

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

DATE: JANUARY 28, 2019

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: TENTATIVE PARCEL MAP TPM18-0003, SITE DEVELOPMENT PERMIT SDP18-0020, AND ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS19-0001 TO PERMIT THE DEMOLITION OF THE EXISTING THREE-STORY STRUCTURE AND THE CONSTRUCTION OF A THREE-STORY, TRI-PLEX CONDOMINIUM ON A HILLSIDE CONDITION LOT WITH ATTACHED GARAGES, UNCOVERED PARKING, INCREASED HEIGHT RETAINING WALLS, AND REDUCED SETBACKS FOR THE SECOND AND THIRD FLOOR DECKS AND BALCONIES AT 33901 ROBLES DRIVE

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Tentative Parcel Map, Site Development Permit, and Administrative Modifications of Standards.

APPLICANT/OWNER: 33901 Robles, LLC

APPLICANT'S AGENT: David L. Bailey

REQUEST: Approval of a Tentative Parcel Map, Site Development Permit, and Administrative Modifications of Standards to allow the demolition of a three-story, single-family residence and the construction of a three-story, triplex condominium on a hillside lot with attached garages for each unit, uncovered parking, over height retaining walls, and reduced setbacks for the second and third story decks and balconies.

LOCATION: 33901 Robles Drive

Assessor Parcel Number (APN) 682-103-23

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius on January 18, 2019, published within a newspaper of general circulation on January 18, 2019, and posted on January 18, 2019, at Dana Point City Hall, the Dana Point and Capistrano Beach

Branch Post Offices, Dana Point Library, as well as on the City of Dana Point website.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the Project proposes construction of a triplex condominium.

ISSUES:

- Project consistency with the Dana Point General Plan and Zoning Code (DPZC).
- Project satisfaction of all findings required pursuant to the DPZC for approval of a Tentative Parcel Map (TPM), Site Development Permit (SDP) and Administrative Modifications of Standards (AMS).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject property is a 9,124 square foot lot improved with a 3,428 square foot, three-story, single-family residence that was constructed in 1957. The structure is legal nonconforming because it is 36.5 feet tall when 29 feet is maximum height allowed for a hillside condition lot, with a flat roof. The topography of the area is made up of steep sloping lots on both sides of the street with the residential structures built into the hillside (Supporting Document 3 – Site Photos). The surrounding properties contain varied residential development, including single-family, duplex, and multiple-family structures of which the majority are three-stories.

The subject property is zoned “Residential Multi-Family 14” (RMF-14), and is located outside the City’s Coastal Overlay District (the California Coastal Zone) and pursuant to the City’s adopted General Plan, is not cited as containing Environmentally Sensitive Habitat Area (ESHA).

DISCUSSION:

The project proposes to demolish the existing structure and construct a three-story, triplex condominium. The three proposed units are attached and approximately 2,225 square feet each with an attached two car garage. All of the units have the same internal floor plan configuration. The first floor includes a two car garage, storage area, entry, and elevator. The second floor is designed with the kitchen, living area, and outdoor deck. The third floor includes three bedrooms and an outdoor deck off of the master bedroom. Three additional uncovered parking spaces are provided at the front of

the structure. The back yard area would provide a common area for the use of all residents of the property.

The project is designed in a “U” configuration with the middle unit (unit 2) set back an additional 26 feet to break up the mass and create depth to the design. The architecture of the project is contemporary, with a façade surfaced in stucco, stone veneer, and glass. To convey the contemporary design, the front elevation is designed with long roof overhangs to function as covered decks.

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

Table 1: Compliance with RMF-14 Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Density	2,600 SF/Unit	3,041 SF/Unit	Yes
Front Setback	20 feet minimum	20 feet	Yes
Side Setbacks	5 feet minimum	5 feet	Yes
Rear Setback	15 feet	15 feet	Yes
Height	29 feet maximum* (Flat-3/12 roof pitch)	29 feet	Yes
Lot Coverage	60% maximum	49.8%	Yes
Floor Area Ratio	75% Maximum	74.87%	Yes
Private Open Space	200 SF/DU	200+SF/DU	Yes
Common Open Space	2,737 sq. ft. (30%)	2,911 sq. ft (32%)	Yes
Parking Required	6 covered, 3 uncovered	6 covered, 3 uncovered	Yes
Landscape	25 %	29%	Yes

* SDP is required to allow three-story flat-roofed structures (flat – 3/12 roof pitch) up to 29 feet

Site Development Permit

Hillside Condition / Three-Story Residential Design Requirements

Pursuant to Section 9.05.110(a)(4) of the Dana Point Zoning Code, the property qualifies as a “Hillside Condition” lot, possessing an average slope of 25 percent. The hillside condition allows for a three-story design and a 29 foot height limit (for roofs with less than a 3/12 pitch), with the approval of a Site Development Permit. The provision also stipulates the design requirements which are discussed below.

Specific hillside condition design requirements of the DPZC and the project’s

compliance are as follows:

1. *Additional average setback on upper floors (Subsection 9.05.110 [a][4][B]).* New dwellings proposing three-stories must provide additional setbacks at the second (five feet) and third level (10 feet) from the street level of the structure.

The structure is designed in a “U” configuration by locating unit two 26 feet from the front of the structure to reduce the massing and visual bulk of the structure. The second and third floors for units one and three are stepped back to further reduce massing and comply with the additional setback requirements (see table below). As illustrated, the living area for units one and three provides a larger setback area than what is required (see table below). Unit two is cantilevered over the garage on the upper floors to obtain additional living area because of the “U” configuration of the structure. The second and third-floor living areas provide the required average area setback required per Section 9.05.110(a)(4) while providing a design that elevates the architectural character of the neighborhood. Graphic 1 below, illustrates the architectural design and various setbacks of the project to comply with the design requirements.

Per Section 9.05.110(a)(4) of the DPZC, the decks/balconies are also subject to the additional setback requirements to reduce the massing of three-story structures. Projections into the setback areas are allowed; however, the encroachments must comply with Section 9.05.080 which allows balconies to encroach 30 inches into the additional setback areas. The applicant is requesting an AMS to increase the deck and balcony encroachments, which is discussed in the AMS section of the report.

Graphic 1: Building Setbacks and Configuration



2. *Reduction in grading (Subsection 9.05.110 [a][4][E]):*

The project is designed with stepped retaining walls and a partially subterranean first floor to reduce the grading for the project. The driveway is proposed at the maximum 10 percent slope to reduce the amount of grading at the front of the property. Public

Works has reviewed the project and confirmed the design results in a reduction in grading.

3. *Story pole staking (Subsection 9.05.110 [a][4][G]):*

A staking plan was approved by the Planning Division, and the proposed project was staked in accordance with the approved plan. A certification of compliance was completed on January 17, 2019, and is provided as Supporting Document 5.

Increased Retaining Wall Heights

Per Section 9.05.120(d)(2) retaining walls that exceed 30 inches in height require the approval of a Site Development Permit. Many of the surrounding properties are constructed with over height walls to address the steep topography. The subject property's 25 percent slope results in a request for retaining walls over six feet tall along the side and rear property lines to address the topographical conditions of the property. The project is proposing over height retaining walls at the following locations:

1. The side property lines (north and south) require retaining walls to create a flat building pad and retain the grades of the adjacent properties. The south retaining wall would have an overall height of seven feet and would taper down to grade as it approaches the front of the structure. The north retaining wall would have an overall height of 16 feet and steps down to three feet towards the front of the structure.
2. Two retaining walls are proposed at the rear of the property to create the pad for the new structure, provide a flat rear yard area, and to reduce the slope of the driveway to comply with the maximum 10 percent grade. The two retaining walls would have a combined height of 15 feet. A two-foot separation would be provided to break up the vertical massing and allow plant material to soften the aesthetics of the wall. The topography of the area and the location of the walls behind the structure should limit their visibility from the street.

Parking Stalls Setback Reduction

Per Section 9.35.060(c) all parking is to be located out of the required front yard setback area; however, a deviation from the parking setbacks is allowed with the approval of an SDP (per Section 9.35.110(a)(3)). The DPZC acknowledges that many sites have unique topographies and configurations and therefore allows these standards to be tailored based on site conditions. The project is proposing to locate three uncovered spaces 10 feet from the front property line as a result of the challenging topography of the site. The parking areas would be landscaped to soften the view of the vehicles from the street. The three uncovered parking spaces are side entry and located to the north and south of the driveway in order to not impede vehicle circulation and reduce the

visual impact from the street.

The project complies with the additional findings (per Section 9.35.110(b)(2)) as the “U” configuration creates a superior parking and architectural design by creating two side entry garages to reduce the number of visible garages from the Right-of-Way. The parking configuration is a superior design because the majority of structures on Robles Drive have street facing garages which creates a repetitive design theme and requires vehicles to back into the street, whereas the project would allow vehicles to enter the street traveling forward. Additionally, the second and third-floor setbacks along the front elevation in conjunction with the building configuration is a unique design and reduces massing. The project complies with the intent and purpose of the parking standards because the design improves vehicle circulation, reduces the size of the curb cut for the street to allow for more public street parking, and reduces the visible garages from the street.

Section 9.71.050 of the DPZC stipulates the standard four (4) findings to approve a Site Development Permit:

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

Section 9.35.110(b)(2) of the DPZC stipulates two additional findings that must be made in addition to the four findings required by Section 9.71.050 to approve a reduction in the required parking setback.

1. *That the proposed modifications to the parking and loading standards result in a project which is of a superior design quality and functionality as compared to the project which could have been built under the existing regulations; and*
2. *That the proposed parking and loading facilities, as conditioned, comply with the intent and purpose of the parking and loading regulations.*

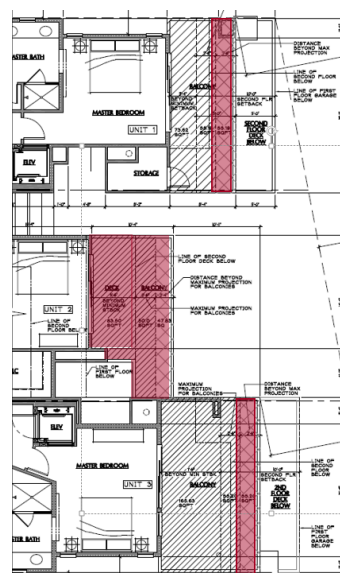
The required findings are articulated in the attached draft Resolution identified as Action Document 1.

Administrative Modifications of Standards

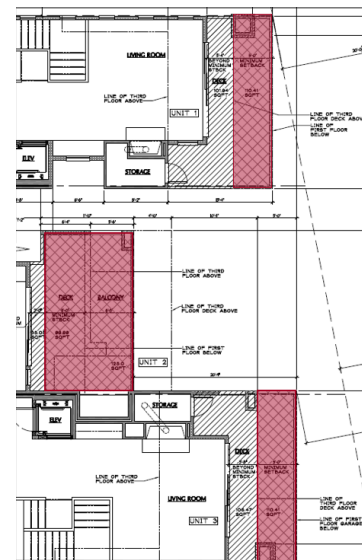
Per Section 9.61.090 of the DPZC projects can request an Administrative Modification of Standards (AMS) for minor deviation from setbacks, floor area, landscaping, or distance between buildings, if the property is constrained due to lot size, shape, location, or physical constraints. Under the Hillside Ordinance (Section 9.05.110(a)(4)) the second and third-floor living areas and decks/balconies are subject to increased setbacks to reduce the massing of three-story structures. The project is requesting a deviation from the additional setback requirement for the second and third-floor decks and balconies because the steep topography reduces the buildable area of the lot.

The amount of encroachment for second-floor decks and third-floor balconies ranges as a result of the structure's architectural design. The project is proposing an average encroachment of 5.8 feet to provide additional outdoor living area for the three units. To mitigate the encroachments, the structure's design includes a "U" configuration, second and third-floor setbacks, and glass railings to reduce the vertical obstructions and massing of the project. Graphic 2 illustrates the requested encroachments proposed.

Graphic 2: Deck & Balcony Encroachments



Third Floor Balconies



Second flood decks

While the project is requesting an AMS, the project's design complies with the intent of Section 9.05.110(a)(4) to reduce the massing of the three-story structure. Staff has surveyed the neighborhood (Supporting Document 4) and identified a majority of the residential development on Robles Drive are three-stories with little to no setbacks for the second and third-floor living areas and/or decks; therefore, the request would not grant a special privilege.

Section 9.61.090 of the DPZC stipulates a minimum of four (4) findings to approve a Administrative Modifications of Standards:

1. *That there are practical difficulties or unnecessary hardships created by strict application of the Zoning Code due to physical characteristics of the property; and*
2. *The administrative modification does not constitute a grant of special privileges which are not otherwise available to surrounding properties in similar conditions and will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity; and*
3. *The administrative modification places suitable conditions on the property to protect the public health, safety, and welfare and surrounding properties.*
4. *For development within the coastal zone, that the administrative modification would not result in significant adverse impacts either individually or cumulatively to coastal access/recreation opportunities or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.*

The recommended findings for approval of the AMS are outlined in the draft Resolution No. 19-01-28-XX, attached to this report as Action Document 1.

Tentative Parcel Map Move

Per the Subdivision Map Act a Tentative Parcel Map is required to legally subdivide the lot to allow the individual sale of the three proposed condominiums. Per Section 7.02.110 of the Dana Point Municipal Code (DPMC) the project must comply with all of the applicable development standards to permit condominiums. As identified in Table 1, the project complies with all of the density, lot coverage, FAR, Height, and open space requirements for the RMF-14 zoning district, with the exception for the requested AMS for the increased deck/balcony projections.

The maintenance standards and responsibilities of individual, common, and association interest areas, retaining walls, and parking would be defined and described in the covenants, conditions, and, restrictions (CC&R's) required as conditioned in the attached draft resolution.

Pursuant to Municipal Code Section 7.05.060 Tentative Parcel Map shall be approved or conditionally approved if the Subdivision Committee/Planning Commission makes the following findings:

1. That the proposed map is consistent with the City's General Plan;
2. That the design and improvement of the proposed subdivision is consistent

with the City's General Plan;

3. That the site is physically suitable for the proposed type of development;
4. That the requirements of the California Environmental Quality Act have been satisfied;
5. That the site is physically suitable for the proposed density of development;
6. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;
7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems;
8. That the design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment or acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and these will be substantially equivalent to ones previously acquired by the public;
9. That the design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to Section 7.05.055;
10. That the subdivision is not located in a fee area or, if located in a fee area, the subdivider has met the requirements for payment of the applicable fees or the subdivision would not allow development of a project which would contribute to the need for the facility for which a fee is required;
11. That the subdivision is located in an area which has access to adequate utilities and public services to support the development proposed within the subdivision or that the subdivision includes the provisions and improvements necessary to ensure availability of such utilities and services.

The recommended findings for approval of the TPM are outlined in the draft Resolution No. 19-01-28-XX, attached to this report as Action Document 1.

CORRESPONDENCE: To date, no correspondence has been received concerning the subject project. The property is not located within a homeowner's association (HOA).

CONCLUSION: Staff finds that the subject project is consistent with the policies and

CONCLUSION: Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan and Zoning Ordinance. Staff recommends the Planning Commission adopt the attached draft resolution, approving TPM18-0003, SDP18-0020, and AMS19-0001 subject to findings and conditions of approval.



John Ciampa
Senior Planner



Matt Schneider, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 19-01-28-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Neighborhood Photos
5. Story Pole Staking Certification
6. Renderings of Project
7. Project Plans

Action Document 1

Draft Planning Commission Resolution No. 19-01-28-xx

RESOLUTION NO. 19-01-28-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP TPM18-0003, SITE DEVELOPMENT PERMIT SDP18-0020, AND ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS19-0001 TO PERMIT THE DEMOLITION OF THE EXISTING THREE-STORY STRUCTURE AND THE CONSTRUCTION OF A THREE-STORY, TRI-PLEX CONDOMINIUM ON A HILLSIDE CONDITION LOT WITH ATTACHED GARAGES, UNCOVERED PARKING, AND INCREASED HEIGHT RETAINING WALLS LOCATED WITHIN THE RESIDENTIAL MULTIPLE-FAMILY (RMF-14) ZONING DISTRICT AT 33901 ROBLES DRIVE

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

WHEREAS, 33901 Robles LLC. ("Applicant") is the owner of real property commonly referred to as 33901 Robles Drive (APN: 682-103-23) (the "Property"); and

WHEREAS, the Applicant filed a verified application for a Tentative Parcel Map, Site Development Permit, and Administrative Modification of Standards for construction of a three-story, tri-plex condominium on a hillside condition lot with attached garages, uncovered parking, and increased height retaining walls at the Property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the Project proposes construction of a triplex condominium with accessory site improvements; and

WHEREAS, the Planning Commission did, on the 28th day of January, 2018, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Tentative Parcel Map TPM18-0003, Site Development Permit SDP18-0020, and Administrative Modification of Standards AMS19-0001.

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.
- B. Based on the evidence presented at the public hearing, the Planning

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 2

Commission adopts the following findings and approves Tentative Parcel Map TPM18-0003, Site Development Permit SDP18-0020, and Administrative Modification of Standards AMS19-0001, subject to conditions:

Findings:

Tentative Parcel Map TPM18-0003

1. That the proposed map is consistent with the City's General Plan **in that it satisfies the intent of the Land Use Element Goal 1 pertaining to balanced development for the City, which states, "Achieve a desirable mixture of land uses to meet the residential, commercial, industrial, recreational, open space, cultural and public service needs of the City residents."**
2. That the design and improvement of the proposed subdivision is consistent with the City's General Plan **in that the proposed density and design conforms to the applicable City standards and policies related to residential development for the General Plan Land Use Designation "Residential 7-14 DU/AC", and the proposed subdivision will provide individual and common interest and responsibility areas as further articulated in the Conditions, Covenants and Restrictions (CCR's), and final condominium map required as conditioned in this Resolution.**
3. That the site is physically suitable for the proposed type of development **in that the property is of a reasonable shape, size, and topography to accommodate a residential condominium subdivision for the three (3) dwelling units, three (3) garages, three (3) uncovered parking spaces, and retaining walls.**
4. That the requirements of the California Environmental Quality Act have been satisfied **in that project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the development of a triplex condominium with accessory structures on site.**
5. That the site is physically suitable for the proposed density of development **in that the project is in compliance with all of**

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 3

the applicable development standards, with the exception of the AMS to deviate from the deck and balcony setbacks and the SDP to increase the retaining walls height and locate the guest parking in the required front yard setback. The site is large enough to accommodate the proposed density and land area requirements for the three (3) dwelling units, three (3) garages, three (3) uncovered guest spaces, and retaining walls proposed for development on the site.

6. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife habitat in that the subdivision is located within an urbanized area within the Lantern Village community of the City and on a site proposed for development and does not contain special status habitat.
7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems in that the proposed development and condominium subdivision conform to their requisite development standards and subdivision code requirements, respectively. Additionally, best management practices (BMP's) will be implemented before, during and after construction activities take place. Therefore, the design of the subdivision and proposed improvements are not likely to cause serious public health problems.
8. That the design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment or acquired by the public at large for access through or use of property within the proposed subdivision in that through review of the application it has been confirmed that the project is not located or in conflict with any easements of record.
9. That the design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations in that the subdivision creates individual ownership opportunities for the three-unit development, which was designed in conformance with the RMF-14 Zoning District standards.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 4

10. That the subdivision is not located in a fee area, or if located in a fee area, the subdivider has met the requirements or payment of the applicable fees or the subdivision would not allow development of a project which would contribute to the need for the facility for which a fee is required **in that all applicable fees will be collected prior to issuance of construction permits for the project or will be collected prior to issuance of a certificate of occupancy for any of the units, and the creation of the condominium subdivision will not create the need for additional public facilities.**
11. That the subdivision is located in an area which has access to adequate utilities and public services to support the development proposed within the subdivision or that the subdivision includes the provisions and improvements necessary to ensure availability of such utilities and services **in that public utilities and services are currently provided to adjacent improved properties and the applicant shall furnish a "Will Serve" letter from each of the requisite utility and public service companies prior to building permit issuance.**

Site Development Permit 18-0020

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that the subject Project complies with the setback, lot coverage, private/common open space, and landscape standards for the RMF-14 zoning district, with the exception of the AMS to second and third floor decks and balconies to encroach into the additional setbacks of the structure and the SDP for the increased retaining wall heights and to located uncovered guest parking in the front yard setback. The development complies with the density requirements of the RMF-14 zoning district and the 29 foot height requirement for a hillside condition lot. The unique topography of the site on the sloping lot creates a need for the deviations from some of the development standards to increased retaining walls, locating guest parking in the front yard setback, and projecting the balconies into the additional required setbacks for the second and third floors.**
2. That the site is suitable for the proposed use and development in

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 5

that the proposed triplex condominium complies with the minimum lot area requirements of one unit per 2,600 square feet of lot area given the property is 9,124 square feet and has sufficient area to accommodate the triplex. The RMF-14 zone allows for a triplex use on the subject property. The units comply with the allowed setbacks, lot coverage, common/private open space, and landscape standards for the RMF-14 zoning district. The size and scale of the development is consistent and compatible with the neighborhood. The increased height of the retaining walls is justified because of the topography of the site and the adjacent properties. The reduced setback for the uncovered guest parking is necessary because of the 25 percent slope of the site. The deck and balcony projection into the additional required setback, as identified in Section 9.05.110(a)(4), is justified the topography limits the buildable area of the and pushes the structure behind the 20 foot front yard setback. The project is consistent with the size and scale of the developed neighborhood.

3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines. The modern design of the project is in character and scale with the neighborhood. Section II.C Architectural Character of the City's Design Guidelines requires "Larger buildings should be designed to reduce their perceived height and bulk by segmenting their mass into smaller parts." The project achieves this design requirement of the Design Guidelines with the "U" configuration and stepping back the second and third floors to reduce the massing of the structure.
4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style in that the project is a contemporary design that is consistent with the mix of architectural styles in the neighborhood. The design of the project complies with the density and setback requirements of the Zoning Ordinance and General Plan. The additional setbacks for the second and third floors and "U" configuration of the structure reduces the massing to improve the design of the project without impacting the privacy of the adjacent properties. The increased wall heights will address the steep topography of

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 6

the site and adjacent properties. The guest parking in the setback will be side entry spaces bordered with landscaping to reduce the visual appearance of the spaces. The second and third floor decks and balconies that encroach into the additional setback areas meet the intent of Section 9.05.110(a)(4) in that the project design reduces the massing of the structure.

5. That the proposed modifications to the parking and loading standards result in a project which is of a superior design quality and functionality as compared to the project which could have been built under the existing regulations **in that the project's "U" configuration allows two side entry garages which reduces the number of visible garages for the structure. The parking configuration is a superior design because the majority of development on Robles Drive have street facing garages. The "U" configuration in conjunction with the with stepped back upper floors is another element of the project that is a superior design because the project creates a new building configuration that does not exist in the area and breaks up the mass and bulk of the structure.**
6. That the proposed parking and loading facilities, as conditioned, comply with the intent and purpose of the parking and loading regulations **in that the project improves vehicle circulation, reduces the size of the curb cut for the street to allow for more public street parking, and reduces the visible garages from the street.**

Administrative Modification of Standards 19-0001

1. That there are practical difficulties or unnecessary hardships created by strict application of the Zoning Code due to physical characteristics of the property **in that the topography of the site is a hardship for the property because it limits the buildable area of the lot due to required driveway grade which pushes a portion of the building area behind the front yard setback. The projection of the decks and balconies on the second and third floors with glass guardrails allow the project to create additional outdoor living area without creating additional massing.**
2. The administrative modification does not constitute a grant of

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 7

special privileges which are not otherwise available to surrounding properties in similar conditions and will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity **in that the majority of the street is comprised of three story structures which do not comply with the additional setback requirements identified in Section 9.0.110(a)(4) of the DPZC for living areas and decks/balconies on the second and third floors.**

3. The administrative modification places suitable conditions on the property to protect the public health, safety, and welfare and surrounding properties **in that the project is conditioned to ensure the proposed building, decks, and balconies are accurately located before construction to ensure they are placed in the exact location identified on the approved plans. The project is conditioned to ensure the plans comply with the Building Code and that all of the best management practices are conducted during the construction process.**

Conditions:

A. General:

1. Approval of this application permits the construction of a new, three-story triplex condominium on a hillside condition lot with attached garages, uncovered parking, and increased retaining wall heights (pursuant to submitted plans on file) at 33901 Robles Drive. Subsequent submittals for this Project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan and Zoning Code.
2. This conditionally approved tentative map shall expire two (2) years after its conditional approval unless the Applicant/subdivider requests an extension in writing prior to the expiration date, and the Subdivision Committee/Planning Commission grants the extension request in accordance with all provisions outlined in Subdivision Code Section 7.05.075.
3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 8

approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

4. The application is approved 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 plans, the Director may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.
7. The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 9

8. 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.
9. 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.
10. 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.
11. The applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.
12. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, telephone and cable television services.
13. All proposed utilities within the project shall be installed underground. An approved SDG&E work order and undergrounding plan is required prior to building permit issuance.
14. The applicant shall obtain all applicable permits for the proposed improvements, including any that may be required from outside agencies.
15. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.
16. Prior to any submittal to the City of Dana Point, an address assignment shall be submitted to the Public Works Department for the addresses of the proposed development units.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 10

17. This resolution shall be copied in its entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Dana Point Building/Safety Division for plan check.

C. Prior to approval of the final parcel map the applicant shall meet the following conditions:

18. A Final Map shall be submitted for review and approval in accordance with requirements of the Public Works Department and Community Development Department. The final map must be in substantial compliance with Tentative Parcel Map TPM2018-173, as determined by the Director of Community Development, the Director of Public Works, and the City Engineer. Said map shall be prepared as required by the City of Dana Point Subdivision Code.
19. All taxes and fees shall be paid to the County of Orange and the County Treasurer-Tax Collector's Certificate shall be signed.
20. All existing and proposed easements shall be shown and labeled on the Final Map clearly indicating the easement ownership, location, purpose and width. A copy of the recorded easements shall be included along with the plan submittal for review by the City Engineer. The Final Map shall also include a note to identify any easements proposed to be vacated with the Map.
21. Utility easements shall be provided to the specifications of the appropriate utility companies and subject to review and approval by the Director of Public Works.
22. The applicant shall submit the Final Map to the County of Orange for review and approval. A copy of the approval shall be submitted to the Public Works Department.
23. The Final Map shall clearly state that the subdivision is for condominium purposes.
24. Applicant shall provide to the City a copy of a current title report not less than six months old and any other survey documentation in relation to the subject subdivision.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 11

25. The applicant shall submit a copy of the proposed CC&R's and Articles of Incorporation of the Owners' Association(s) for review and approval by the Directors of Public Works and Community Development and the City Attorney. The CC&R's shall be recorded with the Final Map and shall include:
- a. A statement that prohibits amendment of the document without review and approval by the City Attorney, the Directors of Public Works and Community Development, and the City Engineer at any time prior to or preceding recordation of the Final Parcel Map.
 - b. A method to ensure resolution of any disputes regarding maintenance of any commonly held portions of the lot, any common walls, or disputes regarding the maintenance of the proposed structures shall be included in CC&R's.
 - c. A method to ensure proper maintenance of the common walls in the development, specifically walls between units.
 - d. Reflect common access easements, and maintenance responsibility of all recreation areas, common walls, access ways, parking areas, landscaping and grounds by the parties common to the CC&R's.
 - e. An acceptable means for maintaining the easements within the subdivision and to distribute the cost of such maintenance in an equitable manner among the owners of the units within the subdivision.
 - f. Require a private drainage easement and maintenance agreement for all existing and proposed storm drain facilities and appurtenant structures. Said easement and agreements shall address existing drainage conditions, cross-lot drainage, and any easement documents.
 - g. Provisions which prohibit any obstructions within any fire protection access easement and shall also require approval of the Fire Chief for any modifications; such as control gates, or changes in parking plans.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 12

- h. Clearly assign maintenance responsibility of the Owners' Association(s) for landscaping, irrigation and other improvements installed on City property for the benefit of the Project.
 - i. Implement and Maintain all structural and non-structural improvements and Best Management Practices (BMPs).
- 26. The applicant shall be responsible for the payment of any City fees related to the review and approval of CC&R's for the condominiums.
 - 27. The applicant shall submit evidence of the availability of an adequate water supply for fire protection for review and approval by the Fire Chief. A copy of the documentation shall be submitted to the Public Works and Engineering Department.
 - 28. The applicant shall submit "will serve" letters from the applicable water and sewer districts.
 - 29. The approved Fire Master Plan shall be submitted to the City of Dana Point Public Works Department.
 - 30. Prior to the recordation of a subdivision map, a note shall be placed on the map stating that all residential structures shall be protected by an approved automatic fire sprinkler system.
 - 31. All monuments shall be set, or a security provided, to ensure all monuments will be set in accordance with the County of Orange and City of Dana Point standards.
 - 32. The applicant/owner shall submit a preliminary Condominium Map to the Public Works Department and Community Development Department for review and approval prior to Parcel Map recordation.
 - 33. The applicant shall submit, to the Public Works and Engineering Department, a copy of the recorded Final Map as approved by the City Council and recorded with the Office of the County Recorder.
 - 34. The applicant/owner shall submit a set of improvement plans for SCWD's review and approval in determining the conditions necessary for providing water and sanitary sewer service to the project.
 - 35. No public water main or public water facilities shall be installed

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 13

outside the public right-of-way or in private roadways, driveways, alleys or paseo areas.

36. The following minimum horizontal clearances shall be maintained between proposed water main and other facilities:

10-ft minimum separation from sanitary sewer mains and laterals

5-ft minimum separation from all other utilities, including storm drains, gas, and electric.

B. Prior to Issuance of a Grading Permit:

37. The applicant shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
38. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
39. The applicant shall submit an application for shoring as needed, to the Building Department. In the event shoring is required a separate permit submittal shall be made to the Building Department for review and approval. All shoring permits shall be issued concurrently with the grading permit.
40. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The Landscape plan shall be in accordance with the approved grading plan, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
41. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
42. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 14

may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.

43. The Applicant shall submit a Final Landscape Plan for review and approval by both the Planning Division and the Public Works/Engineering Department. The Landscape plan shall be in substantial conformance with the approved grading plan, City of Dana Point Municipal Code, Grading Manual and Municipal Separate Storm Sewer Systems (MS4s) Permit.

C. Prior to Issuance of a Building Permit:

44. The Parcel Map shall be recorded prior to the issuance of a Building Permit for condominium construction.
45. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
46. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.
47. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
48. 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

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 15

reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.

49. In the event shoring is required the as-graded geotechnical report shall include all shoring activities. The report shall state that shoring activities of the site, are completed in conformance with the recommendations of the preliminary geotechnical report.
50. The private fire and protection system shall be provided and shown on plans submitted to SCWD and OCFA. The Point of Connection of the private fire protection system to the public water system shall be determined by SCWD. The fire service connection shall be designed and installed in accordance with the SCWD standards and approved aboveground backflow prevention assembly shall be installed.
51. A private sanitary sewer system with a lift station for collection and pumping of the project's sewer flows shall be provided and shown on plans submitted to SCWD. Provisions for the ongoing maintenance and operation of the private sanitary sewer system and lift station (including billing) shall be the responsibility of the owner/developer and included and recorded in the Master CC&Rs for the project. The POC of the private sanitary sewer system to the public sanitary sewer system shall be determined by SCWD.
52. The reduced pressure principle type backflow prevention devices shall be installed on every domestic water and irrigation service, in accordance with SCWD.
53. All backflow equipment shall be privately owned and located above ground outside of the street right-of-way on private property in a manner fully screened from all public streets and alleys. Said information shall be specifically shown on plans and approved by SCWD. The property owner shall be responsible for all annual testing, ongoing maintenance and repairs for all backflow

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 16

equipment.

54. All requests for new water services, sanitary sewer connections, backflow equipment, or fire lines, as well as any modifications, relocations, or abandonments of existing water services, sanitary sewer connections, backflow equipment, and fire lines, shall be coordinated and permitted through SCWD.
55. All existing water services and sanitary sewer laterals shall conform to current SCWD standards. Any water service and/or sanitary sewer laterals that does not meet current standards shall be upgraded if continued use is necessary or abandoned if the existing service is no longer needed. The owner/developer shall be responsible for the costs to upgrade or to abandon any existing water service or sanitary sewer later.
56. The developer/owner shall submit to SCWD an estimate of the maximum fire flow rate and maximum day and peak hour water demands and sanitary sewer flows for the project. This information will be used to determine the adequacy of the existing water system to provide the estimated water demands and the existing sanitary sewer system to provide the estimated water demands and the existing sanitary sewer system capacity to handle the estimated sanitary sewer flows. Any off-site water system or sanitary sewer systems improvements required to serve the project shall be the responsibility of the developer/owner and done in accordance with SCWD Ordinances, rules and regulations.
57. Individual domestic water service connections will be required for each parcel or residential, commercial, industrial unit. all water meters shall be installed within the public right-of-way.
58. The landscape irrigation system shall be designed to be recycled water ready. The applicant shall contact SCWD for recycled water system requirements and specific water conservation measures to be incorporated into the landscape irrigation plans.
59. Minimum roofing classification must be Class "A"
60. Provide building code analysis showing conformance to the Chapter 3 and 5 of the CBC. Specify occupancy groups, type of construction, location of property, actual and allowable floor area, building height number of stories, and conforming exiting.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 17

61. Plans must include occupant load analysis and provide an exit plan to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
62. Plans must clearly identify the location of Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
63. Third party inspection by an independent certified deputy inspector for fire-stopping, fire-resistant penetrations and joints are required.
64. 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.
65. 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, fcof 4500 psi.
66. Plans shall show compliance and indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
67. In Group R occupancies (2 units or more) wall and floor-ceiling assemblies separating dwellings units or guest rooms for each other and from public space such as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.
68. Approvals are required from;
 - Planning Division
 - Public Works
 - OCFA
 - SCWD
 - SDG&E service work order for proposed service location
 - Cal/OSHA (for chair lifts and elevators)

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 18

D. Prior to Issuance of a Certificate of Occupancy:

69. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
70. 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.
71. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction for all engineered drainage devices and retaining walls.
72. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
73. All permanent BMP's, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
74. Prior to commencement of framing, the Applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of TPM18-0003, SDP18-0020, and AMS19-0001. The City's standard "Setback Verification Certification" form shall be obtained at time of permit issuance, prepared by a licensed civil engineer/surveyor and delivered to the City of Dana Point Building and Planning Divisions for review and approval.
75. Prior to release of the roof sheathing inspection, the Applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of TPM18-0003, SDP18-0020, and AMS19-0001. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 19

sheathing is granted. A Final Geotechnical Report shall be prepared by the Project Geotechnical Consultant in accordance with the City's Grading Manual.

76. All Project landscaping within the subject property's front yard shall be installed (in accordance with the project's approved landscaping plan) prior to the scheduling of a final inspection by the Planning Division.
77. The Applicant shall schedule a final inspection with the Community Development Department (Planning, Building/Safety and Public Works/Engineering) at the site that shall include a review of, among other things, landscaping, finish architecture/materials, approved through discretionary action, and compliance with any outstanding Project conditions of approval.

PLANNING COMMISSION RESOLUTION NO. 19-01-28-xx
TPM18-0003, SDP18-0020, AMS19-0001
PAGE 20

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, CA, held on this 28th day of January, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Danni Murphy, Chair
Planning Commission

ATTEST:

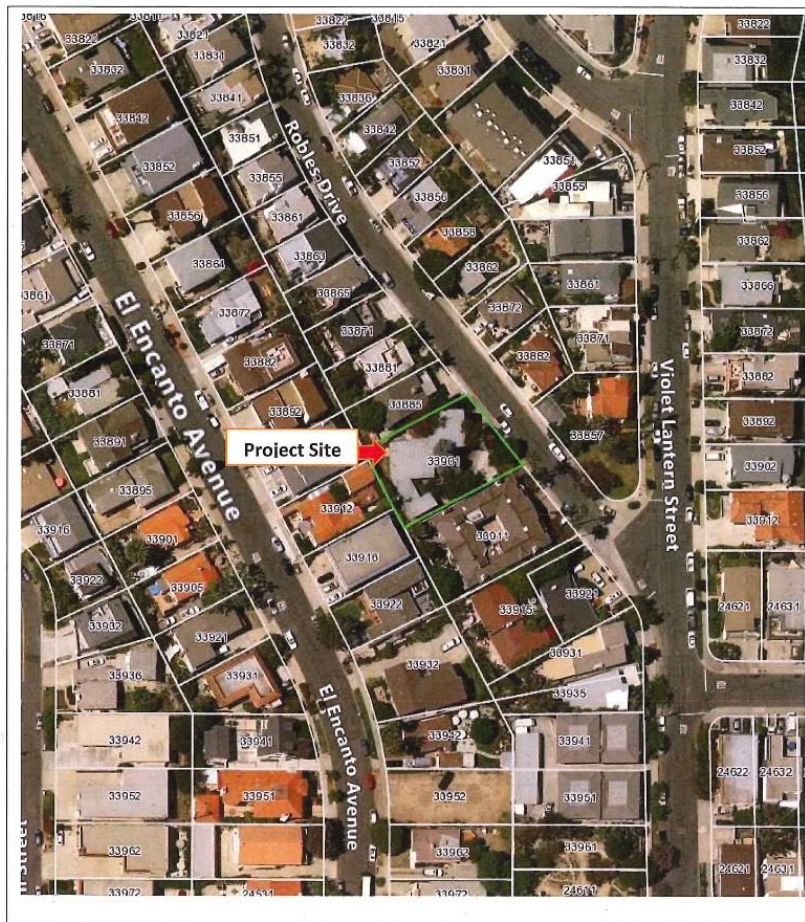
Matt Schneider, Director
Community Development Department

Supporting Document 2 Vicinity Map



Vicinity Map

33901 Robles Drive
TPM18-0003, SDP18-0020, AMS19-0001



Supporting Document 3 Site Photos





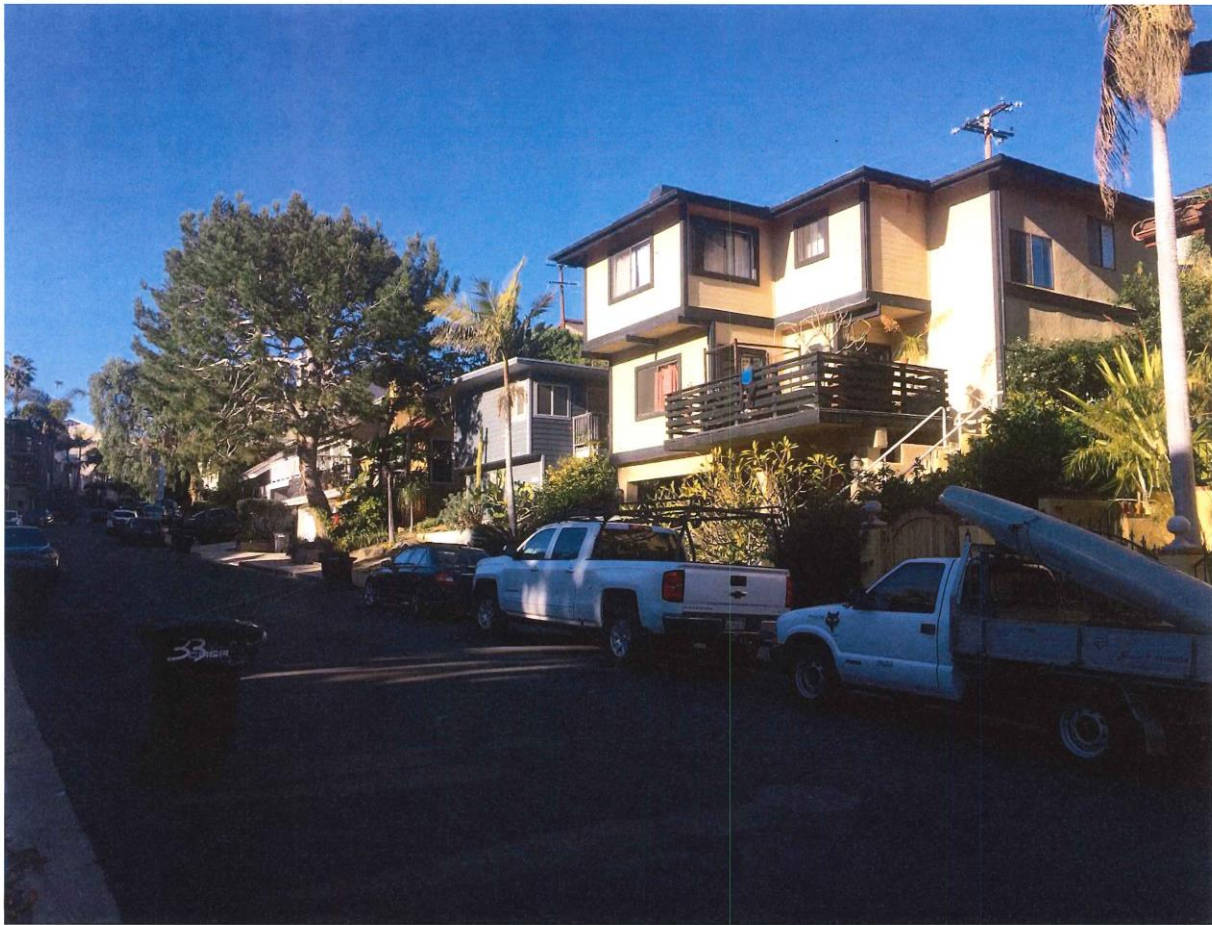
Supporting Document 4 Neighborhood Photos





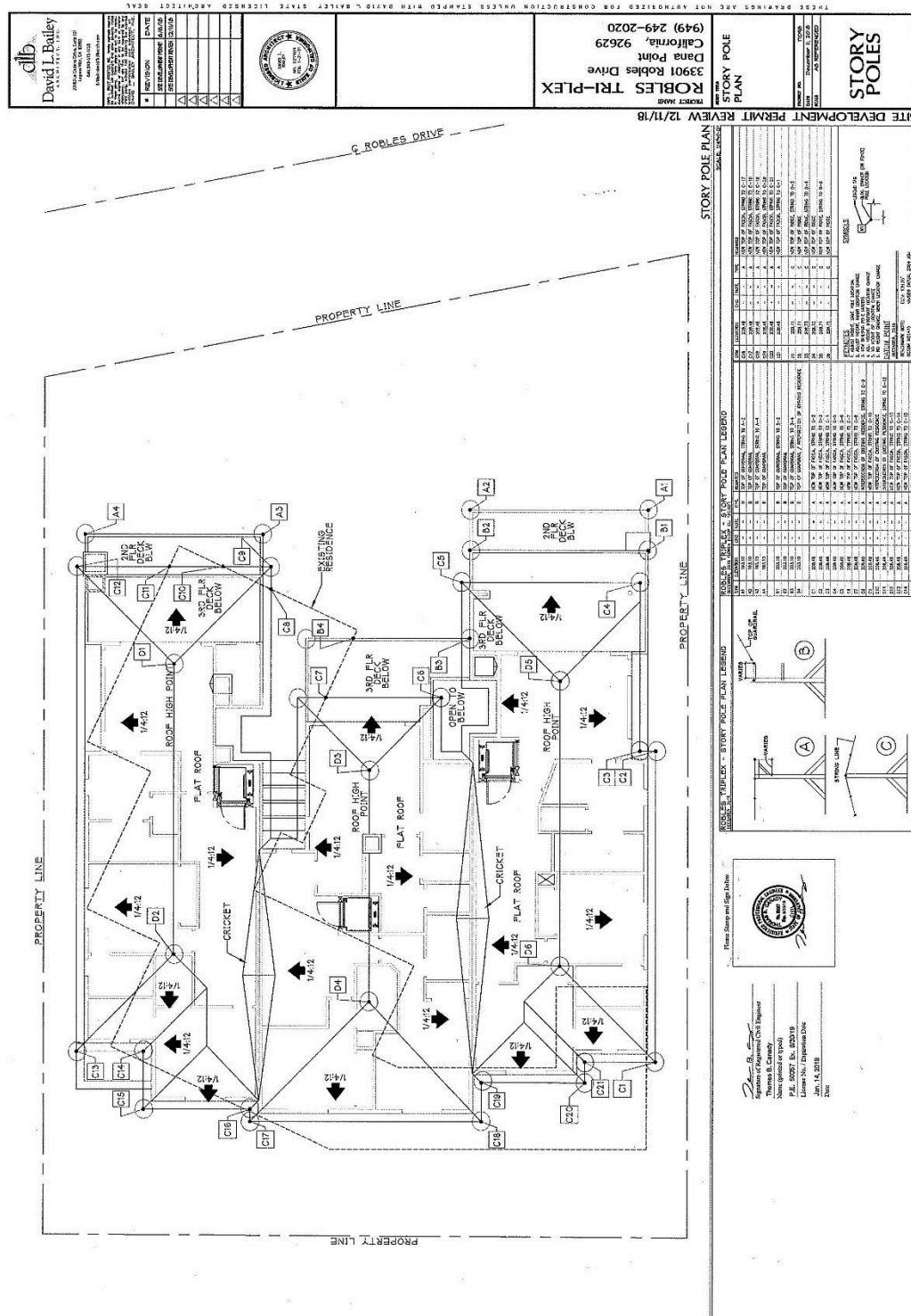








Supporting Document 5 Story Pole Staking Certification



Thomas B. Canady

P.E. 50057 Ex. 6/30/19

San Diego, California

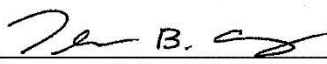
Date: Jan. 14, 2019

CERTIFICATION

To: Architectural Review
City of Dana Point
Dana Point, CA

Re: Robles Project
33901 Robles Drive
Dana Point, CA

This document is to certify that the stakes are in the location
vertically as well as horizontally, within 2" per the architectural plans
designed for 33901 Robles Drive Dana Point, CA
Certified as of Jan. 14, 2019


Thomas B. Canady: P.E. 50057
Expires 6/30/19



Supporting Document 6 Renderings of Project



Supporting Document 7 Project Plans

ATTACHMENT

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER SHOP DRAWINGS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PUBLIC WORKS GENERAL NOTES

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT.

2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK CURB AND GUTTER, STREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE WATER METER BOX, SEWER LATERAL AND/OR GLENNHUT WITH BOX AND LID WILL BE REQUIRED. WORK OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER. (MUNICIPAL CODES 14.24.020 AND 14.09.020). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

3. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

MISCELLANEOUS NOTES:

1. POOLS, SPAS, HALLS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMITS.

2. ASSOCIATION APPROVAL (ADVISORY). ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS.

3. CONTRACTOR TO SUBMIT TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, FOR HVAC EQUIPMENT, SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 275, SOUND LEVEL NOT TO EXCEED 50 DBA @ 8 DB WITH TYPICAL 65 DBA WITH TYPICAL AND NEIGHBORS CONSENT) PER SECTION 10.26.045 OF THE NEMG. LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OPENING. LOGATE MEASUREMENT PER SITE PLAN.

4. THIRD PARTY INSPECTION BY AN INDEPENDENT CERTIFIED DEPUTY INSPECTOR FOR FIRE-STOPPING, FIRE-RESISTANT PENETRATIONS AND JOINTS ARE REQUIRED.

5. FIRE DEPARTMENT REVIEW IS REQUIRED. SUBMIT PLANS DIRECTLY TO THE ORANGE COUNTY FIRE AUTHORITY FOR THEIR REVIEW AND APPROVAL.

6. UNDERGROUNDING OF ALL ON-SITE UTILITIES IS REQUIRED. AN APPROVED SDG&E WORK ORDER AND UNDERGROUNDING PLAN IS REQUIRED PRIOR TO PERMIT ISSUANCE.

RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	RESIDENTIAL ZONING DISTRICT	
	RMF 14 REQUIRED	RMF 14 PROPOSED
MINIMUM LOT SIZE	7500 SF	4124 SF
MINIMUM LOT WIDTH - STANDARD LOT	45 FT	41.52 FT
MINIMUM LOT DEPTH	100 FT	106.00 FT MIN.
MAXIMUM LOT COVERAGE	60%	41.18% OR 4542 SF
MAXIMUM FLOOR AREA RATIO (FAR)	75%	74.87%
MINIMUM LAND AREA PER UNIT	2600 SF	3041 SF
MAXIMUM HEIGHT (HILLSIDE ORDINANCE)	24'-0" FLAT ROOF	28'-0" FLAT ROOF
MINIMUM FRONT YARD SETBACK	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	15 FT	15 FT
MINIMUM OPEN SPACE	PRIVATE	REQUIRED 200 SF/UNIT
	UNIT 1	364 SF
	UNIT 2	323 SF
	UNIT 3	653 SF
	COMMON	30% AG 2,191 SF
		2,611 SF
MINIMUM LANDSCAPE COVERAGE	25%	2,281 SF
MINIMUM BUILDING SEPARATION	10 FT	N/A
PARKING STANDARDS		
STALLS PER UNIT		
MULTIPLE FAMILY UNITS	COVERED	UNCOVERED
	REQUIRED	REQUIRED
	2.0/UNIT	0.5/UNIT
	PROVIDED X 3 UNITS	6 STALLS
ROOF HEIGHT IN HILLSIDE CONDITION		
MINIMUM SLOPE	REQUIRED	EXISTING
	20 PERCENT OR GREATER	20.6% REAR/18.74% FRONT AT 106.00 LF
SITE DEVELOPMENT PERMIT REQUIRED		
1. RETAINING WALLS IN FRONT AND REAR YARD SETBACK		
2. OPEN PARKING STALLS IN FRONT YARD SETBACK		

SHEET INDEX:

T-1	COVER SHEET / SITE PLAN
GN-1	SOUTH COAST WATER DISTRICT CONDITIONS OF APPROVAL / CAL GREEN RESIDENTIAL MANDATORY MEASURES
GN-2	CAL GREEN RESIDENTIAL VOLUNTARY MEASURES
L-1	LANDSCAPE
SC-1	DOOR SCHEDULE
SC-2	WINDOW SCHEDULE
A-1	GARAGE LEVEL - FLOOR PLAN
A-2	MAIN LEVEL - FLOOR PLAN
A-3	UPPER LEVEL - FLOOR PLAN
A-4	ROOF PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	SECTIONS
A-8	SECTION
AREA-1	BUILDING AREA
GRADING:	
C-1	TENTATIVE PARCEL MAP
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY SECTIONS
C-4	TOPOGRAPHIC & BOUNDARY SURVEY

PROJECT PARTICIPANTS

OWNER	33901 Robles LLC 101 Summit Ave., #104 Fort Worth TX 76102 (817) 354-4460
ARCHITECT	David L. Bailey Architect, Inc. 23183 La Cadenas Dr., Suite 101 Laguna Hills, CA 92653 (949) 573-1050 License #C21404
SOILS ENGINEER	LSC Geotechnical Inc. 151 Calle Inglesa, Suite 200 San Clemente, CA 92612 OFF: (949) 561-6141 Project No. 11141-01 www.lscgeotechnical.com
SURVEYOR	TOTAL Engineering Inc. 159 Avenida Novato San Clemente, CA 92612 OFF: (949) 442-8586 Contact: Victor P. Mann www.totalengineering.com
STRUCTURAL ENGINEER	Innovative Structural Engineering, Inc. 40810 Covington Drive, Suite 110 Temecula, CA 92591 OFF: (951) 848-0014 Contact: Jose Mercado www.iseengineers.com

BUILDING CODE DATA:

OCCUPANCY: R301 - CONDOMINIUM. CBC II-A DOES NOT APPLY
TYPE OF CONSTRUCTION: V-B - SPRINKLERED
SPRINKLERS: REQUIRED, COMPLY WITH NFPA-13D

GOVERNING BODY: CITY OF DANA POINT, CALIFORNIA

APPLICABLE CODES:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA T-24 ENERGY CONSERVATION REGULATIONS
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCE

PROJECT SCOPE

1. DEMO EXISTING 3-STORY RESIDENCE AND ATTACHED 1-CAR GARAGE.
2. REMOVE ALL EXISTING TREES, HARDSCAPE AND LANDSCAPE.
3. EXISTING REAR AND SIDE RETAINING WALLS TO REMAIN. REFER TO CIVIL PLANS FOR NEW RETAINING WALLS.
4. NEW 5-UNIT 3-STORY CONDOMINIUM (SHELLING UNITS TO REPLACE EXISTING RESIDENCE).
5. (B) 2-CAR ATTACHED GARAGES WITH DIRECT ACCESS TO EACH UNIT.
6. 5 OPEN ON-SITE PARKING SPACES.
7. NEW DRIVEWAY TO REPLACE THE EXISTING.
8. NEW EXTERIOR LANDSCAPE AND PRIVACY FENCING.
9. NEW RETAINING WALLS AND PLANTERS IN FRONT, SIDE AND REAR YARDS.

ZONING

DISTRICT RMF-14

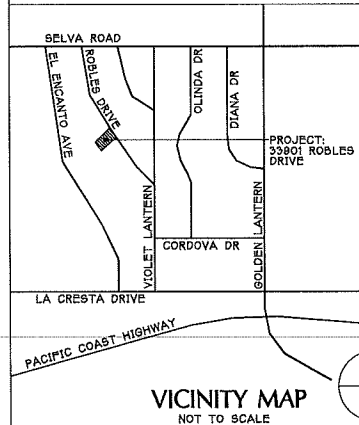
LEGAL DESCRIPTION

LOT 49B, TRACT 1861
ASSESSORS PARCEL NUMBER: 682-10-329

LOT SIZE AND FAR

LOT SQUARE FOOTAGE: 4,124 SQUARE FEET
BUILDABLE AREA = F.A.R. 75 (75%) = 6,848 SQUARE FEET
EXISTING COVERAGE IS 9,240 SQ FT OR 35.60%
PROPOSED NEW COVERAGE IS 4,542 SQ FT OR 41.18%

UNIT 1	
GARAGE:	461 SQ FT
FIRST FLOOR:	264 SQ FT
SECOND FLOOR:	1,004 SQ FT
THIRD FLOOR:	556 SQ FT
TOTAL:	2,285 SQ FT
UNIT 2	
GARAGE:	424 SQ FT
FIRST FLOOR:	202 SQ FT
SECOND FLOOR:	824 SQ FT
THIRD FLOOR:	1141 SQ FT
TOTAL:	2,655 SQ FT
UNIT 3	
GARAGE:	461 SQ FT
FIRST FLOOR:	264 SQ FT
SECOND FLOOR:	1,009 SQ FT
THIRD FLOOR:	491 SQ FT
TOTAL:	2,655 SQ FT
GRAND TOTAL AREA:	6,031 SQ FT
GARAGE CREDIT (5x400)	-1,200 SQ FT
NET TOTAL AREA:	6,831 SQ FT (74.87%)
MAXIMUM ALLOWABLE:	6,848 SQ FT (75%)

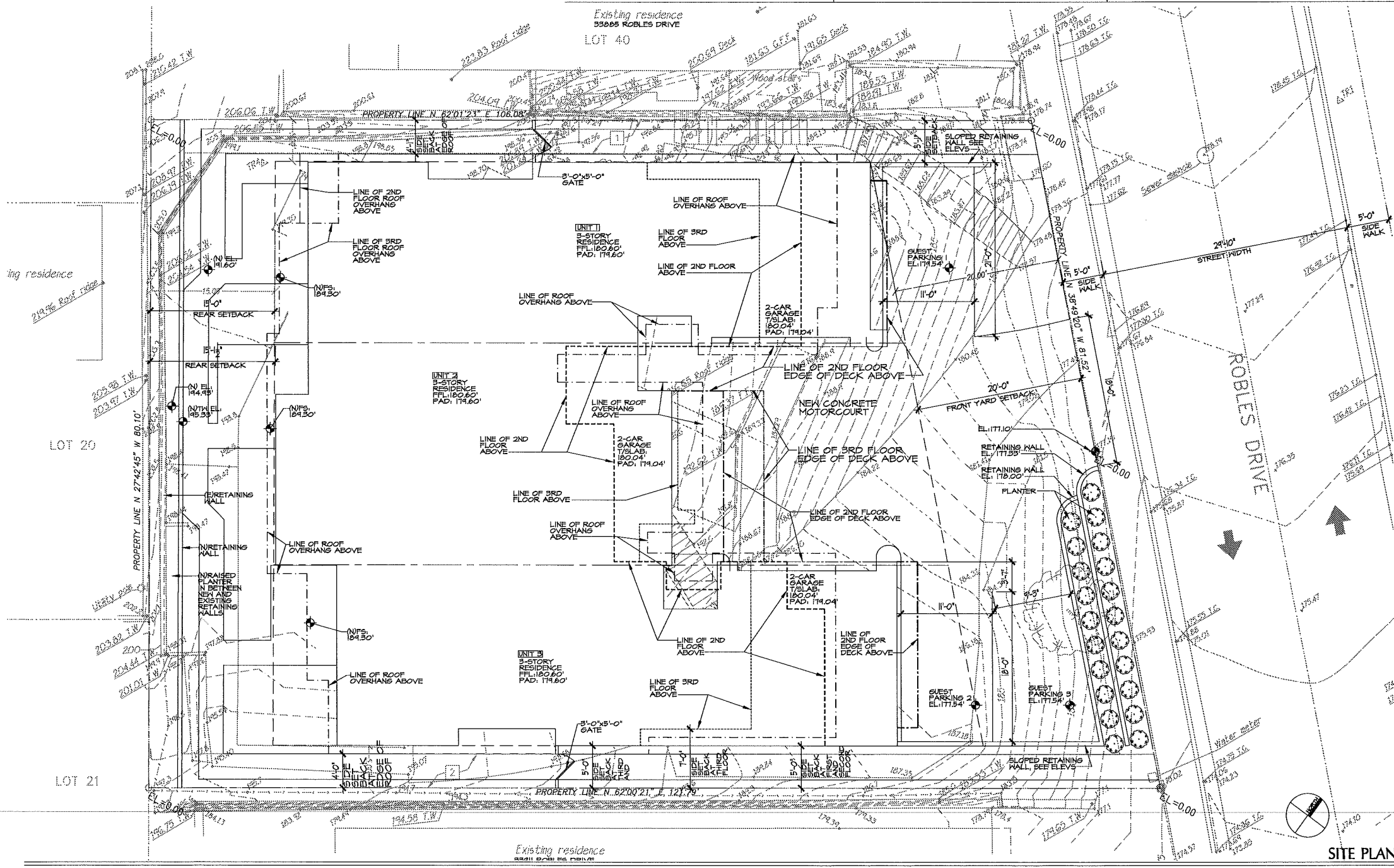


VICINITY MAP

NOT TO SCALE

SITE PLAN

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



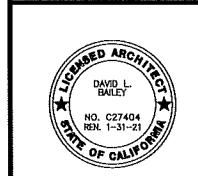
23183 La Cadenas Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050

E-Mail: david@dbaarch.com

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1	SITE DEVELOPMENT PERMIT	6/6/18
2	SITE DEVELOPMENT REVIEW	1/21/19
3		
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PROJECT NAME
ROBLES TRI-PLEX
33901 Robles Drive
Dana Point
California, 92629
(949) 249-2020

PROJECT NAME
ROBLES TRI-PLEX
33901 Robles Drive
Dana Point
California, 92629
(949) 249-2020

PROJECT NO. 110948
DATE January 21, 2019
SCALE AS REFERENCED

TITLE SHEET
T-1

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2	SITE DEVELOPMENT REVIEW	1/21/19
3		
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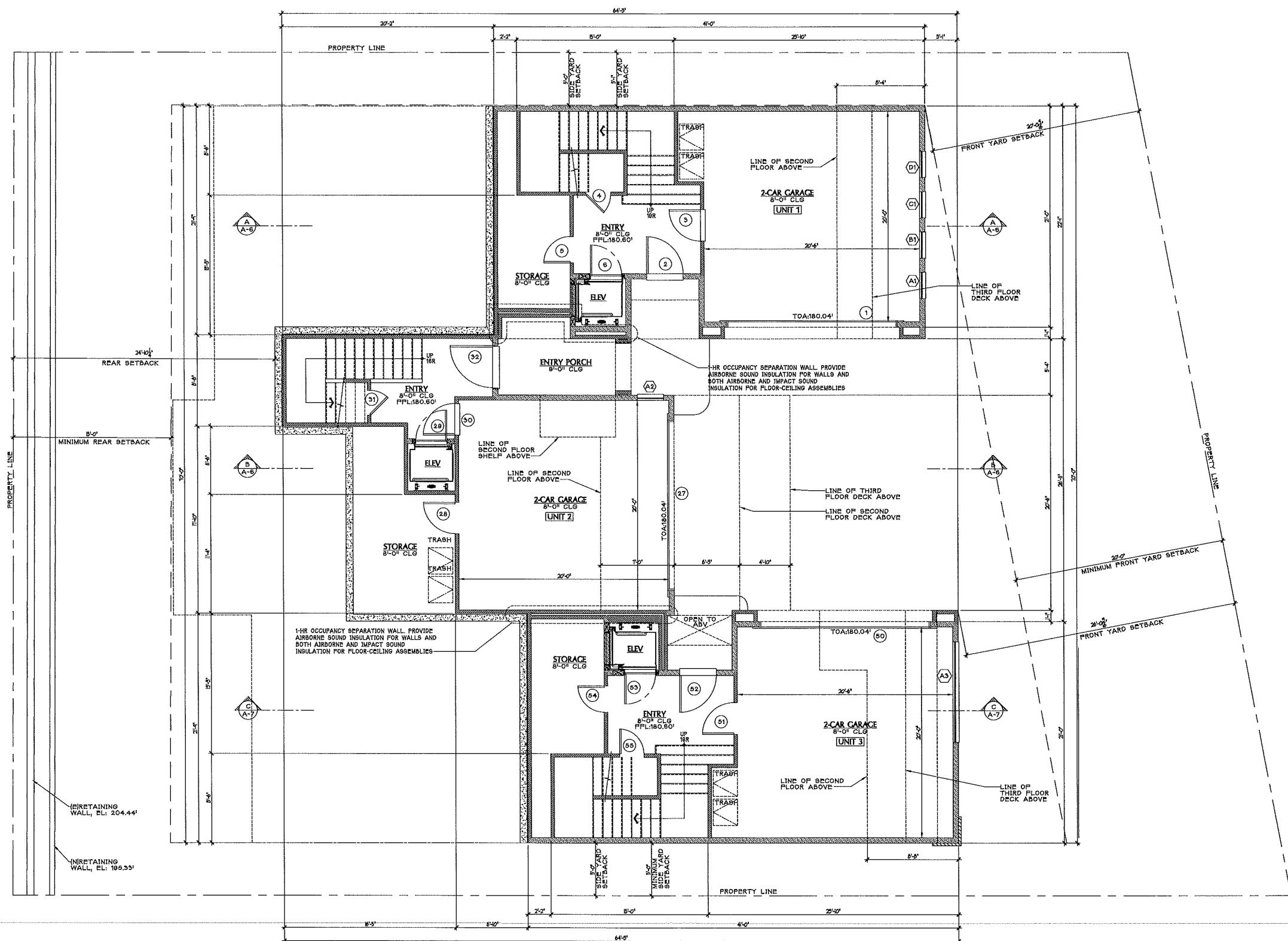


PROJECT NAME
ROBLES TRI-PLEX
33901 Robles Drive
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California, 92629
(949) 249-2020

PROJECT TITLE
GARAGE LEVEL FLOOR PLAN

PROJECT NO. 17098
DATE January 21, 2019
SCALE AS REFERENCED

A-1

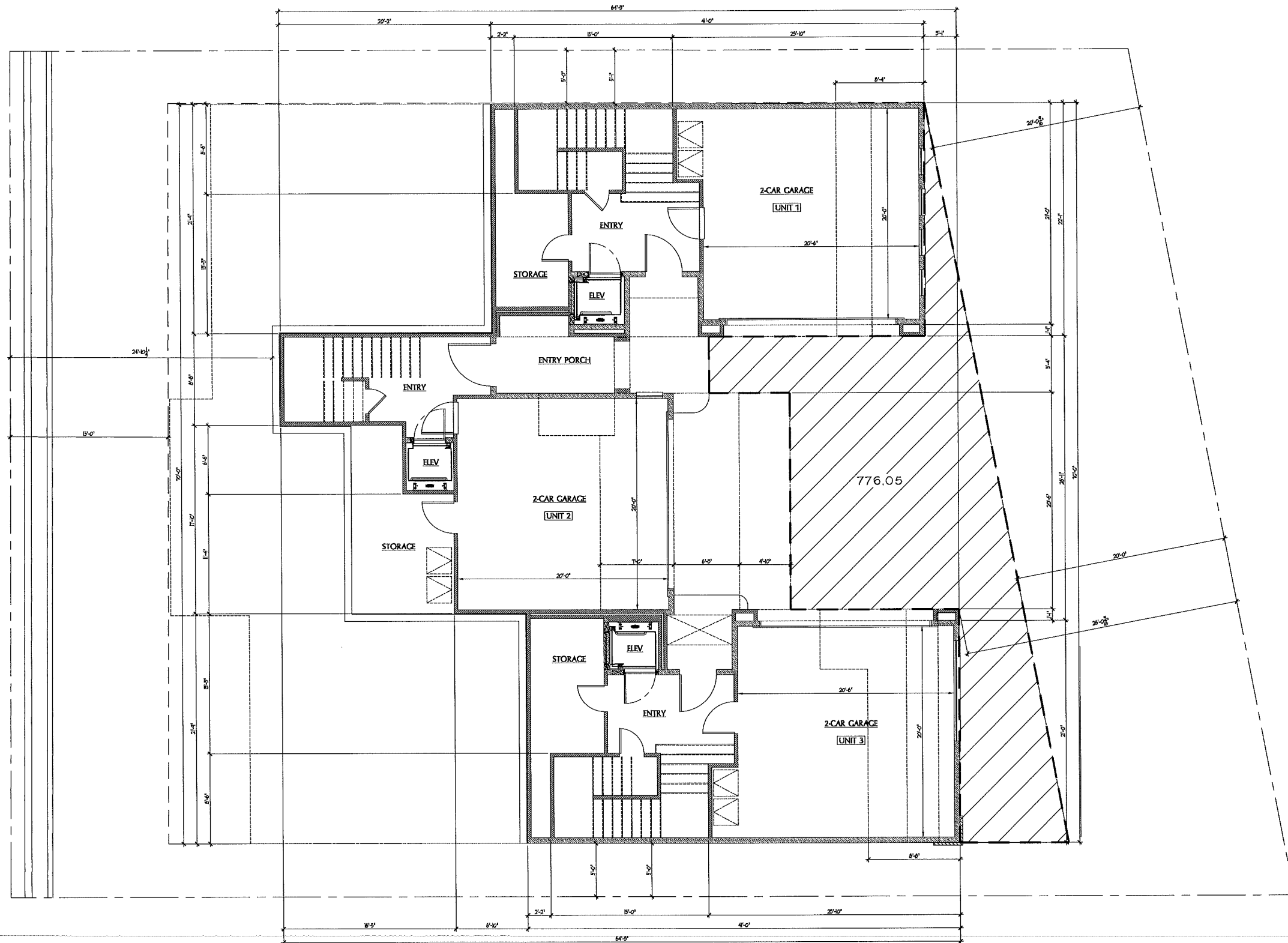


GARAGE LEVEL - FLOOR PLAN

SCALE: 1/4"=1'-0"

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FIRST FLOOR

OVERALL BUILDING AREA
BEYOND REQUIRED
FRONT SETBACK

776.05 SF

David L. Bailey
ARCHITECT, INC.

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Laguna Hills, CA 92653
Tel: 349-573-1856
E-Mail: david@dlbarch.com

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3		
4		
5		
6		
7		
8		



PROJECT NAME
ROBLES TRI-PLEX
33901 Robles Drive
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(949) 249-2020

REVIEW TITLE
**MAXIMUM
PROJECTION
ANALYSIS**

PROJECT NO.	17048
DATE	January 21, 2019
SCALE	AS REFERENCED

A-1a

FIRST FLOOR

SCALE: 1/4"=1'-0"

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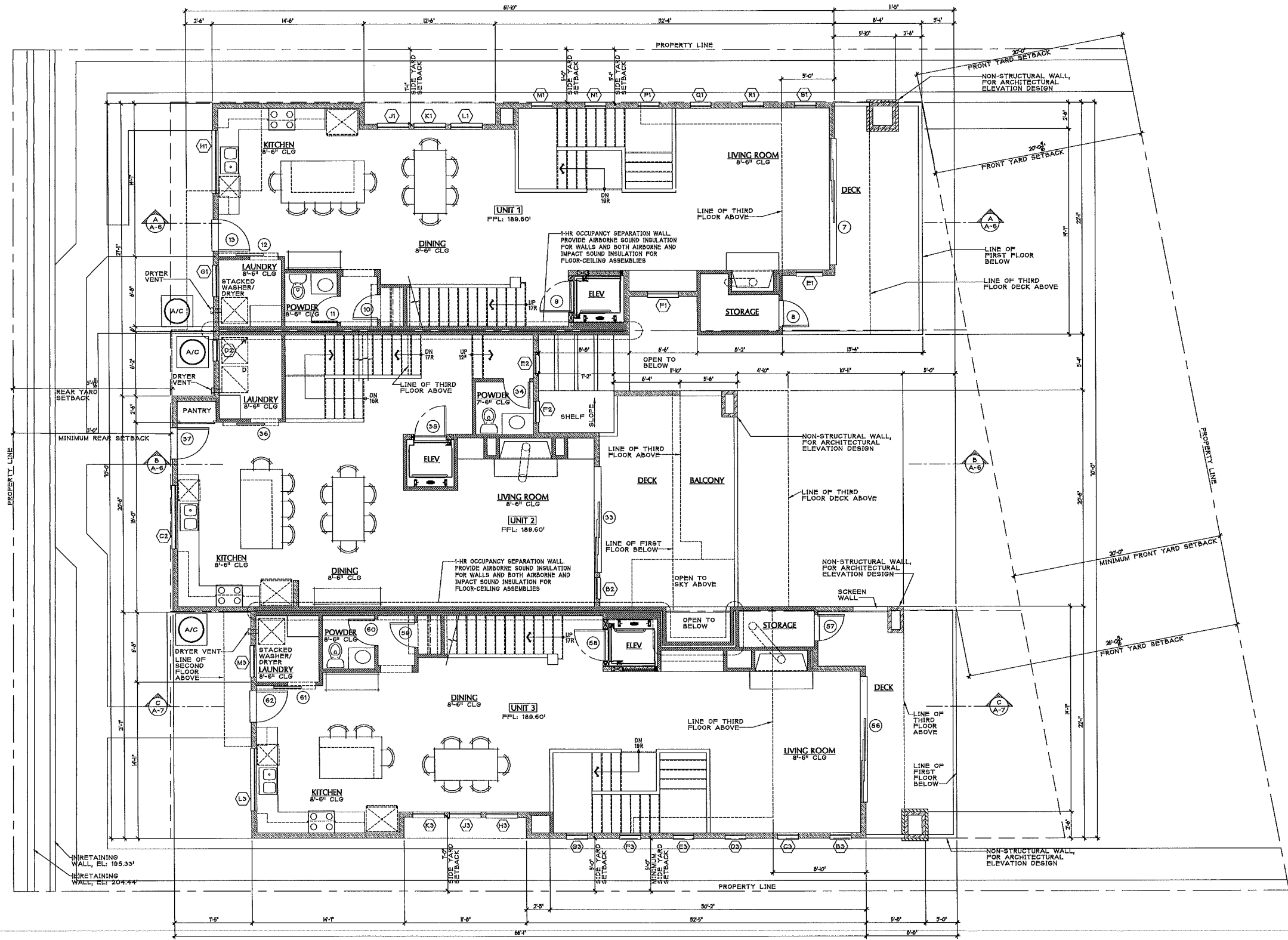


PROJECT NAME
ROBLES TRI-PLEX
33901 Robles Drive
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(949) 249-2020

PROJECT TITLE
MAIN LEVEL FLOOR PLAN

PROJECT NO. 1709B
DATE January 21, 2019
SCALE AS REFERENCED

A-2

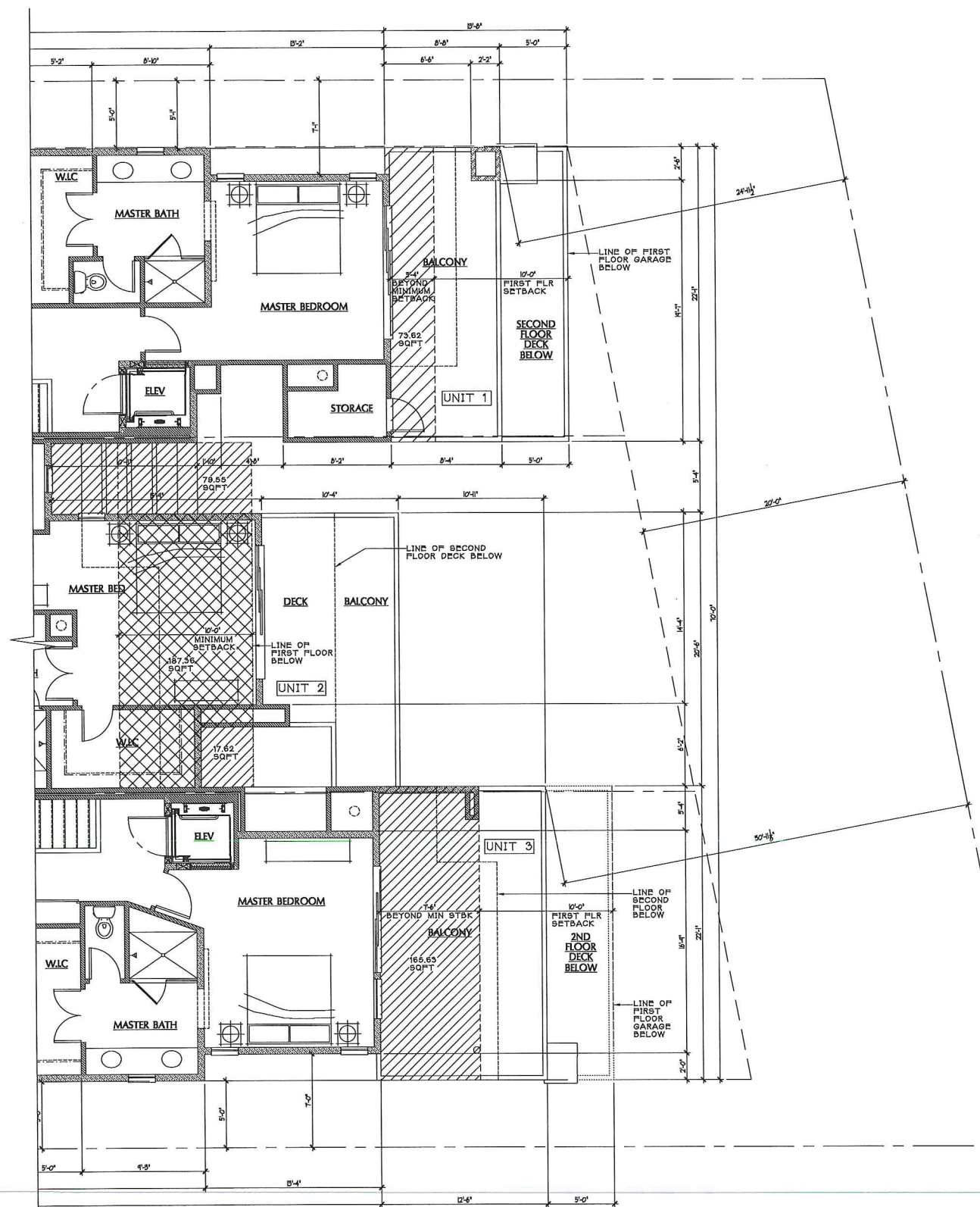


MAIN LEVEL - FLOOR PLAN

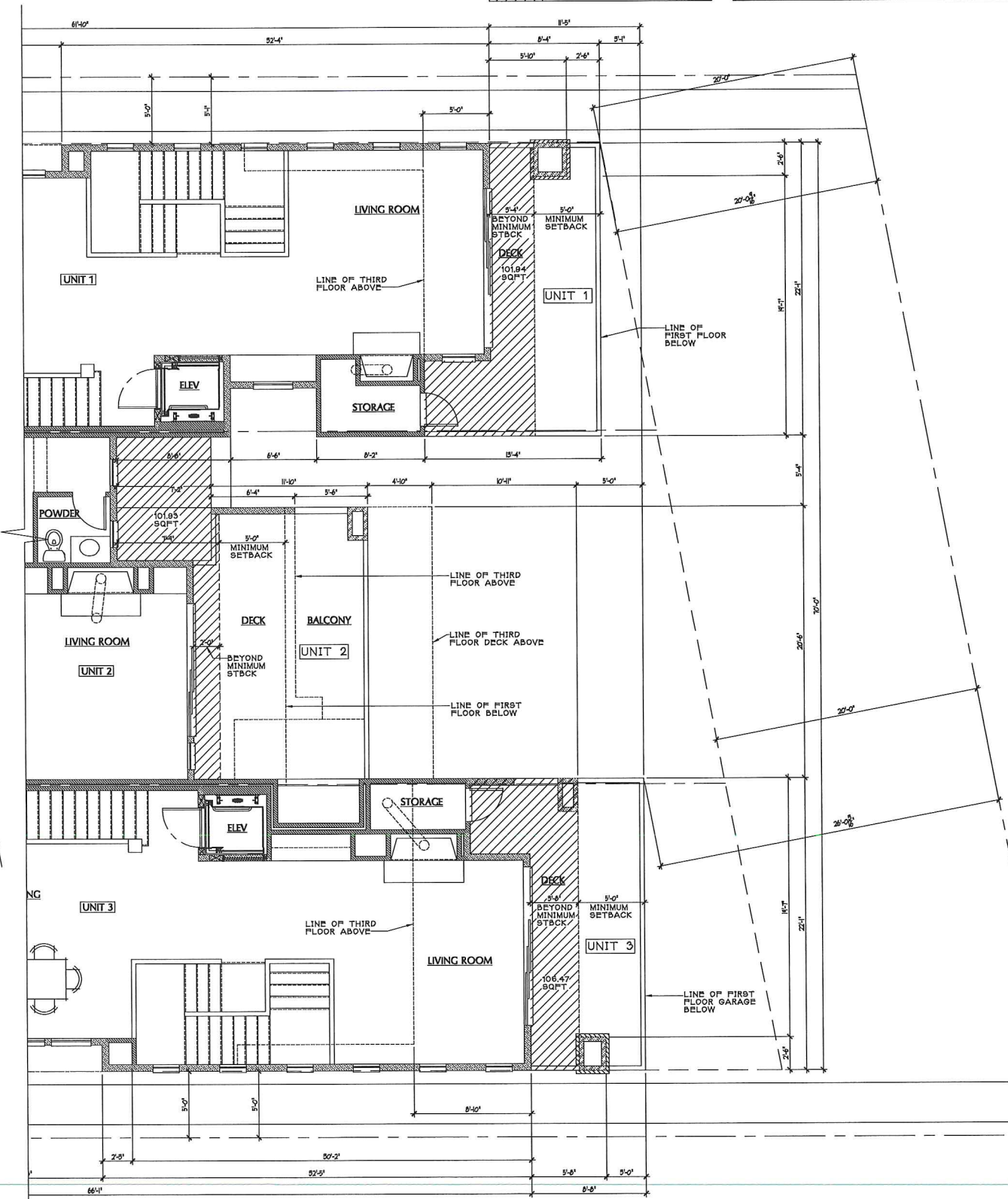
SCALE: 1/4"=1'-0"

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

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PARTIAL THIRD FLOOR
SCALE: 1/4"=1'-0"



PARTIAL SECOND FLOOR
SCALE: 1/4"=1'-0"

LIVING AREA ENCROACHMENT			
REQUIRED SETBACK CALCULATION:			
2ND FLOOR: 70'-0"x5= 350 SFx50X =175 SQ. FT. REQUIRED			
3RD FLOOR: 70'-0"x10= 700 SFx50X =350 SQ. FT. REQUIRED			
FLOOR	UNIT #	REQUIRED SETBACK	TOTAL PROVIDED
2	1	55 SF	+102 SF
	2	65 SF	+102 SF
	3	55 SF	+106 SF
	TOTAL:	175 SF	310 SF
TOTAL PERCENTAGE IN COMPLIANCE: 177%			
3	1	110 SF	+184 SF
	2	130 SF	+90 SF
	3	110 SF	+276 SF
	TOTAL:	350 SF	550 SF
TOTAL PERCENTAGE IN COMPLIANCE: 106%			

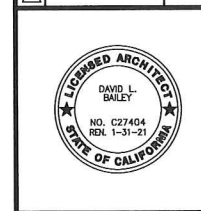
HATCH	REMARKS
	REPRESENTS NON-COMPLIANCE WITHIN REQUIRED SETBACK AREA
	REPRESENTS COMPLIANCE BEYOND REQUIRED SETBACK AREA

David L. Bailey
ARCHITECT, INC.

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DAVID L. BAILEY ARCHITECT, INC. hereby agrees to provide its services as an architect and other professional services in these plans. These plans are not to be reproduced, copied, or changed in any form or by any means, without the written consent of DAVID L. BAILEY ARCHITECT, INC.

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3		
4		
5		
6		
7		
8		
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PROJECT NAME
ROBLES TRI-PLEX
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California, 92629
(949) 249-2020

PROJECT TITLE
MAXIMUM PROJECTION ANALYSIS

PROJECT NO.	1704B
DATE	January 21, 2019
SCALE	AS REFERENCED

A-2a

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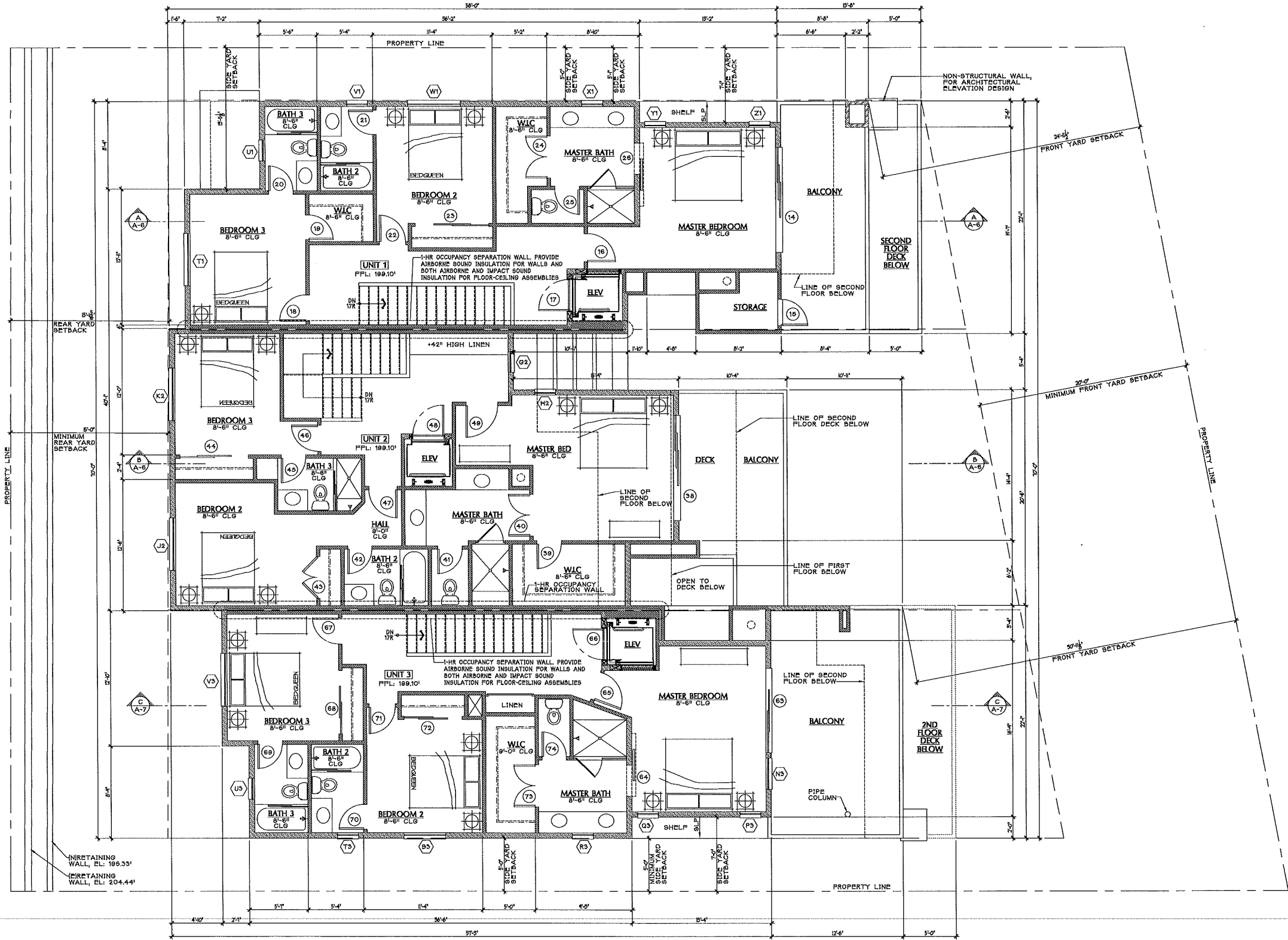


PROJECT NAME
ROBLES TRI-PLEX
33901 Robles Drive
Dana Point
California, 92629
(949) 249-2020

DRAWING TITLE
**UPPER LEVEL
FLOOR PLAN**

PROJECT NO. 1709B
DATE January 21, 2019
SCALE AS REFERENCED

A-3



UPPER LEVEL - FLOOR PLAN

SCALE: 1/4"=1'-0"

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

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DECK ENCROACHMENT ANALYSIS

FLOOR	UNIT #	DECK AREA	ENCROACHMENT
2	1	212 SF	110 SF
	2	260 SF	225 SF
	3	217 SF	110 SF
	TOTAL:	689 SF	515 SF
3	1	184 SF	55 SF
	2	181 SF	181 SF
	3	276 SF	55 SF
	TOTAL:	641 SF	291 SF

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3		
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PROJECT NAME
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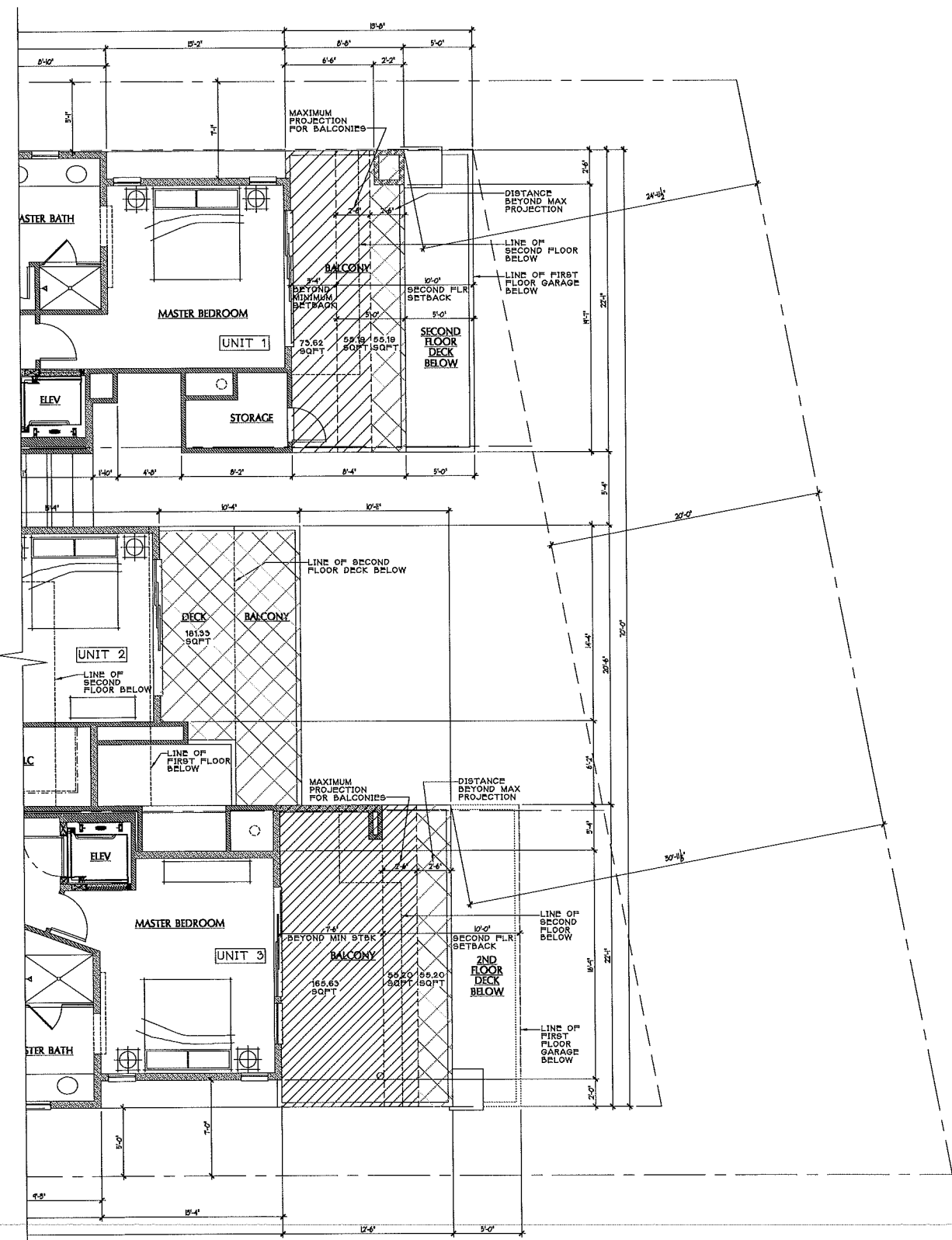
PROJECT TITLE
MAXIMUM PROJECTION ANALYSIS

PROJECT NO. 17049
DATE January 21, 2019
SCALE AS REFERENCED

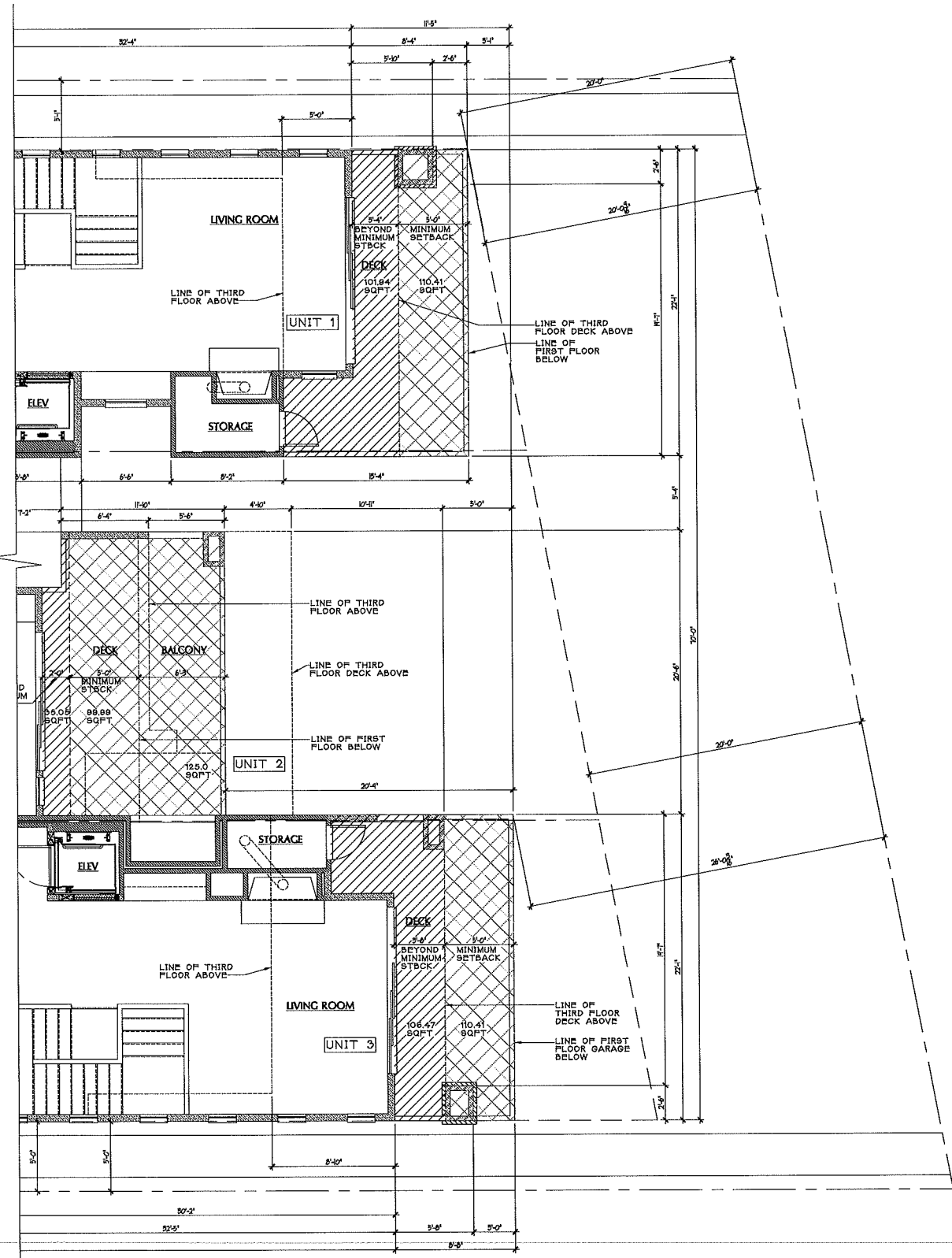
A-3a

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

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PARTIAL THIRD FLOOR
 SCALE: 1/4"=1'-0"



PARTIAL SECOND FLOOR
 SCALE: 1/4"=1'-0"

DAVID L. BAILEY ARCHITECT, INC. hereby warrants, represents
 to the best of its knowledge and belief that the design and
 construction of the project shown on these plans are in
 accordance with the applicable laws, codes, ordinances, and
 regulations of the City of Laguna Hills, California, and that
 the design and construction of the project shown on these
 plans are in accordance with the applicable laws, codes,
 ordinances, and regulations of the State of California, and
 that the design and construction of the project shown on
 these plans are in accordance with the applicable laws,
 codes, ordinances, and regulations of the United States of
 America.

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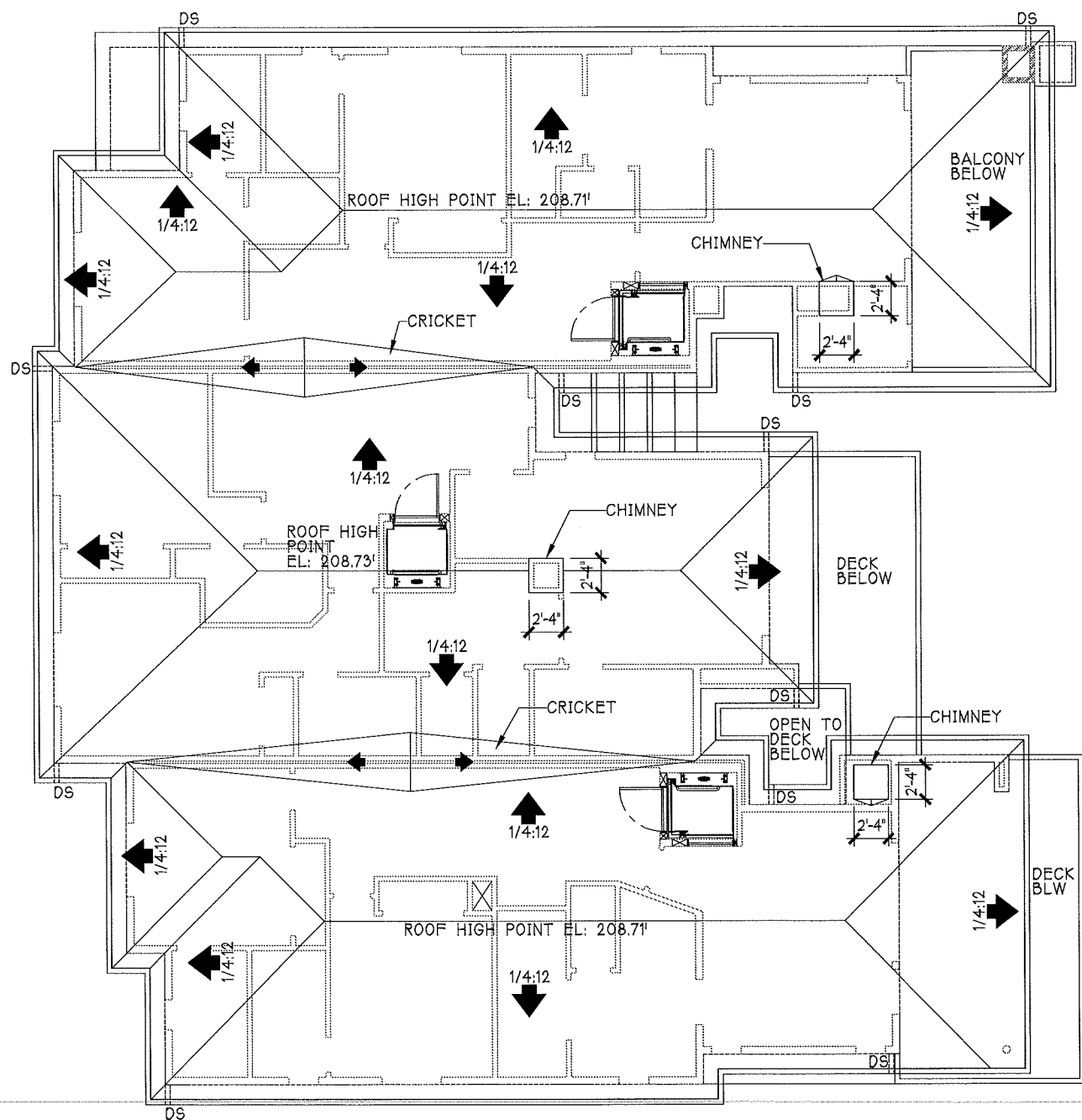


PROJECT NAME
ROBLES TRI-PLEX
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 California, 92629
 (949) 249-2020

PROJECT TITLE
ROOF PLAN

PROJECT NO. 17048
DATE January 21, 2019
SCALE AS REFERENCED

A-4



ROOF PLAN
 SCALE: 1/4"=1'-0"

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

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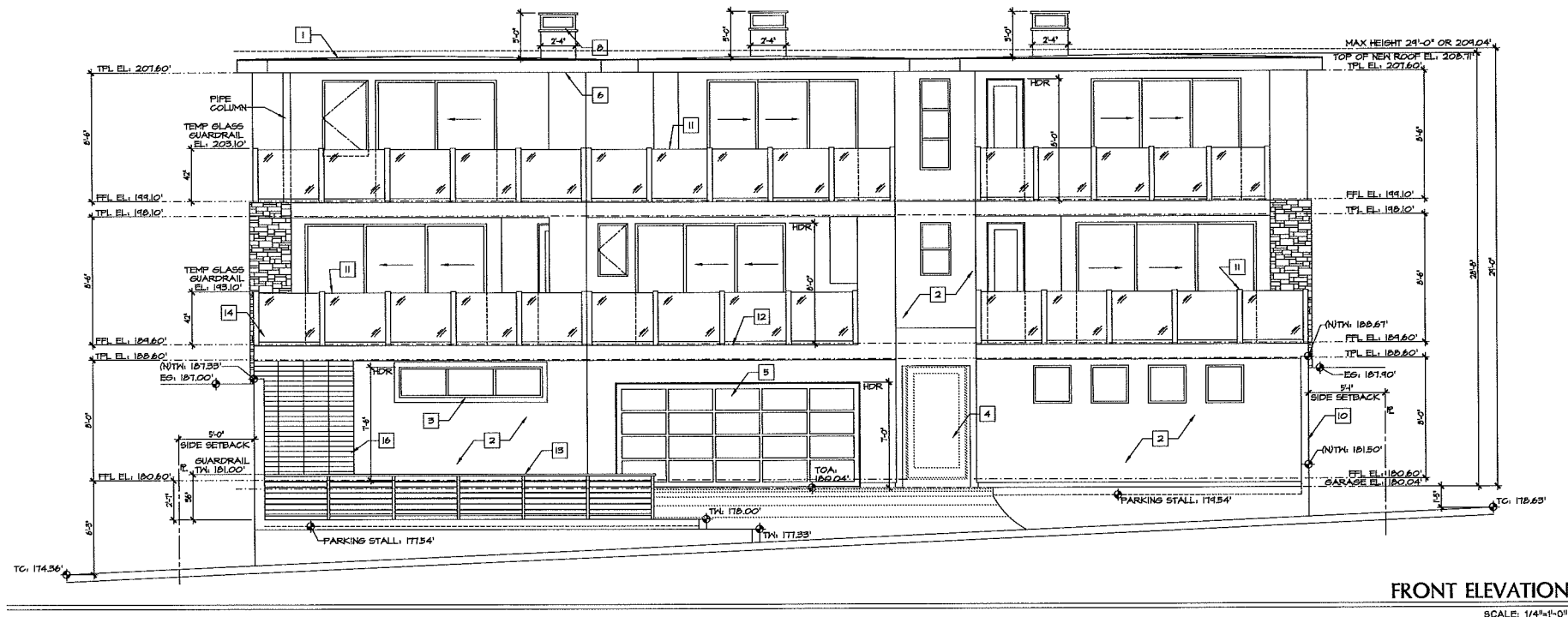


PROJECT NAME
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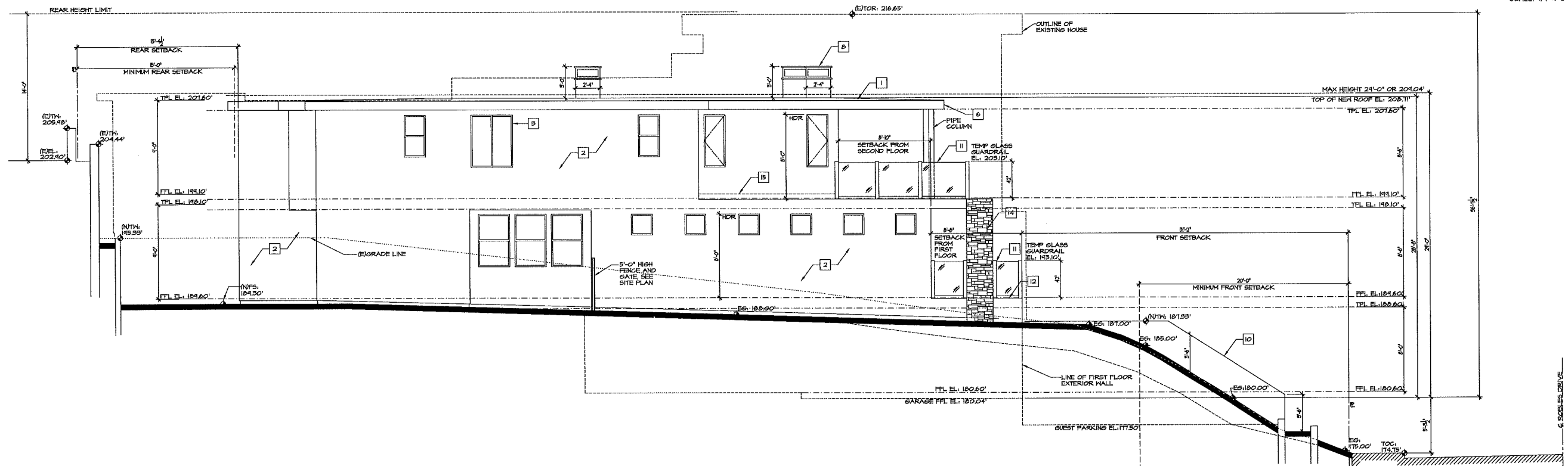
PROJECT TITLE
ELEVATIONS

PROJECT NO. 1709B
DATE January 21, 2019
SCALE AS REFERENCED

A-5



FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

FINISH SCHEDULE					
#	ITEM	MATERIAL	MANUFACTURER	MODEL	REMARKS
1	ROOF	-	SAP	EVERGLARD TPO 60 MIL MEMBRANE	GLASS 'A' ROOFING, IL LISTED, ER1506-01
2	WALLS	STUCCO	HERLEK	SAND FINISH	NAVALO WHITE 5-COAT EXTERIOR STUCCO WITH SAND FINISH
3	WINDOWS	VINYL	MILBARD	TRINISIC SERIES	BRONZE -
4	DOORS	VINYL	MILBARD	TRINISIC SERIES	BRONZE -
5	GARAGE DOOR	ALUMINUM/GLASS	ANAHEIM DOOR	GLASS DOORS	BRONZE SECTIONAL OVERHEAD GARAGE DOOR
6	EAVES	STUCCO	HERLEK	-	TURKISH COFFEE STUCCO WRAP DAVE WITH GUTTER, REFER TO DETAILS
7	GUTTERS	ALUMINUM	TBD	OGGIE	BRONZE METAL GUTTER, INSTALL PER MFR SPECS
8	CHIMNEY CAPS	METAL	TBD	-	BRONZE CHIMNEY TERMINATION CAP WITH APPROVED SPARK ARRESTOR
9	DOWNSPOUT	ALUMINUM	TBD	ROUND	BRONZE METAL DOWNSPOUT, INSTALL PER MFR SPECS
10	RETAINING WALLS	PAINTED CMU	TBD	-	NAVALO WHITE -
11	TEMP GL GUARDRAIL	TEMP GLASS	CR LAMERENCE	-	CLEAR TEMPERED GLASS GUARDRAIL, INSTALL PER MFR SPECS
12	DECKING	GLASS 'A' WATERPROOF MEMBRANE	DEX-O-TEX	HEATHERBEAR ROOF DECK COVERING	IRISH CREAM ICC-ES REPORT: ESR-1571
13	CABLE GUARDRAIL	SS CABLE	FEENEY	CABLE RAIL/STEEL POSTS	LANDSCAPE AREAS/TOP OF RETAINING WALLS
14	ADHERED STONE VENEER	MANUFACTURED STONE	EL DORADO STONE	LEDGESTONE	DESERT SHADOW ADHERED STONE VENEER, REFER TO DETAILS
15	FLASHING	GALVANIZED IRON	-	-	PAINT TO MATCH 61 FLASHING AT ALL ROOF TO WALL INTERSECTIONS
16	ADHERED TILE PLANKS	CERAMIC TILE	EL DORADO STONE	VINTAGE RANCH	SADDLEWOOD ADHERED WOOD PLANK VENEER, REFER TO DETAILS

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

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DAVID L. BAILEY ARCHITECT, INC. hereby warrants that the drawings are true and correct to the best of our knowledge and belief, and that they were prepared by or under the direct supervision of a duly licensed architect, and that they were prepared in accordance with the professional standards and practices of the architectural profession.

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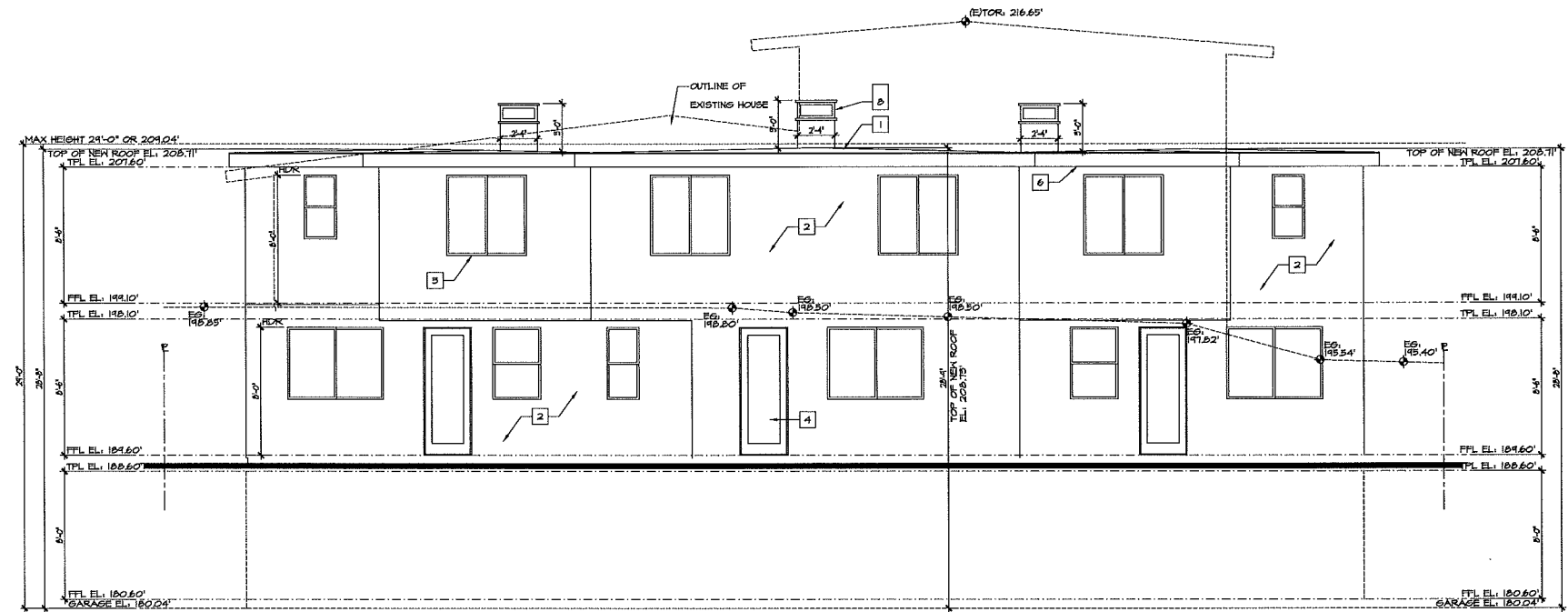


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SHEET TITLE
ELEVATIONS

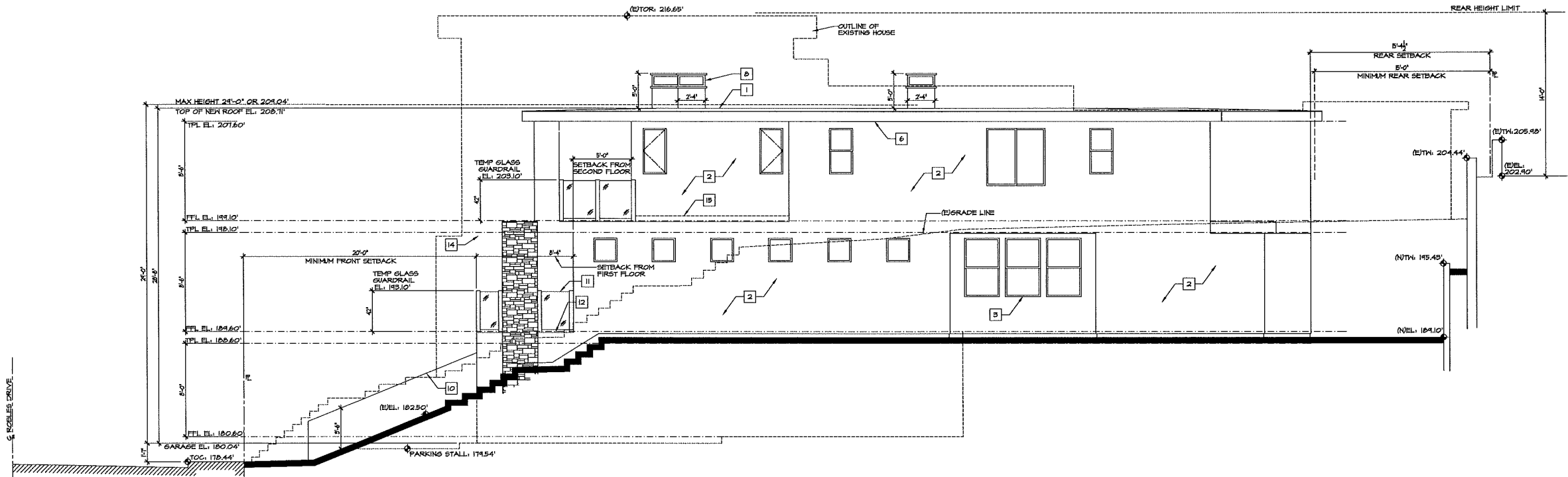
PROJECT NO. 17098
DATE January 21, 2019
SCALE AS REFERENCED

A-6



REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

FINISH SCHEDULE					
#	ITEM	MATERIAL	MANUFACTURER	COLOR	REMARKS
1	ROOF	-	GA	ENERGY GRAY	GLASS W/ ROOFING, IL LISTED, EBR08-01
2	WALLS	STUCCO	HERLEX	SAND FINISH	NAVAJO WHITE
3	WINDOWS	VINYL	MILGARD	TRINIC SERIES	BRONZE
4	DOORS	VINYL	MILGARD	TRINIC SERIES	BRONZE
5	GARAGE DOOR	ALUMINUM/GLASS	ANAHEIM DOOR	GLASS DOORS	BRONZE
6	EAVES	STUCCO	HERLEX	-	TURKISH COPPER
7	GUTTERS	ALUMINUM	TED	OB60E	BRONZE
8	CHIMNEY CAPS	METAL	TED	-	BRONZE
9	DOWNSPOUT	ALUMINUM	TED	ROUND	BRONZE
10	RETAINING WALLS	PAINTED CMU	TED	-	NAVAJO WHITE
11	TEMP GL GUARDRAIL	TEMP GLASS	GR LAWRENCE	-	CLEAR
12	DECKING	GLASS & WATERPROOF MEMBRANE	DEX-O-TEX	WEATHERWEAR ROOF DECK COVERING	IRISH CREAM
13	CABLE GUARDRAIL	SS CABLE	FEBNEY	CABLE RAIL/STEEL POSTS	STAINLESS STEEL
14	ADHERED STONE VENEER	MANUFACTURED STONE	EL DORADO STONE	LEDGESTONE	DESERT SHADE
15	FLASHING	GALVANIZED IRON	-	-	PAINT TO MATCH
16	ADHERED TILE PLANKS	CERAMIC TILE	EL DORADO STONE	VINTAGE RANCH	SADDLEWOOD

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

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3		
4		
5		

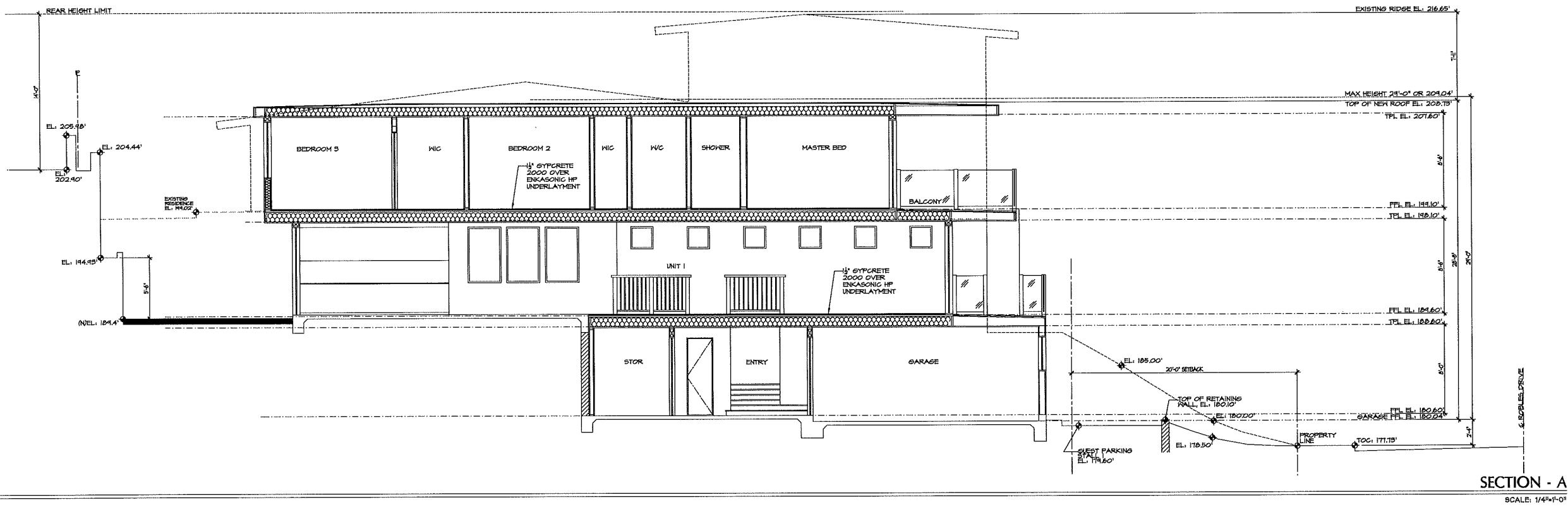


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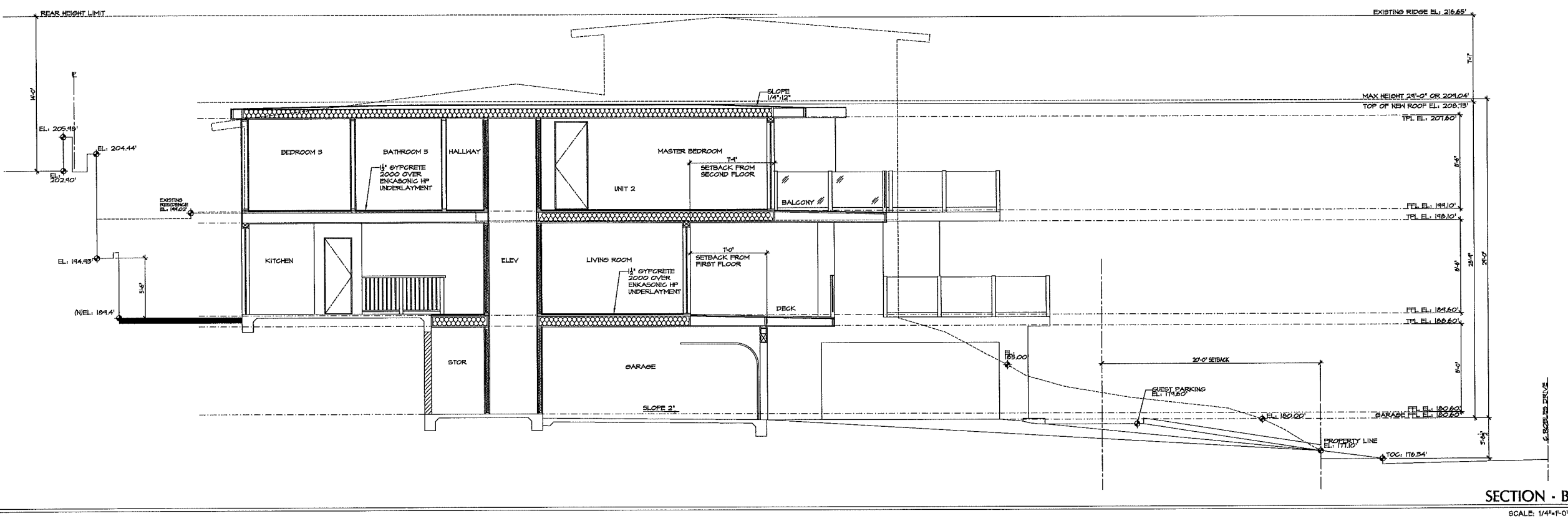
SECTION

PROJECT NO. 17098
DATE January 21, 2019
SCALE AS REFERENCED

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SECTION - A
SCALE: 1/4"=1'-0"



SECTION - B
SCALE: 1/4"=1'-0"

SECTION NOTES

- SEE FRAMING PLANS FOR ALL STRUCTURAL NOTES AND DETAILS
- LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILING SHALL BE APPROVED FOR ZERO CLEARANCE (I.C. RATED)
- PROVIDE FIRE BLOCKING IN WALLS AT 10'-0" HORIZONTAL AND VERTICAL. IN ADDITION PROVIDE FIRE BLOCKING AT ALL PLACES WHERE VERTICAL WALL CAVITIES ARE ADJACENT TO CONTINUOUS HORIZONTAL CAVITIES.

THE CONTENT OF THE ARCHITECTURAL SECTIONS ARE INTENDED ONLY TO CONVEY THE GENERAL DESIGN CONFIGURATION AND SPATIAL RELATIONSHIPS OF THE BUILDING. SEE STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS FOR ALL ACTUAL STRUCTURAL ELEMENTS AND REQUIREMENTS

SITE DEVELOPMENT PERMIT REVIEW 1/21/19

DAVID L. BAILEY ARCHITECT, INC. hereby warrants that the drawings and specifications are true and correct to the best of our knowledge and belief, and that they conform to the requirements of the applicable laws and regulations. We warrant that the drawings and specifications are not false, misleading, or deceptive, and that they are not in violation of any applicable laws or regulations. We warrant that the drawings and specifications are not in violation of any applicable laws or regulations. We warrant that the drawings and specifications are not in violation of any applicable laws or regulations.

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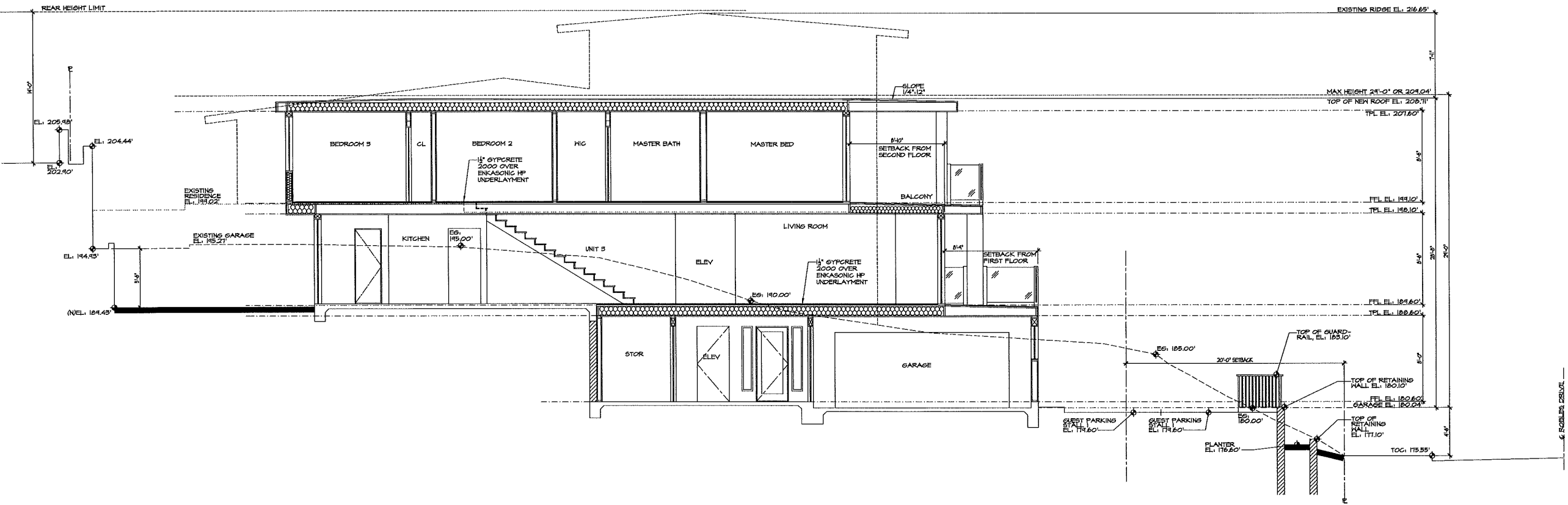


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SHEET TITLE
SECTIONS

PROJECT NO. 1709B
DATE January 21, 2019
SCALE AS REFERENCED

A-8



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

SECTION NOTES

- A. SEE FRAMING PLANS FOR ALL STRUCTURAL NOTES AND DETAILS
- B. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- C. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE (I.C. RATED)
- D. PROVIDE FIRE BLOCKING IN WALLS AT 10'-0" HORIZONTAL AND VERTICAL. IN ADDITION PROVIDE FIRE BLOCKING AT ALL PLACES WHERE VERTICAL WALL CAVITIES ARE ADJACENT TO CONTINUOUS HORIZONTAL CAVITIES.

THE CONTENT OF THE ARCHITECTURAL SECTIONS ARE INTENDED ONLY TO CONVEY THE GENERAL DESIGN CONFIGURATION AND SPATIAL RELATIONSHIPS OF THE BUILDING. SEE STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS FOR ALL ACTUAL STRUCTURAL ELEMENTS AND REQUIREMENTS.

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY STATE LICENSED ARCHITECT SEAL

TENTATIVE PARCEL MAP NO. 2018-173

SITE DATA

OWNERS/SUBDIVIDERS: LARRY & GAIL FREELS
33901 ROBLES DRIVE
DANA POINT, CA 92629
TEL: (858) 334-9490

ENGINEER: TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
PH: (949) 492-8586

VIKTOR P. MEUM LS 8682 DATE

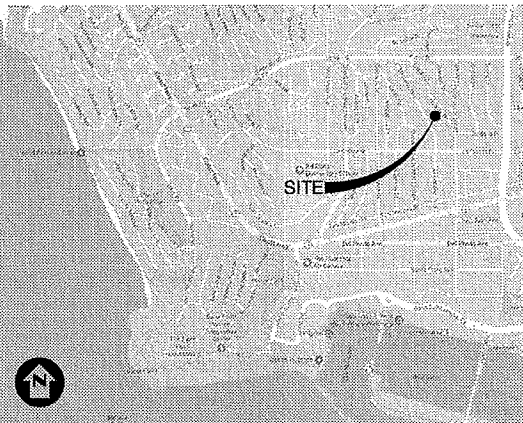
GENERAL PLAN LAND USE DESIGNATION: RES 7-14
EXISTING LAND USE: APARTMENTS
TOTAL AREA: 9,124 SQ. FT. (0.209 AC)
LOT COVERAGE: 49.78%
EXISTING ZONING: 1
CONTOUR INTERVAL: N/A
PROPOSED GRADING: N/A
MAXIMUM SLOPE GRADIENT: 2:1
NUMBER OF PARCELS: 1 (3 UNITS)
UTILITIES:
GAS SERVICE: SOUTHERN CALIFORNIA GAS CO.
ELECTRIC SERVICE: SAN DIEGO GAS AND ELECTRIC
SEWER: CITY OF DANA POINT
WATER: DANA POINT WATER DISTRICT
TELEPHONE SERVICE: PACIFIC BELL
TELEVISION SERVICE: COX COMMUNICATIONS

NOTES:
1. SUBJECT PROPERTY IS LOCATED WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 38 AND 39, BLOCK 2 OF TRACT NO. 861, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGES 22 AND 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATEMENT OF OWNERSHIP
WE, LARRY L. FREELS AND GAIL L. FREELS, DO HEREBY STATE THAT WE ARE THE OWNERS OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT WE HAVE CONSENTED TO ITS SUBDIVISION.

LARRY L. FREELS DATE GAIL L. FREELS DATE



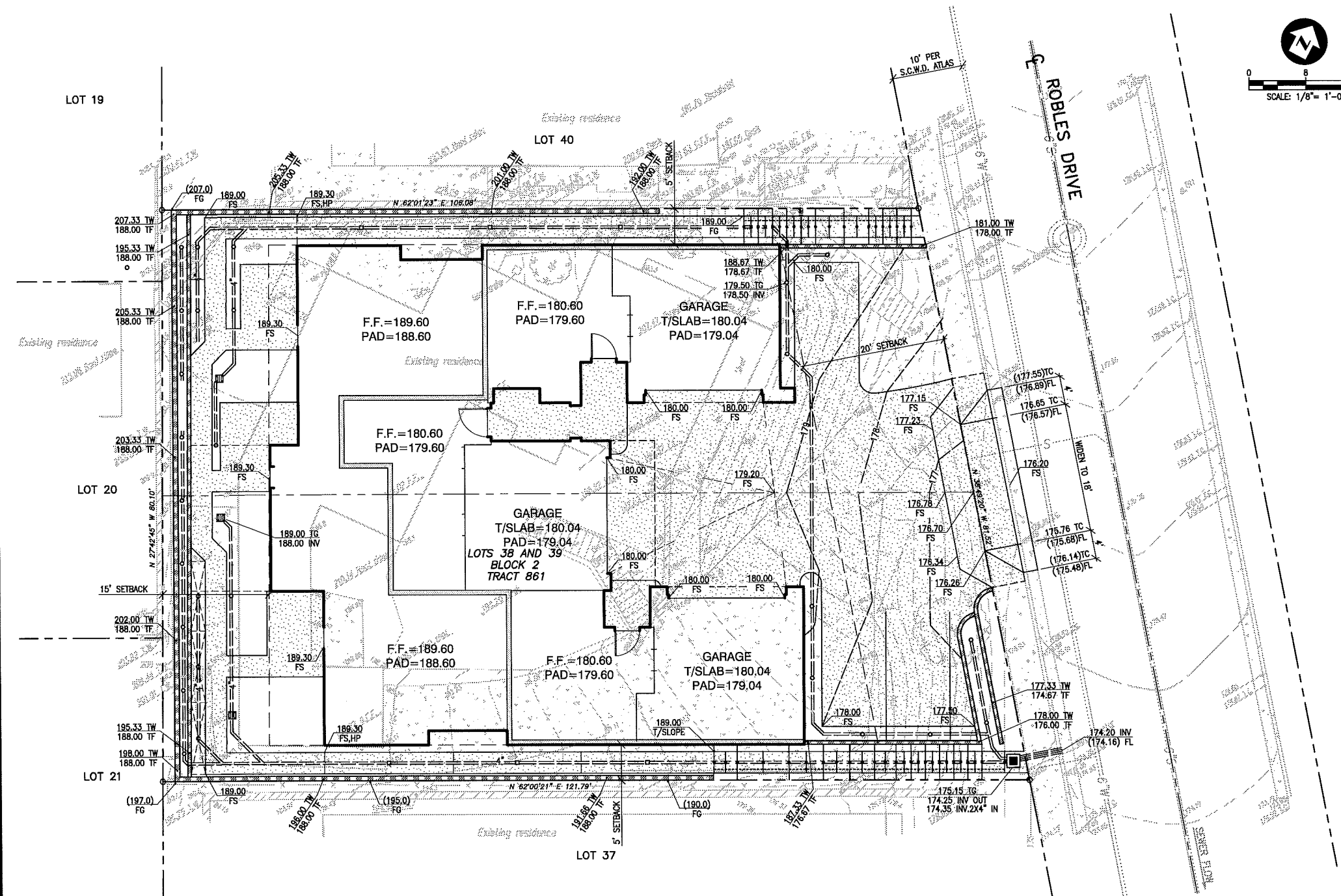
VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY REPORT NO. O-SA-5513248(25), DATED AUGUST 17, 2018.
NO PLOTTABLE EASEMENTS OF RECORD AFFECT PROPOSED PARCEL



Viktor P. Meum
P.L.S. 8682
DATE: 1-23-2019



REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:	PLANS PREPARED BY:	BENCHMARK	APPROVED BY THE CITY OF DANA POINT
				1"=8'	A.M.S.	A.M.S.	C.R.	TOAL ENGINEERING, INC.	O.C.S.B.M.: M01415 DATUM: NAVD 88 ELEVATION: 139.55 FT. ADJUSTED: 2004	PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:
				DATE: 1/22/19			DATE: 5/9/19	CIVIL ENGINEERING LAND SURVEYING GEOTECHNICAL 139 AVENIDA NAVARRO SAN CLEMENTE, CA 92672 (949) 492-8586 www.toalengineering.com		CITY PLANNING DEPARTMENT
				PROJECT NO.: 17224	ENGINEER OF WORK		R.C.E. NO.			DATE

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33901 ROBLES DRIVE
DANA POINT, CA 92629
MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19
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.

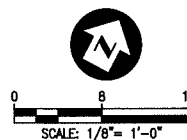
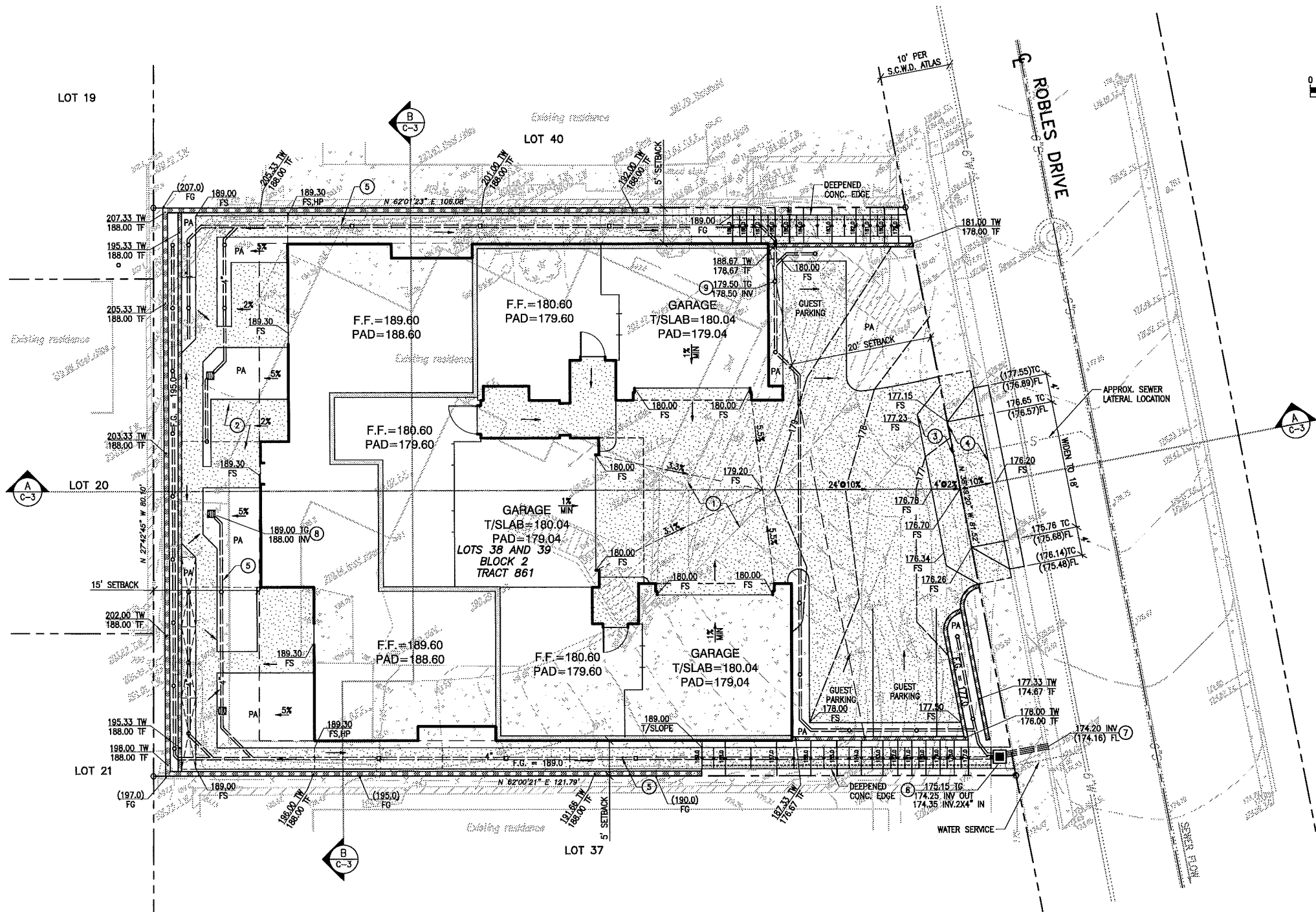
CITY OF DANA POINT
TENTATIVE PARCEL MAP
33901 ROBLES DRIVE
LOTS 38 & 39, TRACT 861
APN: 672-651-08

C-1
PLAN CHECK NO.
ENG
1 OF 4 SHEETS

ORIGINAL SCALE: 1"=8'

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100.00	SPOT ELEVATION
	PROPOSED CONCRETE PAVING
FM	PROP. FORCE MAIN
4"	PROPOSED STORM DRAIN
SUB	PROP. SUBDRAIN
	PROPOSED BEARING/RETAINING WALL
	EXISTING SCREEN WALL
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
PAD	PROPOSED PAD ELEVATION
T/SLAB	PROPOSED TOP OF SLAB
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GRADE
B-1	LOCATION OF BORING PER SOILS REPORT
SP8	CAISSON
	PROPERTY LINE
	FENCE
	GRADING LIMITS
R	RIDGE LINE
F.F.	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
BW	BOTTOM OF WALL
W.F.	WATER FEATURE
T.P.	TOP OF PILASTER
P.A.	PLANTER AREA
F.P.	FIRE PIT
DS	DOWNSPOUT



UTILITY NOTE:
SEWER, WATER AND STORM DRAIN INFORMATION SHOWN HEREON
ROUGH GRADING PLAN AND IMPROVEMENT PLANS FOR TRACT NO. 16331

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

RETAINING WALLS ARE SHOWN FOR INFORMATION ONLY. THEY ARE
TO BE INSPECTED BY OTHERS UNDER A SEPARATE PERMIT.

ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY REQUIRES A
SEPARATE ENCROACHMENT PERMIT.

SOUTH COAST WATER DISTRICT NOTES

- ALL NEW WATER MAINS, SERVICES, METERS, BACKFLOW DEVICES, LATERALS, FIRE HYDRANTS, AND APPURTENANCES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SOUTH COAST WATER DISTRICT DESIGN GUIDELINES AND STANDARD SPECIFICATIONS, BOTH OF WHICH ARE AVAILABLE ON THE DISTRICT'S WEBSITE: [HTTP://SCWD.ORG/DEPTS/ENGINEERING/DEFAULT.HTM](http://SCWD.ORG/DEPTS/ENGINEERING/DEFAULT.HTM)
- WATER THROUGHOUT SOUTHERN CALIFORNIA, INCLUDING SOUTH COAST WATER DISTRICT, IS NATURALLY VERY HIGH IN TOTAL HARDNESS AND IN OVERALL MINERAL CONTENT. THESE CONSTITUENT LEVELS DO NOT CAUSE ANY ADVERSE HEALTH EFFECTS, HOWEVER YOU MAY NEED TO CONSIDER THIS IN YOUR SELECTION OF A PRE TREATMENT SYSTEM (I.E. WATER SOFTENER TO REDUCE HARDNESS), PLUMBING FIXTURES, LANDSCAPE PLANTINGS, ETC. PLEASE FEEL FREE TO REFER TO SOUTH COAST WATER DISTRICT'S LATEST WATER QUALITY REPORT FOR A DETAILED REPORT OF CONSTITUENT LEVELS, AT: [HTTP://SCWD.ORG/SERVICES/DRINKING/WATERREPORT/DEFAULT.HTM](http://SCWD.ORG/SERVICES/DRINKING/WATERREPORT/DEFAULT.HTM)

EASEMENT NOTES

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY. REPORT NO. O-SA-5513249(25), DATED AUGUST 17, 2018.

NO PLOTTABLE EASEMENTS OF RECORD AFFECT PROPOSED PARCEL.

PRELIMINARY CONSTRUCTION NOTES

- CONSTRUCT CONCRETE DRIVEWAY.
- CONSTRUCT CONCRETE HARDSCAPE.
- CONSTRUCT CONCRETE SIDEWALK PER CITY OF DANA POINT STANDARD.
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF DANA POINT STANDARD PLAN.
- INSTALL 4" PVC SCH.40 DRAIN PIPE
- INSTALL 12"x12" CATCH BASIN, BROOKS PRODUCTS 1212 SERIES W/SOLID COVER OR EQUAL
- CONSTRUCT 2-3" OUTLET TO THE EXISTING CURB PER CITY STANDARD.
- INSTALL 12" ATRIUM DRAIN NOS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL
- INSTALL 6" ATRIUM DRAIN NOS TYPE 80 W/ RISER & ADAPTOR OR EQUAL

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

REVISION	DESCRIPTION	APPROVED	DATE

SCALE:	DESIGNED:	DRAWN:	CHECKED:
1"=8'	A.M.S.	A.M.S.	C.R.
DATE:			DATE:
9/14/18			59275
PROJECT NO.:			R.C.E. NO.
17224	ENGINEER OF WORK		

PLANS PREPARED BY:	BENCHMARK
TOAL ENGINEERING, INC.	O.C.S.B.M.: M01415
CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY	DATUM: NAVD 88
128 Avenida Mariposa San Clemente, CA 92672 (949) 480-2100 www.toalengineering.com	ELEVATION: 139.55 FT.
	ADJUSTED: 2004

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

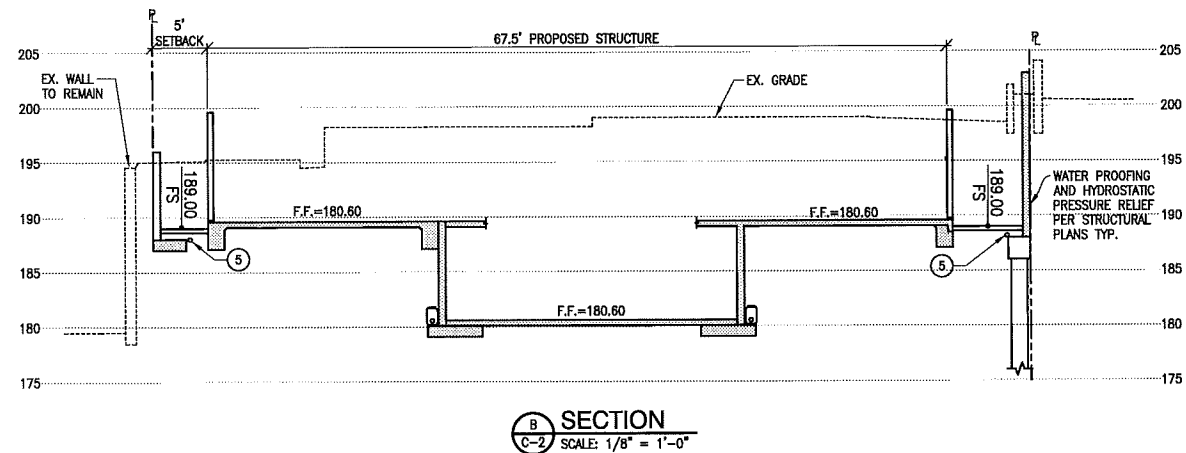
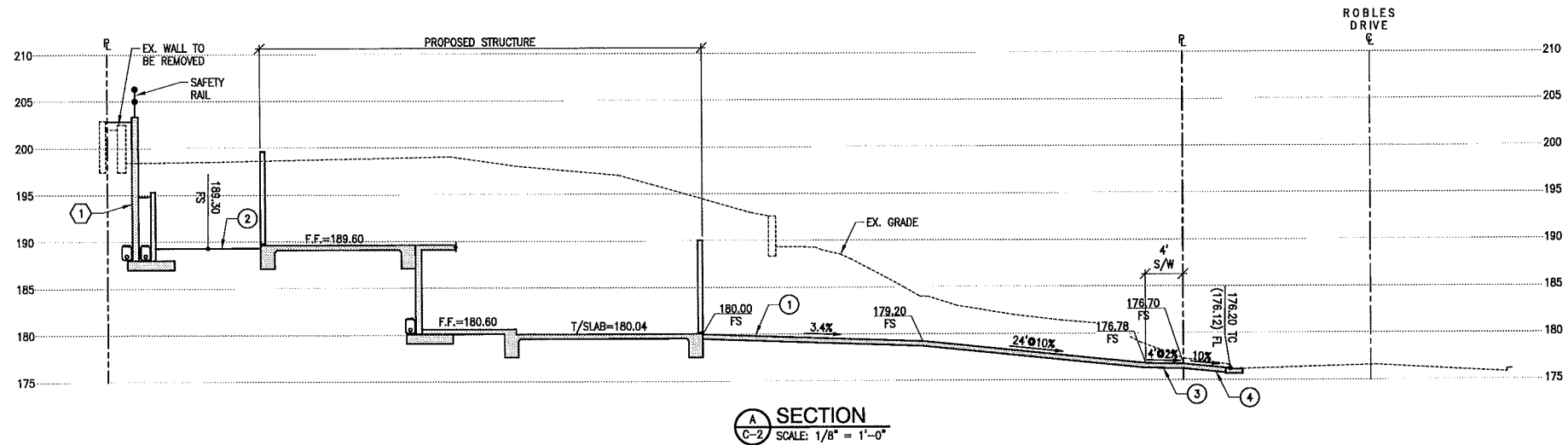
PLANS REVIEWED BY: CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES 33282 GOLDEN LANTERN DANA POINT, CA 92629	DATE:
MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/19	
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	

CITY OF DANA POINT
PRELIMINARY GRADING PLAN
33901 ROBLES DRIVE
LOTS 38 & 39, TRACT 861
APN: 672-651-08

C-2
PLAN CHECK NO:
ENG
2 OF 4 SHEETS

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

LOTS 38 & 39, TRACT 861



RETAINING WALLS ARE SHOWN FOR INFORMATION ONLY. THEY ARE TO BE INSPECTED BY OTHERS UNDER A SEPARATE PERMIT.

ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.

UTILITY NOTE:
SEWER, WATER AND STORM DRAIN INFORMATION SHOWN HEREON
ROUGH GRADING PLAN AND IMPROVEMENT PLANS FOR TRACT NO. 16331

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

EASEMENT NOTES

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY REPORT NO. O-SA-5513248(25), DATED AUGUST 17, 2018.

NO PLOTTABLE EASEMENTS OF RECORD AFFECT PROPOSED PARCEL.

PRELIMINARY CONSTRUCTION NOTES

- 1- CONSTRUCT CONCRETE DRIVEWAY.
- 2- CONSTRUCT CONCRETE HARDSCAPE.
- 3- CONSTRUCT CONCRETE SIDEWALK PER CITY OF DANA POINT STANDARD.
- 4- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF DANA POINT STANDARD PLAN.
- 5- INSTALL 4" PVC SCH.40 DRAIN PIPE
- 6- INSTALL 12"x12" CATCH BASIN, BROOKS PRODUCTS 1212 SERIES OR EQUAL.
- 7- CONSTRUCT 2-3" OUTLET TO THE EXISTING CURB PER CITY STANDARD.
- 8- INSTALL 12" FLAT DRAIN NDS TYPE 1290 W/ RISER & ADAPTOR OR EQUAL.

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

REVISION	DESCRIPTION	APPROVED	DATE	SCALE	DESIGNED	DRAWN	CHECKED	PLANS PREPARED BY	BENCHMARK	APPROVED BY THE CITY OF DANA POINT
				N/A	A.M.S.	A.M.S.	C.R.	CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY	O.C.S.B.M.: M01415 DATUM: NAVD 88 ELEVATION: 139.55 FT. ADJUSTED: 2004	THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:
				DATE: 9/14/18				TOAL ENGINEERING, INC.		
				PROJECT NO.: 17224			DATE 59275			
					ENGINEER OF WORK		R.C.E. NO.			CITY PLANNING DEPARTMENT

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33292 GOLDEN LANTERN
DANA POINT, CA 93024

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19

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CITY OF DANA POINT

PRELIMINARY SECTIONS

33901 ROBLES DRIVE
LOTS 38 & 39, TRACT 861

APN: 672-651-08

C-3

PLAN CHECK NO.
ENG

3 OF 4 SHEETS

