WOOD	CUSTOM	COOL GREY		
8	ENTRY DOOR	GLASS				OPAQUE
9	EXTERIOR DOORS	STEEL	RIVERA BRONZE			
10	GUTTERS	FLAT ROOF				AREA DRAINS
11	WROUGHT IRON	N/A				
12	GARDEN WALLS	PLASTER				
13	GATES	GLASS				OPAQUE
14	DRIVEWAY	PAVERS				
15	HARDSCAPE	CONCRETE				
16	FASCIA TRIM	COPPER				

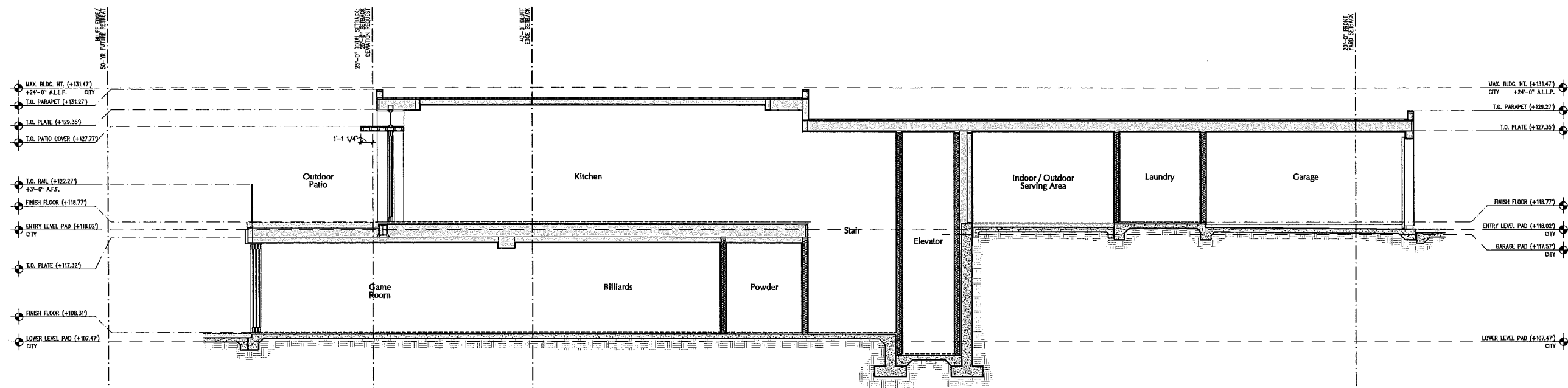


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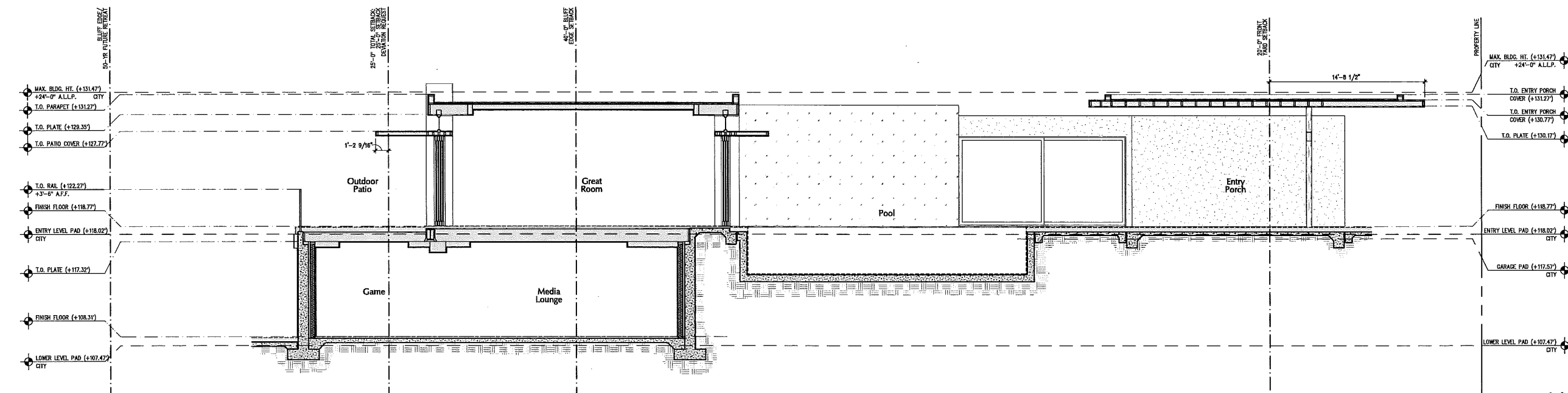
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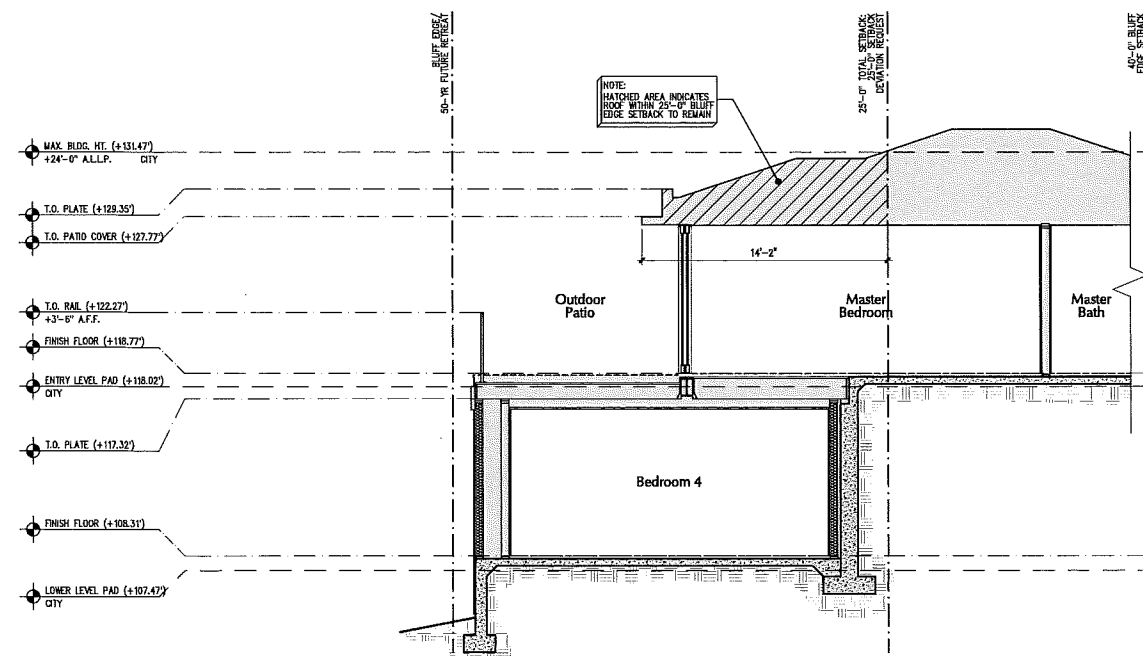
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SECTION 'A'



SECTION 'B'



SECTION 'C'

Burke Residence
63 Monarch Bay Drive
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Sections

Job Number 1614
Scale 1/4" = 1'-0"
Plot Date 9/12/2018
Submittal Dates:

A5



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Burke Residence
63 Monarch Bay Drive
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Main Level
Floor Plan
Demo Calculation

Job Number 1614
Scale 1/4" = 1'-0"
Plot Date
Submittal Dates:
Zoning Submittal:
9-4-18

DM1

Entry Level
Existing Wall Lengths

# of Existing Walls	Inches	feet
Line 1	9853.325	821.11
Line 2	241.5	20.125
Line 3	171	14.25
Line 4	27	2.25
Line 5	703.587	58.632
Line 6	120	10
Line 7	60.413	5.034
Line 8	183.5	15.292
Line 9	106	8.833
Line 10	274	22.833
Line 11	106	8.833
Line 12	304	25.333
Line 13	420	35
Line 14	12	1
Line 15	515.5	42.958
Line 16	32.5	2.708
Line 17	241	20.083
Line 18	390	32.5
Line 19	241.5	20.125
Line 20	67	5.583
Line 21	48.5	4.042
Line 22	44.5	3.708
Line 23	194	16.167
Line 24	120	10
Line 25	88	7.333
Line 26	72	6
Line 27	106	8.833
Line 28	95	7.917
Line 29	30	2.5
Line 30	376.5	31.375
Line 31	466.5	38.875
Line 32	157	13.083
Line 33	241.5	20.125
Line 34	390	32.5
Line 35	60	5
Line 36	11.5	0.958
Line 37	175.5	14.625
Line 38	12	1
Line 39	47.98	3.998
Line 40	138	11.5
Line 41	24	2
Line 42	95	7.917
Line 43	12.5	1.042
Line 44	12.5	1.042
Line 45	12.5	1.042
Line 46	85.04	7.087
Line 47	66	5.5
Line 48	30	2.5
Line 49	12	1
Line 50	38	3.167
Line 51	64.481	5.373
Line 52	132	11
Line 53	160	13.333
Line 54	87	7.25
Line 55	12	1
Line 56	20	1.667
Line 57	53	4.417
Line 58	33.5	2.792
Line 59	26	2.167
Line 60	133.5	11.125
Line 61	164.54	13.712
Line 62	21	1.75
Line 63	27	2.25
Line 64	39	3.25
Line 65	41	3.417
Line 66	47	3.917
Line 67	89	7.417
Line 68	55	4.583
Line 69	130	10.833
Line 70	38.5	3.208
Line 71	33.5	2.792
Line 72	40	3.333
Line 73	35	2.917
Line 74	69.585	5.799
Line 75	298.48	24.872
Line 76	80	6.667
Line 77	22	1.833
Line 78	30	2.5
Line 79	42.02	3.502
Line 80	30	2.5
Line 81	30	2.5
Line 82	143.73	11.977
Line 83	29	2.417
Line 84	10.4	0.867
Line 85	100.57	8.381

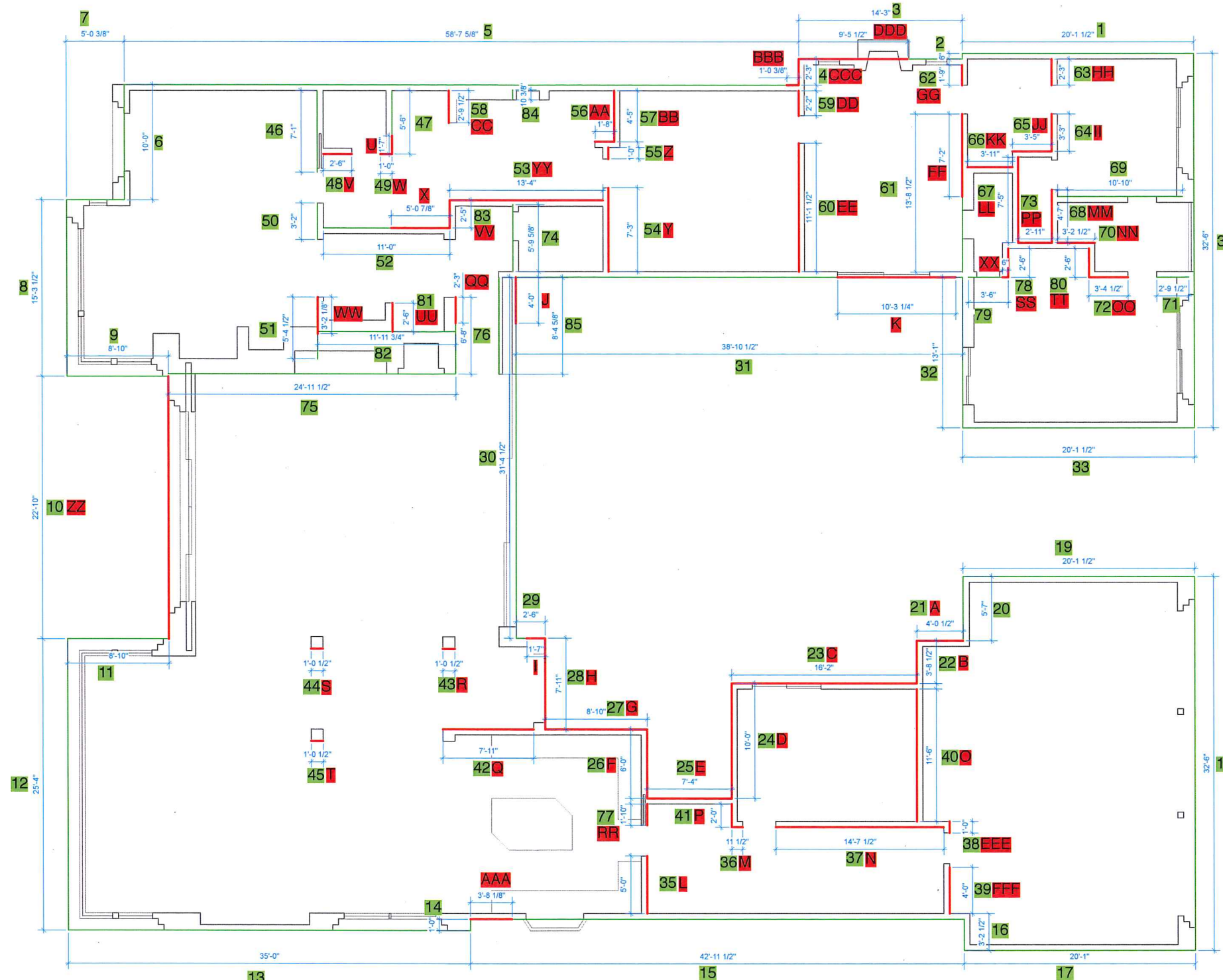
Entry Level
Demo Wall Lengths

# of Demo Walls	Inches	feet
Line 58	3408.67	284.056
Line A	48.5	4.042
Line B	44.5	3.708
Line C	194	16.167
Line D	120	10
Line E	88	7.333
Line F	72	6
Line G	106	8.833
Line H	95	7.917
Line I	19	1.583
Line J	48	4
Line K	123.24	10.27
Line L	60	5
Line M	11.5	0.958
Line N	175.5	14.625
Line O	138	11.5
Line P	24	2
Line Q	95	7.917
Line R	12.5	1.042
Line S	12.5	1.042
Line T	12.5	1.042
Line U	18.96	1.58
Line V	30	2.5
Line W	12	1
Line X	60.895	5.075
Line Y	87	7.25
Line Z	12	1
Line AA	20	1.667
Line BB	53	4.417
Line CC	33.5	2.792
Line DD	26	2.167
Line EE	133.5	11.125
Line FF	86	7.167
Line GG	21	1.75
Line HH	27	2.25
Line II	39	3.25
Line JJ	41	3.417
Line KK	47	3.917
Line LL	89	7.417
Line MM	55	4.583
Line NN	38.5	3.208
Line OO	40.5	3.375
Line PP	35	2.917
Line QQ	27.04	2.253
Line RR	22	1.833
Line SS	30	2.5
Line TT	30	2.5
Line UU	30	2.5
Line VV	29	2.417
Line WW	38.074	3.173
Line XX	6.06	0.505
Line YY	160	13.333
Line ZZ	274	22.833
Line AAA	44.089	3.672
Line BBB	12.377	1.031
Line CCC	27	2.25
Line DDD	113.475	9.456
Line EEE	12	1
Line FFF	47.98	3.998

Total Existing Entry
Wall Lengths: 821 ft.

Total Entry Demo
Wall Lengths: 284 ft.

Total Demo Wall
Percentage: 34.6%



Existing Entry Level Plan

Total Demo Percentage on
Both Floors: 36.9%

LEGEND

Wall Length To Be
Demolished
Existing Wall
Length To Remain



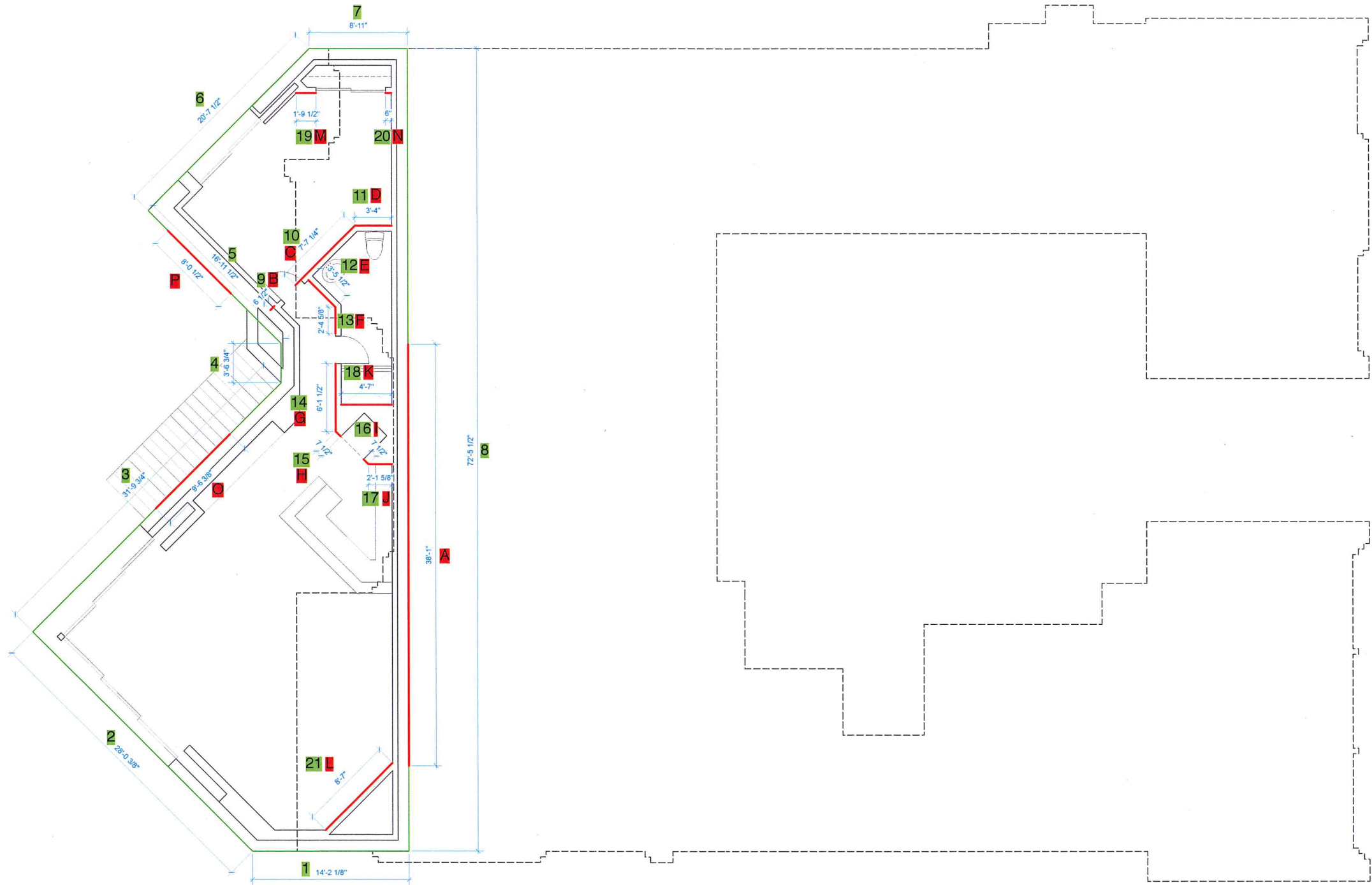
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Basement Level
Existing Wall Lengths

# of Existing Walls	Inches	feet
Line 21	2865.941	238.828
Line 1	170.142	14.179
Line 2	336.382	28.032
Line 3	381.724	31.812
Line 4	42.78	3.565
Line 5	203.562	16.963
Line 6	247.502	20.625
Line 7	107	8.917
Line 8	869.48	72.457
Line 9	6.448	0.537
Line 10	91.202	7.6
Line 11	40	3.333
Line 12	41.48	3.457
Line 13	28.582	2.382
Line 14	73.442	6.12
Line 15	7.5	0.625
Line 16	7.5	0.625
Line 17	25.645	2.137
Line 18	55	4.583
Line 19	21.555	1.796
Line 20	6	0.5
Line 21	103	8.583

Basement Level
Demo Wall Lengths

# of Demo Walls	Inches	feet
Line 16	1175.295	97.941
Line A	457.04	38.087
Line B	6.448	0.537
Line C	91.202	7.6
Line D	40	3.333
Line E	41.48	3.457
Line F	28.582	2.382
Line G	73.442	6.12
Line H	7.5	0.625
Line I	7.5	0.625
Line J	25.645	2.137
Line K	55	4.583
Line L	103	8.583
Line M	21.555	1.796
Line N	6	0.5
Line O	114.377	9.531
Line P	96.524	8.044

Total Existing Basement
Wall Lengths: 239 ft.

Total Basement
Demo Wall Lengths: 107 ft.

Total Demo Wall
Percentage: 44.8%

Existing Basement Level Plan

Total Demo Percentage on
Both Floors: 36.9%

LEGEND

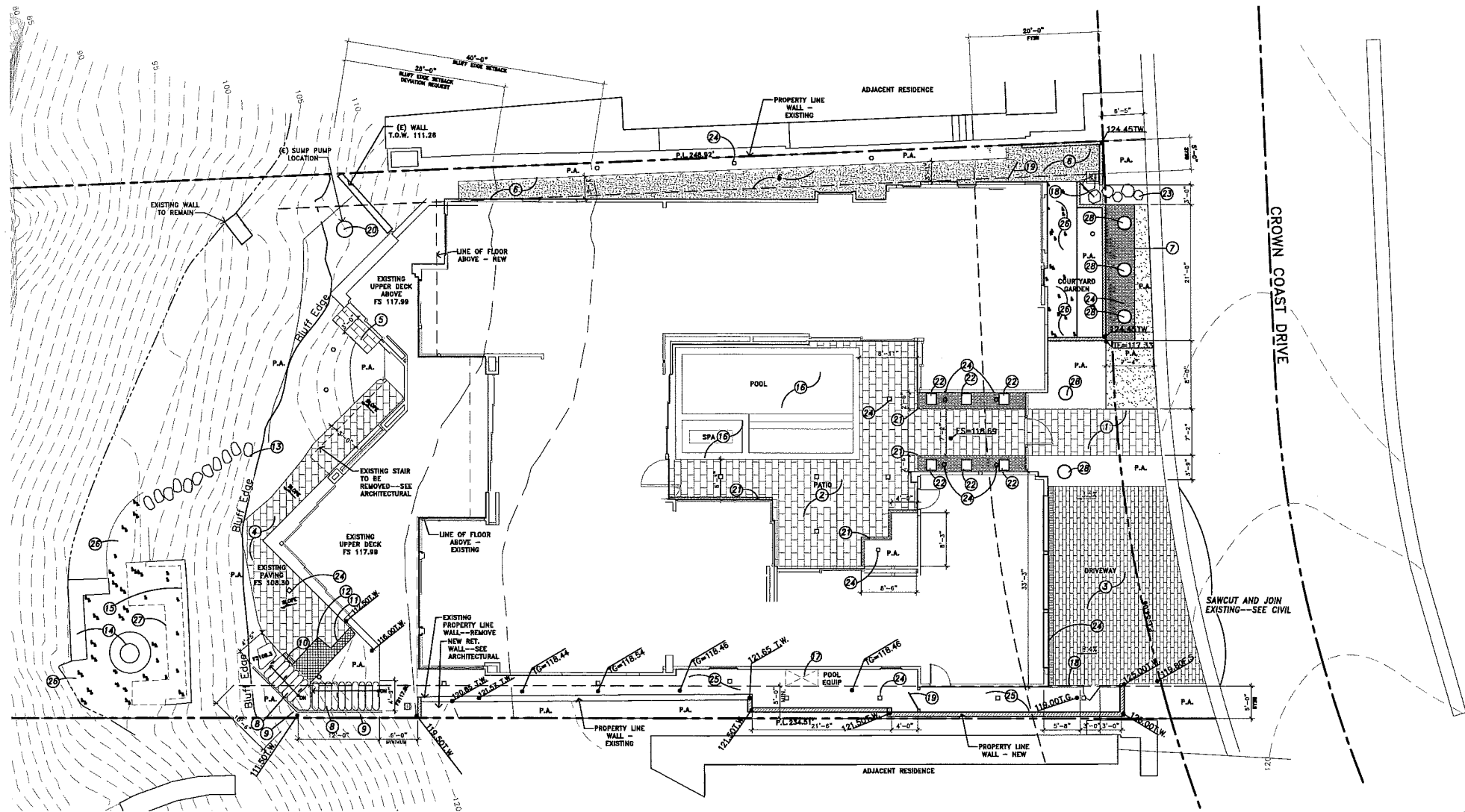
Wall Length To Be
Demolished

Existing Wall
Length To Remain

Lower Level
Floor Plan
Demo Calculation

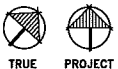
Job Number 1614
Scale 1/4" = 1'-0"
Plot Date
Submittal Dates:
Zoning Submittal: 9-4-18

DM2



LANDSCAPE CONSTRUCTION PLAN

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



CONSTRUCTION AND PLANNING NOTES

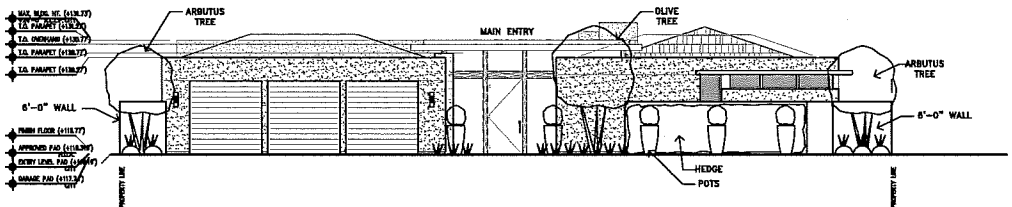
- REFER TO CIVIL PLANS for grading and drainage information.
- REFER TO STRUCTURAL PLANS for all permitted items.
- FIELD VERIFY ALL UTILITY LOCATIONS.
- NO IRRIGATION DEVICES ARE TO BE LOCATED LANDWARD OF THE COASTAL BLUFF EDGE SETBACK.
- ANY EXISTING IRRIGATION WITHIN THE COASTAL BLUFF EDGE SETBACK SHALL BE REMOVED.
- ANY EXISTING ILLEGAL NON-CONFORMING ELEMENTS IN LOWER FIRE PIT AREA WITHIN BLUFF EDGE SETBACK SHALL BE REMOVED AS PART OF APPROVAL OF SUBJECT C.D.P.

CONSTRUCTION LEGEND

- 1 Entry Paving - Belgard 'Mirage' Sundeck 'Spirit' wood porcelain pavers - on 4" thick reinforced concrete sub base.
- 2 Pool deck paving - Belgard - Mirage Sundeck paving - Sundeck color 'Spirit' wood finish on 4" thick reinforced concrete sub base.
- 3 Driveway - Belgard paving - 'Old World Paver' or Mega-Lafitt Slate. Color to be selected.
- 4 Replace paver on existing concrete sub base - Belgard - Mirage Sundeck paving - Sundeck color 'Spirit' wood finish.
- 5 Proposed stoop - Belgard - Mirage Sundeck paving - Sundeck color 'Spirit' wood finish on 4" thick reinforced concrete sub base.
- 6 Decomposed granite walkway edged with 'Benda Board, brown plastic bender board.
- 7 6" high masonry wall with smooth stucco finish to match architecture--REQUIRES SDP IN FRONT YARD SETBACK
- 8 'On Grade' stone steps built into the slope. Provide step lights - FX Luminaire PD-ZLED-BZ, as shown (-)
- 9 42" high tubular steel hand rail, per code requirements--SEE ARCH. PLANS.
- 10 Masonry wall build at edge of stairs - following the steps - 6" high from steps--with 42" handrail--SEE ARCH PLANS.
- 11 Existing masonry retaining wall - to remain
- 12 Existing BBQ counter - updated and re-veneered with stone and re-capped with a wax rubbed concrete counter. Replace BBQ unit as required--same size
- 13 Existing Flagstone steps
- 14 Existing concrete fire pit and concrete benches--to remain
- 15 Existing CMU retaining wall--to be removed
- 16 Remodeled swimming pool and spa. Coping by Pacific Stone 'WC 102- Palisade'. Waterline tile to be selected. White Plaster finish or Hydrazzo Polished Marble Pool finish.
- 17 Relocated pool equipment location. -5'-0" TO P.L.
- 18 6" high solid wood fence and gate. 1x6" horizontal design - 'Ipe wood' -stained - self-closing and gate to open out. (Pool Code)--REQUIRES SDP IN F.Y.S.B.
- 19 6" high tubular steel gates, self-closing. Powder coat finish in 'Bronze'.--REQUIRES SDP IN F.Y.S.B.
- 20 Existing Sump Pump location- refer to civil plans for drainage.
- 21 Decorative Pebble edges in deck - 6" wide gap. Fill with medium size "Beige Mexican" pebbles.
- 22 Tall Square pots - set in planting bed on gravel bases, top dress bed with Beige medium & large Mexican pebbles. Connect to irrigation, drainage and lighting. Refer to Sheet L-2 for planting information.
- 23 Light grey flagstone steps set on concrete - access to interior courtyard garden and side yard. Fill in around steps with Mexican 1/2" pea gravel.
- 24 Drainage - refer to Civil plans for grading and drainage information.
- 25 Existing concrete walkway - to remain.
- 26 Pea gravel pathway - Mexican 1/2" pea gravel. Edge with 'Benda Board.
- 27 Existing concrete bench to be removed
- 28 Tall Round Urns - set in planting bed on gravel bases, top dress bed with Beige medium & large Mexican pebbles. Connect to irrigation, drainage and lighting.

FINISH SCHEDULE

Front driveway - Belgard 'Old World Paver' Color to be selected.
Entry walkway - Belgard - Sundeck color 'Spirit' wood finish.
Pool deck area - Belgard - Sundeck color 'Spirit' wood finish.
Back balcony - Belgard - Sundeck color 'Spirit' wood finish.
Back lower paving - Belgard - Sundeck color 'Spirit' wood finish.
Flagstone steps - light grey flagstone - to be selected.
On grade steps - light grey stone 3" thick stone - color to be selected.



FRONT WALL SCREENING ILLUSTRATION

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

SHEET INDEX

- LC-1 LANDSCAPE CONSTRUCTION PLAN
- L-2 LANDSCAPE PLANTING PLAN
- L-3 LANDSCAPE OPEN SPACE/ REHABILITATED LANDSCAPE AREA

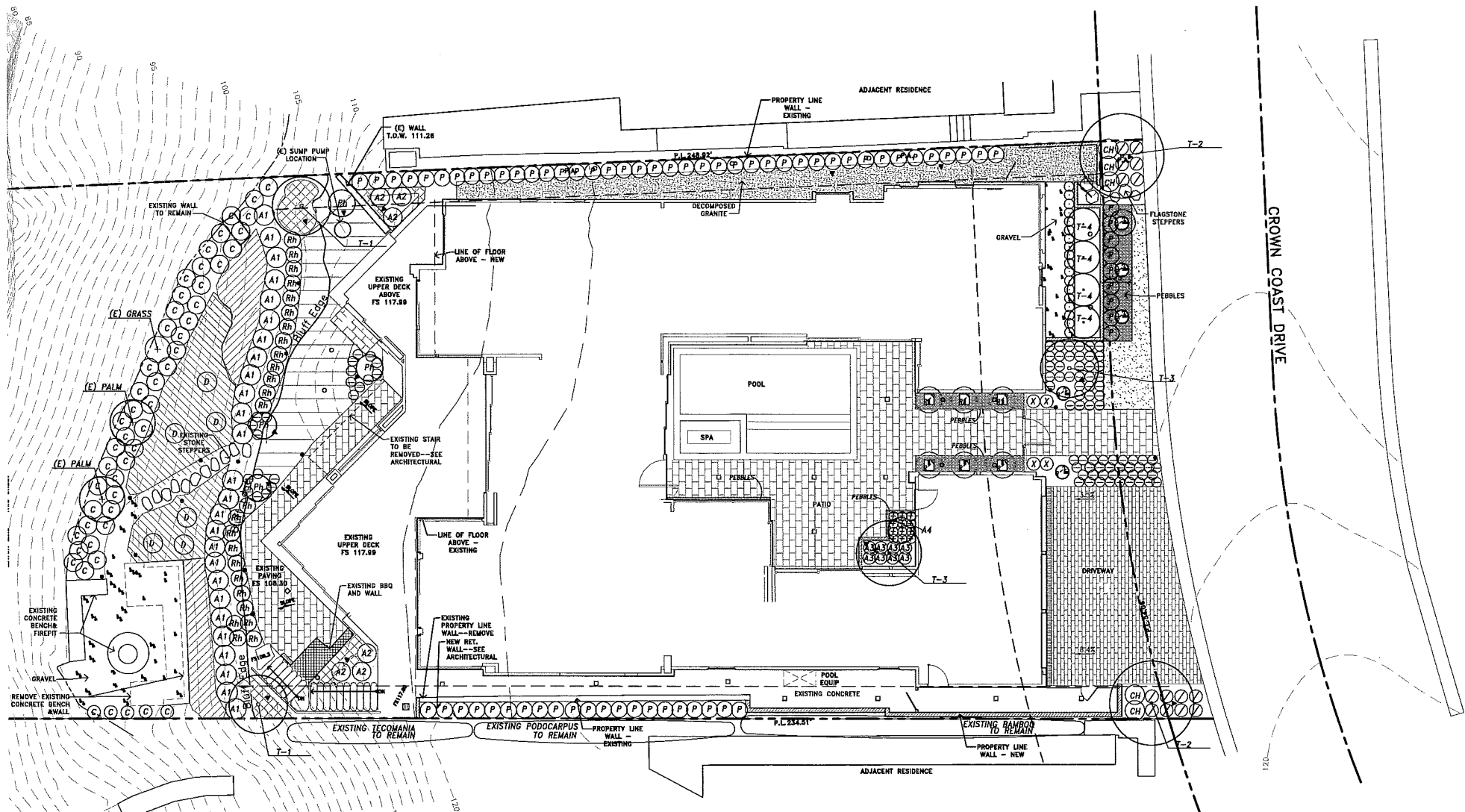
BURKE RESIDENCE
63 MONARCH BAY
Dana Point, Ca 92629



scale: 1/8" = 1'-0"
drawn: J. Leland
checked: J. Leland
date: 8-30-18
job: #
sheet: LC-1

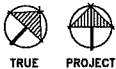
Private Gardens
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310.358.3338
info@privategardens.com
Elizabeth Leland, Registered Landscape Architect #43376

revisions	date:



LANDSCAPE PLANTING PLAN

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



PLANT LEGEND

Tree Height Note:
Arbutus and Olive trees shall be maintained at heights that do not interfere with views.

Symbol	Botanical Name	Common Name	Qty	Size	HxW
TREES					
T-1	Aloe barbereae	Tree Aloe	2	24" box	15'x10'
T-2	Arbutus unedo 'Multi'	Strawberry Tree	2	36" box	20'x15'
T-3	Olea Europa 'Swan Hill'	Fruitless Olive	2	36" box	20'x15'
T-4	Citrus Dwarf 'Meyer Lemon and Bears Lime'		4	24" box	6'x5'
SHRUBS/SUCCULENTS					
A1	Agave 'Blue Flame'		26	5 gal	
A2	Aloe ferox		6	5 gal	
A3	Aloe vera		8	5 gal	
A4	Fachyopodium lamerei	Madagascar Palm	1	15 gal	
○	Buxus 'Globe'	Globe Boxwood	14	5 gal	
○	Buxus 'Green Gem'	Hedge Boxwood	18	5 gal	
C	Carissa 'Tuttle'	Natal Plum	50	5 gal	
Ch	Chontropetalum tectorum	Cape Rush	5	5 gal	
D	Dasyllirion longissimum	Grass Tree	6	15 gal	
P	Ligustrum texanum 'Staked'	Wax Leaf Privet	70	5 gal	
Ph	Phormium cookianum	Mountain Flax	4	15 gal	
Rh	Rhapiolepis umbellata	Indian Hawthorne	20	5 gal	
○	Sesleria autumnalis	Auumn Moore Grass	89	1 gal	
○	Echiveria	Fire and Ice	12	1 gal	

GROUND COVER

	Baccharis ptilularis 'Twin Peaks'	Dwarf Coyote Bush	24	1 gal @ 18" o.c.
	Geanotus 'Yankee Point'	Mountain Lilac	16	5 gal @ 3' o.c.
	Trachelospermum jasminoides	Star Jasmine	45	5 gal @ 2' o.c.
	Dyamondia margaretae	Silver Carpet	10	flats @ 3' o.c.
	Artificial Turf--installed on a 6" road base, per manufacturer.			
	Pebbles			
	Decomposed granite			
	Gravel			

POTTERY--all pots to be connected to irrigation and lighting. Pottery finish: matte light grey.

Symbol	Qty/Pot Type	Filled with:
P-1	6'36"x24" SQUARE	Std. Ligustrum texanum
P-2	5'40"x20-22" tall urn	Buxus 'Globe'

Note: Provide potting soil, 1/4" crushed gravel.

PLANTING AND IRRIGATION NOTES

Call Dig Alert 1-800-227-2839 for utilities

Contractor to install all irrigation and plantings per plan or city codes. If installation deviates from the plan without proper authorization, the Landscape Architect assumes no liability.

In the event the L.A. does not perform any Construction Administration or Observation and does not participate in the installation or certification of the project, as it pertains to the approved landscape plans, the Landscape Architect assumes no liability.

Irrigation notes--NOT ALLOWED IN BLUFF TOP SETBACK

- All planting areas are to receive automatic irrigation with 90% coverage. Heads located in a triangular spacing pattern to accommodate this requirement.
- Equipment used shall be of state of the art equipment by name brand manufacturers, (i.e. Rainbird, Toro, Hunter, Irritrol) no off brand names accepted.
- Always locate valves in inconspicuous locations that can be screened by plant materials. Never locate in highly visible locations or that cannot be obscured by plants, preferably up against PL walls/fences or house wall and away from entrances or heavily traveled areas.
- All pots to be set up on irrigation system, using drip.
- Install all sprinklers on 6" risers next to buildings (or property line walls) 3" from the structures (when possible), to prevent moisture build up.
- All lawn/or flat groundcover areas to be irrigated with 3" pop ups and all shrub beds to be irrigated with 6" pop-ups, at front of beds. Pop-ups must be used adjacent to all paved areas.
- Provide brass hose bibs located at all four corners of the residence, unless otherwise existing. Place at a height of 12" min.
- Irrigation on slopes-top, middle and bottom heads need to be separated on valves. No Irrigation on Bluffs.
- Anti siphon valves shall be installed 12" above the highest heads.

Planting notes:

- All work to conform to applicable city codes.
- All plant material and workmanship shall be guaranteed for 90 days (perennials and shrubs), one year (trees).
- Contractor to inspect the site to verify all conditions prior to proceeding with work. Notify the owner if any inconsistencies occur.
- All trees and plants shall be subject to inspection and approval by owner's representative upon delivery to the site.
- Trees shall be planted 2-3" higher than the existing grade. The trunk flare and top root shall be visible. No soil shall be placed on top of the root ball. Take care not to bury the trunk with mulch.
- Tree and shrub locations on the planting plan are approximate and shall be verified or adjusted as directed by the L.A. or owner's representative.
- Fifteen (15) gallon and larger trees shall be double-staked perpendicular to prevailing wind or parallel to the street. Stakes shall be a minimum 7'-8" above grade, 3'-4" below and tied to the canopy for wind protection. Locate to prevent branch damage.
- Preparation of landscape areas per the following specifications:
Per 1000 s.f.
6 cu. yds. Organic amendment
30 lbs. Grow Power Plus
100 lbs. gypsum (used for clay soils)
Distribute the amendments over the planting area to a minimum depth of 2" and thoroughly incorporated into the soil to a depth of 4-6" prior to spotting plant material.
The above soil preparation materials and quantities are for general information. Soil analysis should be performed and soil shall be prepared in accordance with their recommendations.
- Shredded mulch within planter areas is required at a depth of 3" for shrubs and 1" for groundcover. Soil shall not be visible. Keep mulch 3" clear of tree or plant stem.

LOW VOLTAGE LIGHTING LEGEND:

NOTE: VERIFY ALL FINAL FIXTURE LOCATION PRIOR TO INSTALLATION. Plans indicate number and type of fixture only, location shown is approximate.

Owner to approve all fixture types and quantities specified before the final fixture installation.
FX Luminaire Low Voltage Exterior Lighting - all lights standard finish - bronze, unless specified otherwise. Avail. Through Ewing Irrigation

FIXTURE SYMBOL	MODEL NUMBER	Lumens	DESCRIPTION	QTY
▲	NP-ZD-6LED-BZ 279		Up light	12
●	QZ-1LED-BZ	62	Pottery light	10
●	BD-12R-10W		Path light-Copper	13
■	FX LX Lighting Transformer	150 watt	(The transformer shall be stainless steel Multi-Tap, with clock, sized to be 80% loaded. Location to be determined by owner. GFI outlet required.)	

LOW VOLTAGE LIGHTING SPECIFICATIONS

Low Voltage Landscape Lighting Installation Notes:

Standards: All work to be performed is to comply with the uniform building code, California Electrical Code Title 8, and all local codes and ordinances. Contractor shall possess all necessary licenses to complete described work and shall carry general liability and workman's compensation insurance. Contractor is to obtain all necessary permits to complete work described.

RECOMMEND - DBRY-6 Direct Bury Splice Kit

Recommend - waterproof connections are crucial to maximizing the life of the system. 3M's DBRY-6 are the recommended waterproof connectors for light fixtures. DBRY-6 connectors are available directly from FX Luminaire in bulk packs - Bulk 100 connectors (DBRY100) and 25 connectors (DBRY2X25).

Installation:

Direct burial cable: Cabling shown on plan is for fixture grouping only. Cable to be circuited and sized to provide a minimum of 10.5 volts and a maximum of 11.5 volts to all lighting fixtures. Refer to FX Luminaire Circuiting Guidelines included in with the transformer. Minimum underground low voltage cable is 12-gauge multi strand direct burial. Install cable along the edge of hardscape and mow strips when ever possible. Minimum cable depth is 8". Contractor is to install 1/2" PVC chase line sleeves with sweep corners for any cable run under hardscape or difficult to access areas such as at grade decks and high impact areas such as color planters that receive seasonal color changes. Leave 24" loops at all fixture locations for final adjustment.

Transformer:

Place an approved FX Luminaire 12 Volt transformer (12" above grade and level) in a convenient location and installed inconspicuously using plant materials or site features to obscure a direct view of their locations. Avoid locations that are accessible to children or in direct path of irrigation water. Transformer should be located as a hub so that cable runs will not exceed 100 feet. The transformer shall be FX Luminaire stainless steel Multi-Tap sized to be 80% loaded (240w on a MT-300). All wires leading to or from the transformer shall be in conduit sleeve that is firmly affixed to a mounting surface. All junction boxes shall be UL approved for wet locations.

LANDSCAPE AND PLANNING NOTES

- REFER TO CIVIL PLANS for grading and drainage information.
- REFER TO STRUCTURAL PLANS for all permitted items.
- FIELD VERIFY ALL UTILITY LOCATIONS.
- NO IRRIGATION DEVICES ARE TO BE LOCATED LANDWARD OF THE COASTAL BLUFF EDGE SETBACK
- ANY EXISTING IRRIGATION WITHIN THE COASTAL BLUFF EDGE SETBACK SHALL BE REMOVED
- ANY EXISTING ILLEGAL NON-CONFORMING ELEMENTS IN LOWER FIRE PIT AREA WITHIN BLUFF EDGE SETBACK SHALL BE REMOVED AS PART OF APPROVAL OF SUBJECT C.D.P.

Private Gardens

Landscape Architecture

33001 Chisandra Drive, Second Floor, Dana Point, CA 92629

Phone: (949) 261-1111 Fax: (949) 261-1112 Email: info@privategardens.com

Website: www.privategardens.com

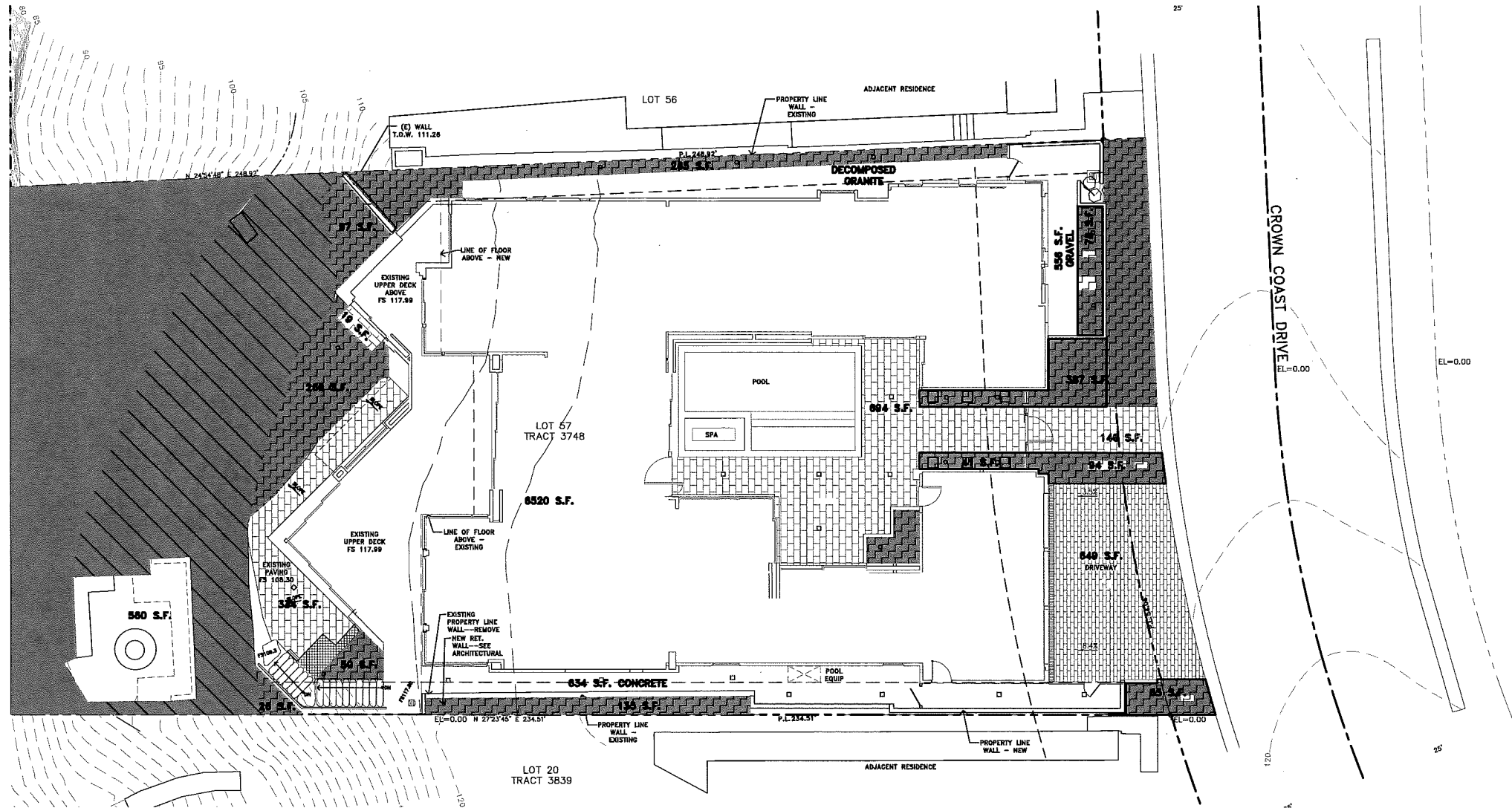
BURKE RESIDENCE
63 MONARCH BAY
Dana Point, Ca 92629



Scale: 1/8"=1'-0"
Drawn: [Signature]
Checked: [Signature]
Date: 8-30-18
Job #: [Blank]
Sheet: [Blank]

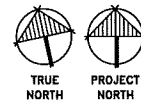
L-2

FOR CONTINUATION OF PROPERTY
AND BLUFF, SEE BELOW



LANDSCAPE OPEN SPACE/ REHABILITATED LANDSCAPE AREA

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



LANDSCAPE CALCULATION

HOUSE FOOTPRINT	+/-6485 S.F.	32%
PERVIOUS PAVED AREA	556 S.F.	3%
IMPERVIOUS PAVED AREA	3036 S.F.	15%
LANDSCAPE/ PLANTING AREA	10,053 S.F.	50%
LOT AREA	20,130 S.F.	
OPEN SPACE	+/-6887 S.F.	34%
NON IRRIGATED LANDSCAPE	+/-1578 S.F.	8%
IRRIGATED LANDSCAPE AREA	+/-1597 S.F.	8%

Prescriptive Compliance Option

Date: _____
Project Applicant: Mr. Peter Burke
Project Address:
Single Family Remodel
63 Monarch
Dana Point, CA 92657

Total Irrigated Landscape Area: SF
Project type: Private
Water supply: Potable
Turf: No

Applicant Contact Information:
Mr. Peter Burke
Address: _____
Phone: _____

"I agree to comply with the requirements of the prescriptive compliance option to the MWELCO."

Applicant's signature _____ Date: _____

1. Incorporate compost at a rate of at least 4 cubic yards per 1,000 SF to a depth of 6" into the landscape area.

2. Plant material shall comply with the following:
a. For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plan factor 0.3) for 75% of the plant area, excluding edibles and areas using recycled water.

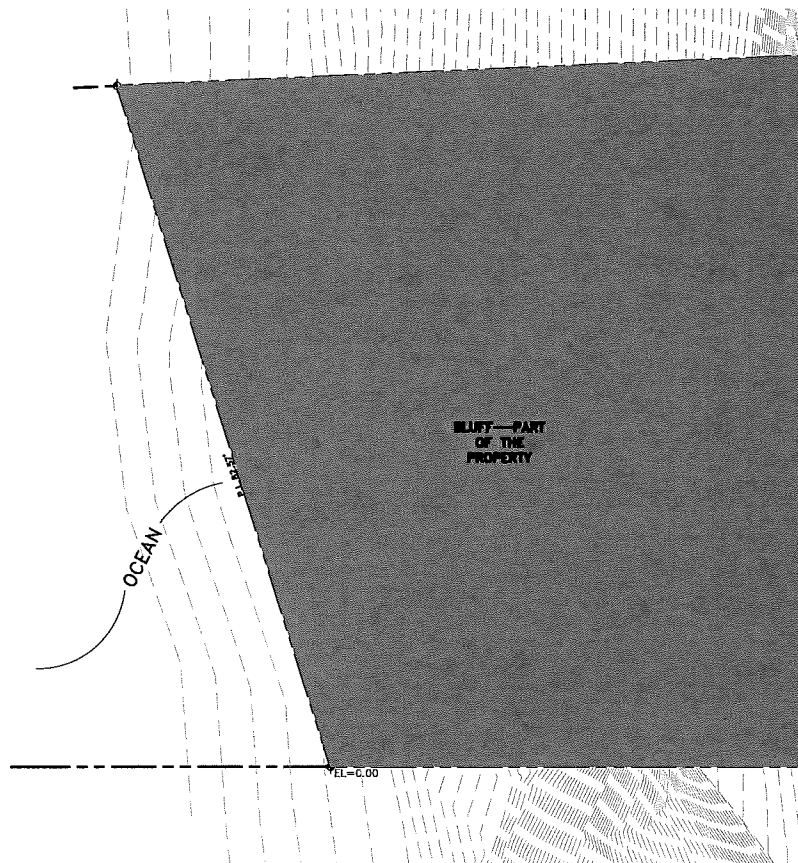
b. A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

3. There is no turf on this project

4. Irrigation systems shall comply to the following:

- Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.
- Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
- Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.
- Manual shut off valves (such as gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
- All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC802 2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

5. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.



Private Gardens

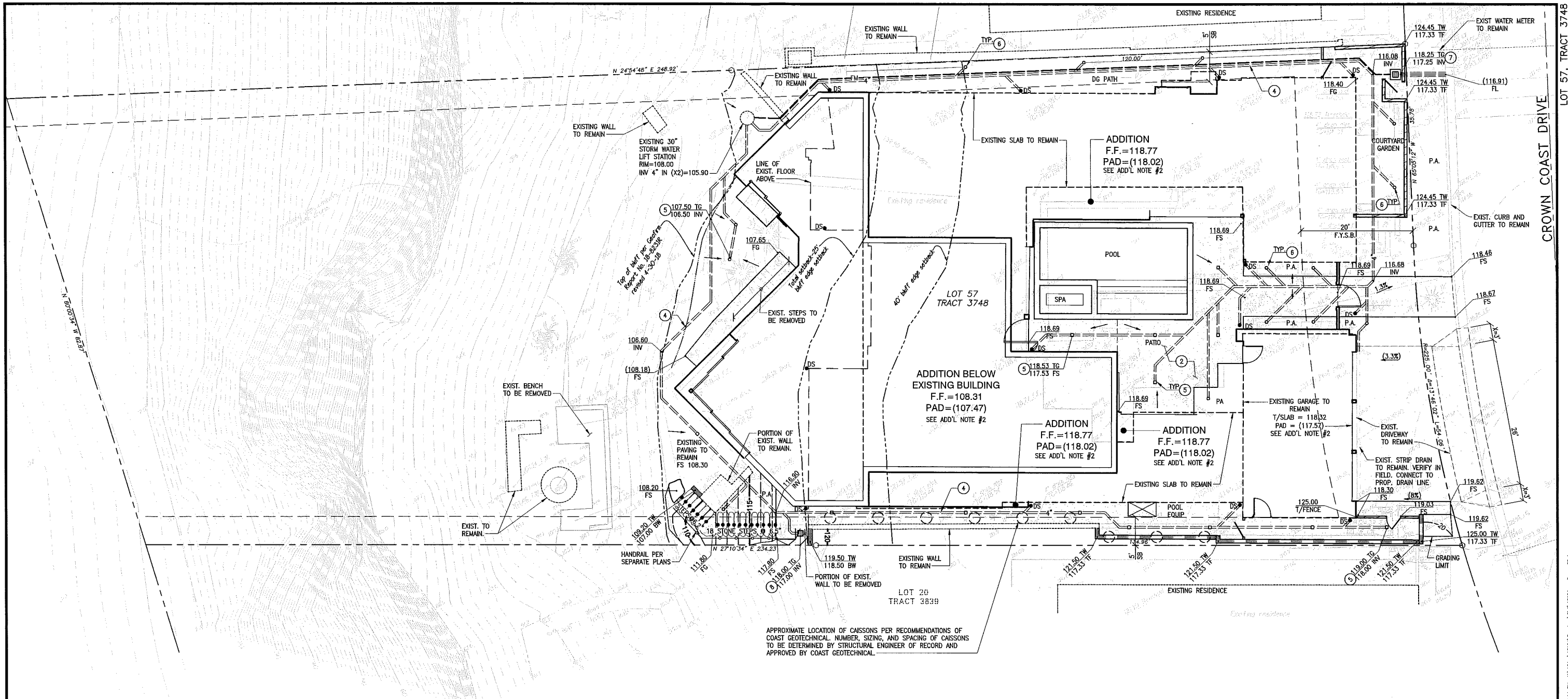
Landscape Architecture
35001 Cienega Drive, Second Floor, Dana Point, CA 92629
Tel: 949.441.1111
Email: info@privategardens.com
Website: www.privategardens.com

BURKE RESIDENCE
63 MONARCH BAY
Dana Point, Ca 92629



Scale: 1/8" = 1'-0"
Drawn: _____
Checked: _____
Date: 8-30-18
Job #: _____
Sheet: _____

L-3



APPROXIMATE LOCATION OF CAISSONS PER RECOMMENDATIONS OF COAST GEOTECHNICAL. NUMBER, SIZING, AND SPACING OF CAISSONS TO BE DETERMINED BY STRUCTURAL ENGINEER OF RECORD AND APPROVED BY COAST GEOTECHNICAL.

LEGEND

100	EXISTING CONTOUR	F.F.	PROPOSED FINISHED FLOOR
100	PROPOSED CONTOUR	GB	GRADE BREAK
100.00	SPOT ELEVATION	INV	INVERT OF PIPE
	PROPOSED CONCRETE PAVING	TG	TOP OF GRATE
FM	PROP. FORCE MAIN	P.L.	PROPERTY LINE
4"	PROPOSED STORM DRAIN	TW	TOP OF WALL
SUB	PROP. SUBDRAIN	TF	TOP OF FOOTING
	PROPOSED BEARING/RETAINING WALL	BW	BOTTOM OF WALL
	EXISTING SCREEN WALL	W.F.	WATER FEATURE
	PROPOSED SCREEN WALL	T.P.	TOP OF PILASTER
	PROPOSED RETAINING WALL	PAD	PROPOSED PAD ELEVATION
	GRADING LIMITS	T/SLAB	PROPOSED TOP OF SLAB
DS	DOWNSPOUT	FS	PROPOSED FINISHED SURFACE
	GEOGRID LIMITS	FG	PROPOSED FINISHED GROUND
	TREE BOX	P.A.	PLANTER AREA
		F.P.	FIRE PIT

CONSTRUCTION NOTES

- CONSTRUCT CONCRETE DRIVEWAY.
- CONSTRUCT CONCRETE HARDSCAPE.
- INSTALL 8" PRO SERIES CHANNEL DRAIN NDS 833 W/ TRAFFIC RATED GRATE NDS 837 OR EQUIVALENT.
- INSTALL 4" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.
- INSTALL 6" FLAT DRAIN NDS 40 W/ RISER & ADAPTOR.
- INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR.
- INSTALL 12" SQ. PRECAST DRAINBOX, BROOKS PRODUCTS CB1212.
- INSTALL 12" ATRIUM DRAIN NDS 1891 W/ RISER & ADAPTOR.

EARTHWORK ESTIMATE

EARTHWORK	CUT	FILL
EXCAVATION	655 CY	0 CY
EMBANKMENT		0 CY
OVEREXCAVATION/RECOMPACTION	30 CY	30 CY
EXPORT		655 CY
TOTAL	685 CY	685 CY

ADDITIONAL NOTES

- ALL ROOFS SHALL BE GUTTERED AND DOWNSPOUTS CONNECTED TO THE STORM DRAIN SYSTEM.
- PAD ELEVATIONS ARE BASED ON AN ASSUMED 5" SLAB ON GRADE OVER 2" OF SAND. ** CONTRACTOR TO VERIFY PAD W/ STRUCTURAL ENGINEER AND SOILS ENGINEER PRIOR TO GRADING.
- WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF THESE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, ADJACENT FOOTING SHALL BE DEEPEMED OR UTILITY CONSTRUCTED & BACKFILLED PRIOR TO CONSTRUCTION.
- FOR FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.
- RETAINING WALLS UNDER SEPARATE PLAN & PERMIT.
- PER THE SOILS REPORT, TYPE II CEMENT WITH A MAX W/C RATIO OF 0.50 IS RECOMMENDED.
- ALL RECOMMENDATIONS IN THE PROJECT SOILS REPORT PREPARED BY COAST GEOTECHNICAL, INC. (DATED MARCH 9, 2017) ARE CONSIDERED A PART OF THESE PLANS.
- ALL DRAINLINES SHALL HAVE A MIN. POSITIVE SLOPE OF 1% TOWARD OUTLET.

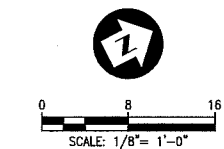
NOTICE TO CONTRACTOR REQUIRED CERTIFICATIONS / APPROVALS

In addition to any certifications required by the agencies having jurisdiction over this project, the following approvals from the Civil engineer of record are required:

- Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
- Location, size, and depth of all drain lines prior to backfill.

UTILITY NOTE:

PUBLIC SEWER, WATER AND STORM DRAIN INFORMATION SHOWN HEREON PER ROUGH GRADING PLAN AND IMPROVEMENT PLANS FOR TRACT NO. 3847



DEVELOPMENT STATISTICS

SITE AREA	0.46 AC.	20,215 S.F.
DISTURBED AREA	0.24 AC.	10,500 S.F.
IMPERVIOUS AREA		
PRE-PROJECT	0.20 AC.	8,757 S.F.
NEW OR REPLACEMENT	0.05 AC.	2,205 S.F.
POST-PROJECT	0.21 AC.	9,209 S.F.

REVISION	DESCRIPTION	APPROVED	DATE

SCALE:	DESIGNED:	DRAWN:	CHECKED:
N/A	A.V.	A.V.	C.R.
DATE:			
9/17/2018			
PROJECT NO.:			
16194			

PLANS PREPARED BY:	DATE:
TOAL ENGINEERING, INC.	5/7587
CIVIL ENGINEERING AND SURVEYING STORMWATER QUALITY	R.C.E. NO.
129 Avenida Nevada, Suite 200, San Clemente, CA 92673	
www.toalengineering.com	

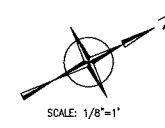
BENCHMARK
O.C.S.B.M.: 3P-31-86
DATUM: NAVD 88
ELEVATION: 193.947 FT.
ADJUSTED: 2004

APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT	DATE
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:	
CITY PLANNING DEPARTMENT	

PLANS REVIEWED BY:	DATE
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES	
33282 GOLDEN LANTERN, DANA POINT, CA 92629	
MATTHEW V. SINACORI, CITY ENGINEER	
RCE #59239 EXP. 06/30/17	
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	

CITY OF DANA POINT	C1
PRELIMINARY GRADING PLAN	PLAN CHECK NO.
63 MONARCH BAY DRIVE	
LOT 57, TRACT 3748	
APN: 670-121-64	1 OF 1 SHEETS

LOT 57, TRACT 3748
ORIGINAL SCALE: 1" = 100'
9/17/2018 4:54:14 PM N:\16194\Drawings\Civil\16194-Grading-02.dwg



DATE 1-25-17		H SCALE 1/8"=1'	
SURVEY DATE 1-17-17		V SCALE -	
DRILL	MSF	DWG NO	
CHD	-	TP-01	
AFPD	VM		
JOB NO. 16194		SHEET 1	OF 1

BENCHMARK NOTE:
OCSBM 39-054
ELEV=157.956
NAVDS8 DATUM, 2004 ADJ.

EASEMENT NOTE:
ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY
TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 58501609326-JFA
DATED MAY 17, 2015 UNLESS NOTED OTHERWISE.

1 ITEM 7 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR WATER
DISTRIBUTION SYSTEM AND APPURTENANCES AS DELINEATED OR AS OFFERED
FOR DEDICATION ON THE MAP OF TRACT 3148 IS BLANKET IN NATURE AND IS
NOT PLOTTED HEREON.