

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

DATE: JANUARY 27, 2020

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP19-0016 FOR A 186 SQUARE FOOT ADDITION TO AN ATTACHED TWO CAR GARAGE OF A LEGAL NONCONFORMING SINGLE-FAMILY RESIDENCE AT 109 MONARCH BAY DRIVE.

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP19-0016 (Action Document 1).

APPLICANT: Stanley Andrade

OWNER: Greg Jones

REQUEST: A request for an addition of 186 square foot addition to an attached two-car garage for a legal nonconforming single-family residence (SFR).

LOCATION: 109 Monarch Bay Drive (APN 670-111-54)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on January 17, 2020, published within a newspaper of general circulation on January 17, 2020, and posted on January 17, 2020, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves a 186 square foot addition and remodel to an existing house.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP and DPZC for

approval of a Coastal Development Permit (CDP).

- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject site is a 10,815 square foot lot located in the Monarch Bay private community in Dana Point. The property is improved with a one-story, 3,632 square foot single-family residence with a 455 square foot attached garage that was constructed in 1970 under the Country of Orange Jurisdiction. As part of the original approval for the structure, Zoning Adjustment A-847 (Supporting Document 4) was issued on May 8, 1970, to reduce the front yard setback from 20 feet to 15 feet. The structure is legal nonconforming because it was constructed with a rear yard setback of 23 feet when 25 feet is required.

The project site is located in the Residential-Single Family 4 DU/AC (RSF-4) zoning district within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION:

The project proposes a 186 square foot addition that would expand the garage to 641 square feet to provide additional enclosed parking for a substandard third parking space and storage. The project would square off the front of the garage and maintain the structure's one story Mid-Century Modern architecture, which is similar in design and scale to many other houses in the neighborhood. The proposed scope of work does not propose any expansion or modifications to the single-family residence and complies with all applicable development standards, including setbacks, lot coverage, and height.

Table 1 summarizes the applicable RSF-4 development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF-4 Development Standards

Development Standard	Requirement	Proposed/ Existing	Compliant w/ Standard
Front Setback	15 ft minimum*	15 ft	Yes
Side Setback	5 ft minimum	5 ft	Yes
Rear Setback	25 ft minimum	23 ft (existing)	No
Height	24 ft maximum (less than 3:12 pitch)	12 ft (no pitch)	Yes
Lot Coverage	45% maximum	41%	Yes
Parking Required	2 parking spaces	3 parking spaces**	Yes

* Zoning Adjustment A-847 reduced the front yard setback from 20 feet to 15 feet.

** Third parking space is substandard.

The project is permissible subject to the approval of the Coastal Development Permit. Per Section 9.63.030(a), a Minor Site Development Permit is not required for the proposed addition to the legal nonconforming structure because the addition is less than 10 percent (4.5 percent expansion proposed) of the gross square footage of the structure.

The project was reviewed by the Monarch Bay Home Owners Association and approved prior to the submittal of the application for a CDP (Supporting Document 3).

Coastal Development Permit CDP19-0016

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, the proposed addition to the single-family residence in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires the approval of a Coastal Development Permit (CDP). The proposed project complies with all of the applicable provisions of the Dana Point Zoning Code for the issuance of a Coastal Development Permit as the addition does not impact public access or Environmentally Sensitive Habitat Areas (ESHA) as the parcel is already developed.

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*

7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*


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

CORRESPONDENCE:

No correspondence received as of the publication date of this staff report.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. The project is found to comply with all standards of development; therefore, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 19-0016 subject to the findings and conditions of approval contained therein.


John Ciampa, Senior Planner


Brenda Wisneski, Director
of Community Development

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 20-1-27-xx

Supporting Documents

2. Vicinity Map
3. Approval Letter from Monarch Bay Association
4. Zoning Adjustment A-847
5. Site Photos
6. Architectural Plans

Action Document 1: Draft Planning Commission Resolution No. 20-1-27-XX

RESOLUTION NO. 20-01-27-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT
PERMIT CDP19-0016 FOR A 186 SQUARE FOOT ADDITION TO AN
ATTACHED TWO CAR GARAGE OF A LEGAL NONCONFORMING
SINGLE-FAMILY RESIDENCE AT 109 MONARCH BAY DRIVE.**

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

WHEREAS, Stanley Andrade (the "Representative") has filed an application on behalf of Greg Jones (collectively, the "Applicant"), the owners of real property commonly referred to as 109 Monarch Bay Drive (APN 670-111-54) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow an addition of 186 square foot addition to an attached two-car garage for a legal nonconforming single-family residence (SFR); 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 15301 (Class 1 – Existing Facilities) in that the project involves an addition of 186 square foot addition to an attached two-car garage with no proposed modifications to the legal nonconforming single-family residence (SFR); and

WHEREAS, the Planning Commission did, on the 27th day of January 2020, hold a duly noticed public hearing as prescribed by law to consider the 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 Coastal Development Permit CDP19-0016.

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

- A. That 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 Commission adopts the following findings and approves CDP19-0016 subject to the following conditions of approval:

PLANNING COMMISSION RESOLUTION NO. 20-01-27-XX
CDP19-0016
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Findings:

Coastal Development Permit CDP19-0016

- A) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves a Coastal Development Permit CDP19-0016, subject to conditions:
1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that, the proposed addition complies with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property). The project will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” in that the property is maintained as a single-story house. The addition maintains the structure’s architecture, height, and established setbacks to ensure the project design is compatible with the surrounding development.**
 2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that, while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot, zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County, and State beaches; therefore, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
 3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that, the project is qualified as Categorical Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facilities) in that it proposes a 186 square foot addition to an existing house with no proposed modifications to the legal nonconforming structure. The addition complies with all applicable development standards and will not be visible from the street or surrounding residences to maintain the character of the house.**

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4. That the project has been located and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that, the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and the proposed improvements would not result in adverse impacts to scenic resources located in adjacent parks and recreation areas.**
5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that, the subject site is an already developed property located in an established area of residential uses with no natural landforms present. The proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that, the proposed project expand the attached garage of a single-family dwelling without increasing the height of the structure. The project would utilize materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in the development of the property in a manner that is complementary to surrounding development in terms of mass and size.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that, the subject project was reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

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Conditions:

General:

1. Approval of this application permits an addition of 186 square foot addition to an attached two-car garage for a legal nonconforming single-family residence (SFR) that maintains the 3,632 square foot residence and expands the attached garage to 641 square feet, at 109 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. 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, Local Coastal Program Implementation Plan and Zoning Code.
2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, 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 determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.
6. The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the

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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 fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

7. The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
8. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
9. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The Applicant, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.
10. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits
11. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
12. Prior to the commencement of any work within the public right-of-way, the applicant shall apply and be approved for an encroachment permit.
13. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

Prior to Issuance of a Building Permit:

14. Building plan check submittal shall include the following construction documents:
 - Building Plans (4 sets)
 - Energy Calculations (2 sets)
 - Structural Calculations (2 sets)
 - Acoustical Report (2 sets)

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

15. Minimum roofing classification is Class "A".
16. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
17. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
18. The applicant shall submit a foundation plan in compliance with all City of Dana Point standards for review and approval.
19. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.

Prior to issuance of a Certificate of Occupancy

20. 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 CDP19-0016. The City's standard "Line & Grade Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval.
21. Public Works final approval will be required for all permits.
22. All structural best management practices (BMPs) and/or landscaping shall be constructed and installed in conformance with approved plans and specifications.
23. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 27th day of January, 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Roy Dohner, Chairperson
Planning Commission

ATTEST:

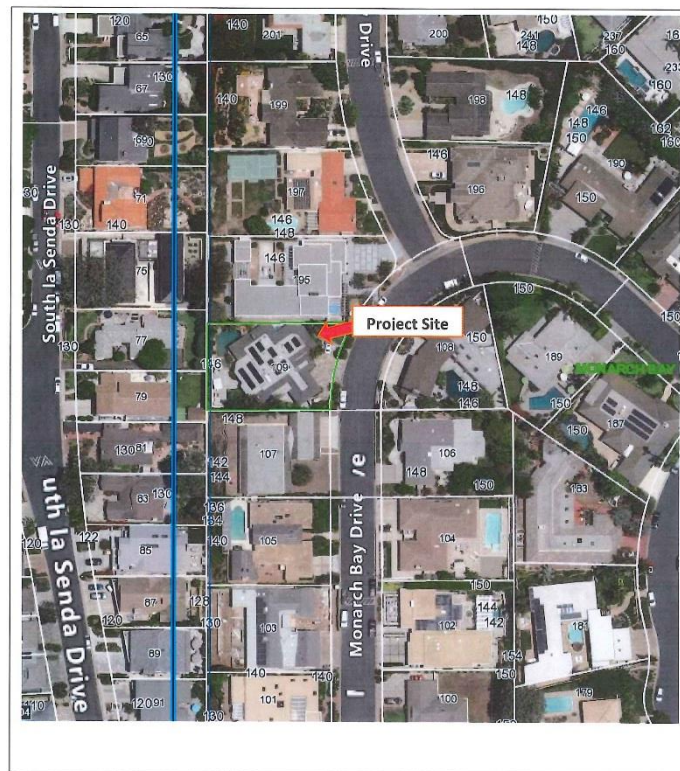
Brenda Wisneski, Director
Community Development Department

Supporting Document 2: Vicinity Map



Vicinity Map

109 Monarch Bay Dr, CDP19-0016



Supporting Document 3: Approval Letter from Monarch Bay Association



Monarch Bay Association

July 19, 2019

Greg and Jill Jones
109 Monarch Bay Drive
Monarch Beach, CA 92629

via e-mail

RE: 109 MONARCH BAY DRIVE
APPROVAL OF GARAGE ADDITION PLANS DATED 04/19/19-ANDRADE ARCHITECTS

Dear Mr. and Mrs. Jones,

Thank you for your patience during the review process for your garage addition plans and variance request. At the Monarch Bay Association Architectural Control Committee meeting on July 17, 2019, these plans were approved as presented, including the variance requested for the lot coverage to 40.94% and the front setback encroachment by 5' to match the existing setback encroachment. Two sets of stamped/approved plans are being delivered to your home.

It will be necessary for you to submit a construction deposit in the amount of \$2,500 made payable to the Monarch Bay Association prior to the commencement of construction. Upon the successful completion of your project, the deposit will be refunded to you minus the road use fees pursuant to the attached schedule.

The Committee truly appreciates your on-going cooperation and wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

CC: Board
Stan Andrade via email
MB/109/arch/garage addition approval/07.19.19

Supporting Document 4: Zoning Adjustment A-847

670-111-54

ZA

APPLICATION FOR ADJUSTMENT PERMIT

UNDER ORANGE COUNTY ZONING CODE, AS AMENDED,
COUNTY OF ORANGE, CALIFORNIA

NO. A 847
SUPERVISORIAL DISTRICT 5
PLUMB DATE May 8, 1970
HEARING DATE May 12, 1970
TECHNICIAN DC:ca
S.S.N. NO. 8-8-8

Laguna Niguel Corp., 3 Monarch Bay Plaza, Laguna Niguel

Carl Iverson, 3 Monarch Bay Plaza, Laguna Niguel

TO PERMIT the construction of a single family dwelling with detached garage encroaching into the front yard setback in the R1 "Single Family Residence" District.

Front yard setback adjustment to within 15 feet of the front property line instead of the required 20 feet.

A-241, front yard adjustment, granted October 6, 1966.

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION OF SUBJECT PROPERTY: Lot 38, Tract 3748

Location of property: On the west side of Crown Coast Drive approximately 60 feet
southerly of Queen Catherine Drive, in Monarch Bay.

Present use of property: Vacant

Adjoining property owned or leased by applicant: None

Justification: See attached letter.

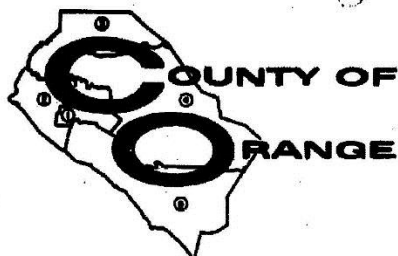
GRANTED

BY ACTION OF THE
ORANGE COUNTY
ZONING ADMINISTRATOR

Carl C. Iverson
Signature of applicant or his agent
Carl C. Iverson
Signature of planning officer or his agent

F 2073-52 5/12/70 PER: 518.00

NO. A 847



PLANNING COMMISSION

TELEPHONE: 924-2080
AREA CODE 714

400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA 92701

May 12, 1970

Orange County Department of
Building and Safety
400 Civic Center Drive West
Santa Ana, California 92701

Attention F. G. McLellan, Jr., Director

Gentlemen:

Re A-847 of Laguna Niguel Corporation

The Orange County Zoning Administrator at the regular meeting of
May 12, 1970 authorized the issuance of the above Adjustment Permit
application as stated in the enclosed copy of the Minutes.

The determination of the Zoning Administrator is now final.

Very truly yours,

ORANGE COUNTY PLANNING DEPARTMENT
Forest Dickason, Planning Director

Stuart W. Bailey
Assistant Planning Director

SWB:ca

Enclosures

Application (3)
Action (2)

MINUTES

ORANGE COUNTY ZONING ADMINISTRATOR MEETING - MAY 12, 1970

PUBLIC HEARING:

Z.A. TAPE NO. 13, RECORDING INDEX: 0111

550 A-047, OF LAGUNA NIGUEL CORP., IN MONARCH BAY.

Location: On the west side of Crown Coast Drive approximately
60 feet southerly of Queen Catherine Drive.

Request: To permit the construction of a single family dwelling
with detached garage encroaching into the front yard setback in
the R1 "Single Family Residence" District, according to application
on file.

No one was present to represent the application.

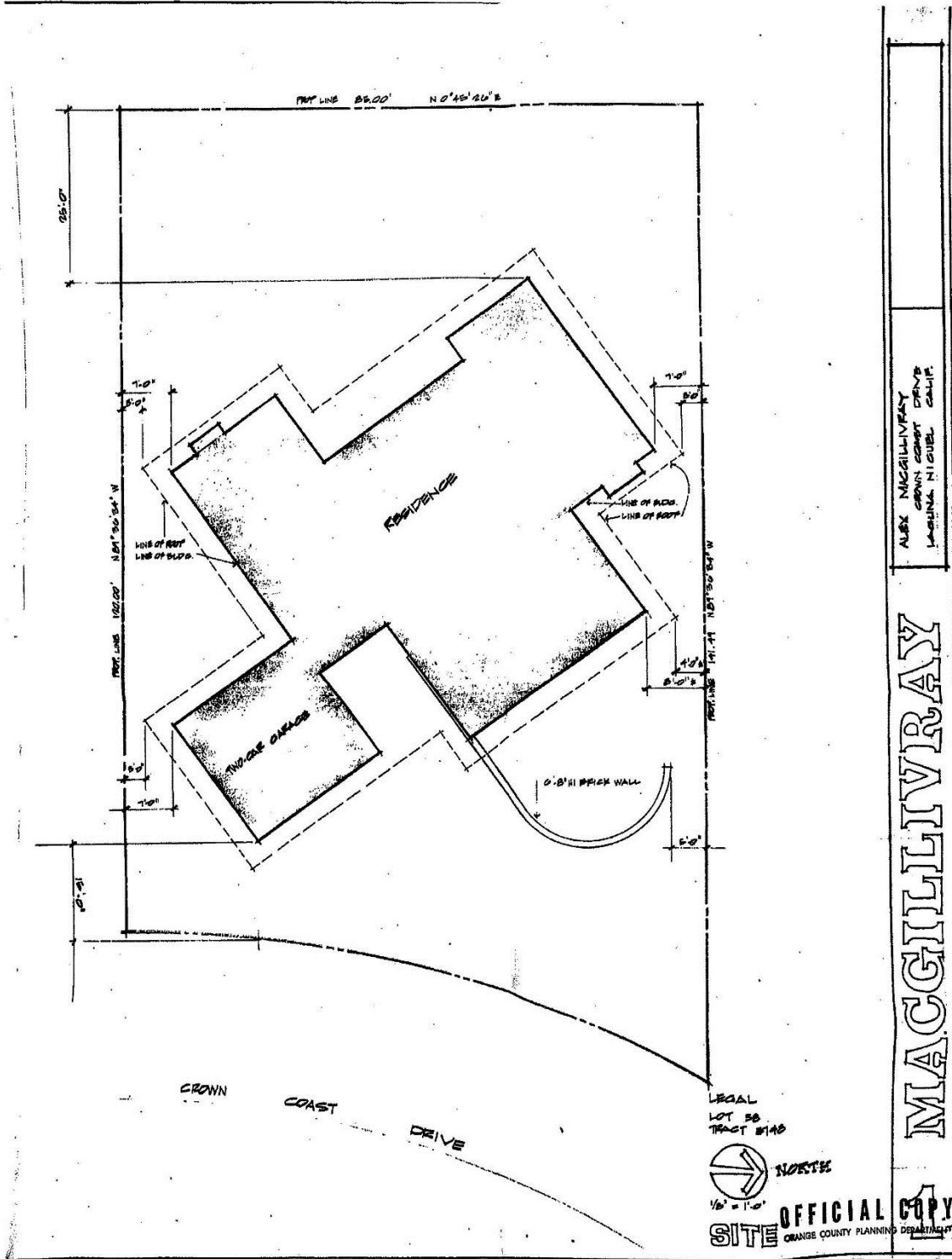
Zoning Administrator Reed noted that a letter had been received from
the Architectural Board of the Laguna Niguel Corporation stating
that the requested variance had been reviewed and approved as required
by the deed restrictions.

ACTION: 0213: Granted.

(finding in accordance with provisions of the Orange County Zoning
Code.)

OFFICIAL COPY

ORANGE COUNTY PLANNING DEPARTMENT



Supporting Document 5: Site Photos







Supporting Document 6: Architectural Plans

ATTACHMENT

JONES RESIDENCE

109 MONARCH BAY, DANA POINT, CA. 92677

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH 2016 CALIFORNIA RESIDENTIAL CODE (CRC); 2016 CALIFORNIA BUILDING CODE (CBC); 2016 CALIFORNIA PLUMBING CODE (CPC); 2016 CALIFORNIA ELECTRICAL CODE (CEC); 2016 CALIFORNIA MECHANICAL CODE (CMC); 2016 BUILDING ENERGY EFFICIENCY STANDARDS (BEES); 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AS AMENDED BY CITY ORDINANCE

GENERAL NOTES

- SUBMIT SEPARATE PLANS, CALCULATIONS AND PERMITS FOR ALL FENCES POOLS AND RETAINING WALLS
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM
- CONTRACTOR TO VERIFY EXISTING FIELD CONDITIONS BEFORE COMMENCING ANY WORK
- HOUSE NUMBER WILL BE VISIBLE AND LEGIBLE FROM THE STREET
- FINISH GRADE WITHIN 10' OF THE NEW STRUCTURE/ ADDITION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING FOR IMPERVIOUS SURFACES AND 5% FOR NATURAL GRADE.
- ITEMS IN THIS LIST REQUIRE FIELD TESTING AND/ OR VERIFICATION BY A CERTIFIED HERS RATER. THE INSPECTOR MUST RECEIVE A COMPLETED CF-4R FORM FOR EACH OF THE MEASURES LISTED BELOW FOR FINAL TO BE GIVEN:

THE HVAC SYSTEM HVAC INCORPORATES HERS VERIFIED DUCT LEAKAGE. HERS FIELD VERIFICATION AND DIAGNOSTIC TESTING IS REQUIRED TO VERIFY THAT DUCT LEAKAGE MEETS THE SPECIFIED CRITERIA.

PROJECT DIRECTORY

PROPERTY OWNER:
GREG JONES
109 MONARCH BAY,
DANA POINT, CA 92629

ARCHITECT:
ANDRADE ARCHITECTS, INC.
2880 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949-715-7474
FAX: 949-715-7475

STRUCTURAL ENGINEER:
SIAMAK VAHDAT
SVA ENGINEERING, INC.
4000 BARRANCA PARKWAY,
SUITE 250 IRVINE, CA 92604
PHONE: 949-654-0856

SQUARE FOOTAGES

	EXISTING:	PROPOSED:	TOTAL:
LIVING AREA:	3,632 S.F.	+ 0 S.F.	3,632 S.F.
ENTRY PATIO	155 S.F.	+0 S.F.	155 S.F.
TOTAL:	3,787 S.F.	+ 0 S.F.	3,787 S.F.
GARAGE:	455 S.F.	+ 186 S.F.	641 S.F.
BUILDING FOOTPRINT:	4,242 S.F.	+ 186 S.F.	4,428 S.F.
LOT AREA:	10,815 S.F.		
LOT COVERAGE:	39.22 %	+ 1.72 %	40.94 %

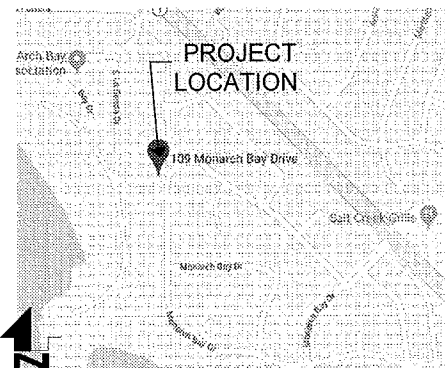
PROJECT DESCRIPTION

186 S.F. GARAGE ADDITION TO AN EXISTING 2 CAR GARAGE

PROJECT DATA

APN:	670-111-54
TRACT:	3748
LOT:	38
OCCUPANCY:	R-RSF4
CONSTRUCTION TYPE:	VN NON SPRINKLED

VICINITY MAP



SHEET INDEX

ARCHITECTURAL:

G.001	COVER SHEET
A.001	SITE PLAN
A.101	FLOOR PLAN
A.102	ROOF PLAN
A.201	ELEVATIONS

CIVIL:

1 OF 1	TOPOGRAPHIC SURVEY
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JONES RESIDENCE

109 MONARCH BAY DRIVE
DANA POINT, CA. 92629

COVER SHEET

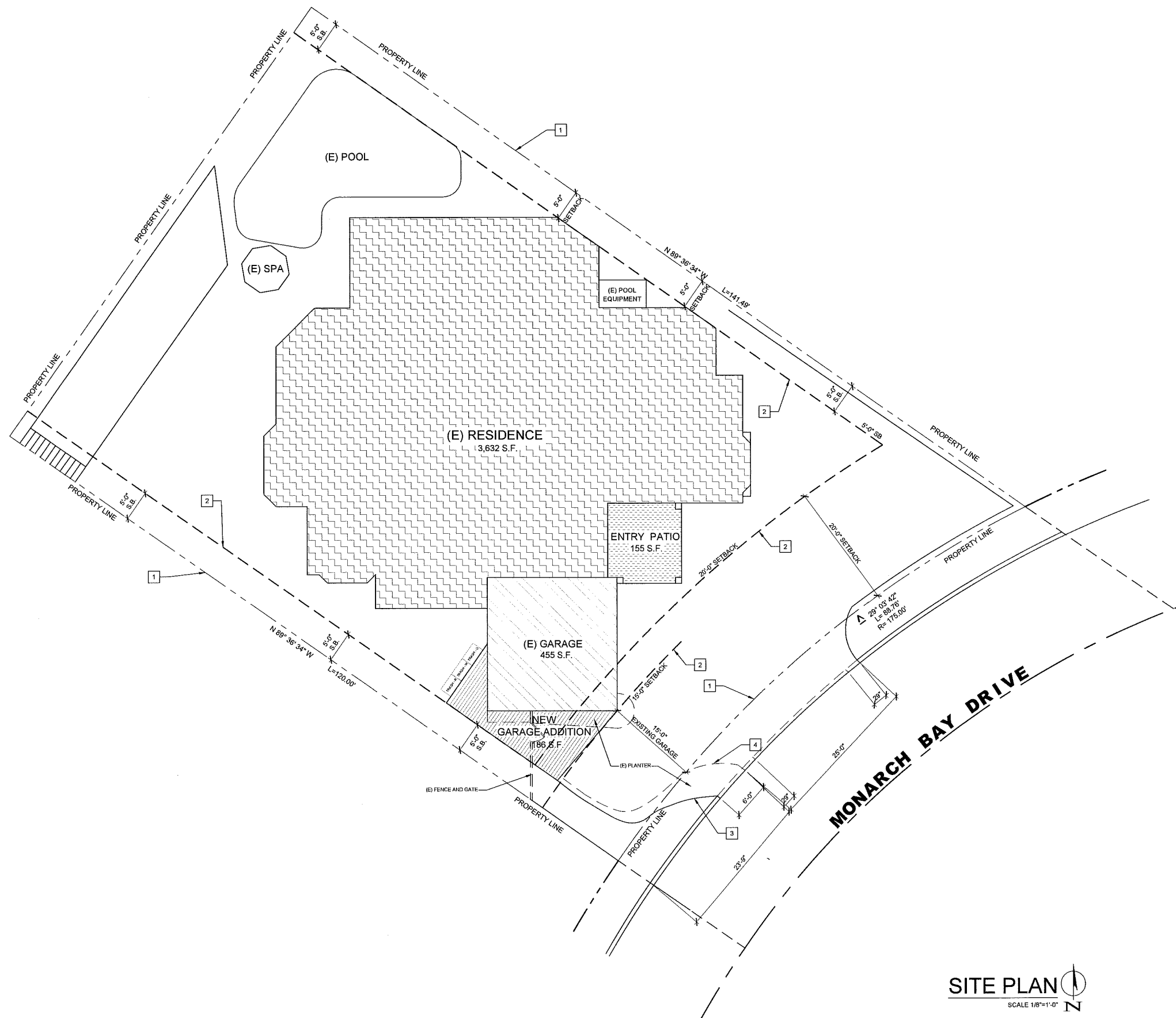
REVISIONS

△	
△	
△	
△	




DRAWN BY:	JC
CHECKED BY:	SA
DATE:	10/16/19
JOB #:	1829
SHEET:	

G.001



□ SITE PLAN KEYNOTES

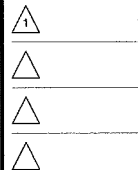


2803 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE 949.715.7474
FAX 949.715.7475
ANDRADEARCHITECTS.COM

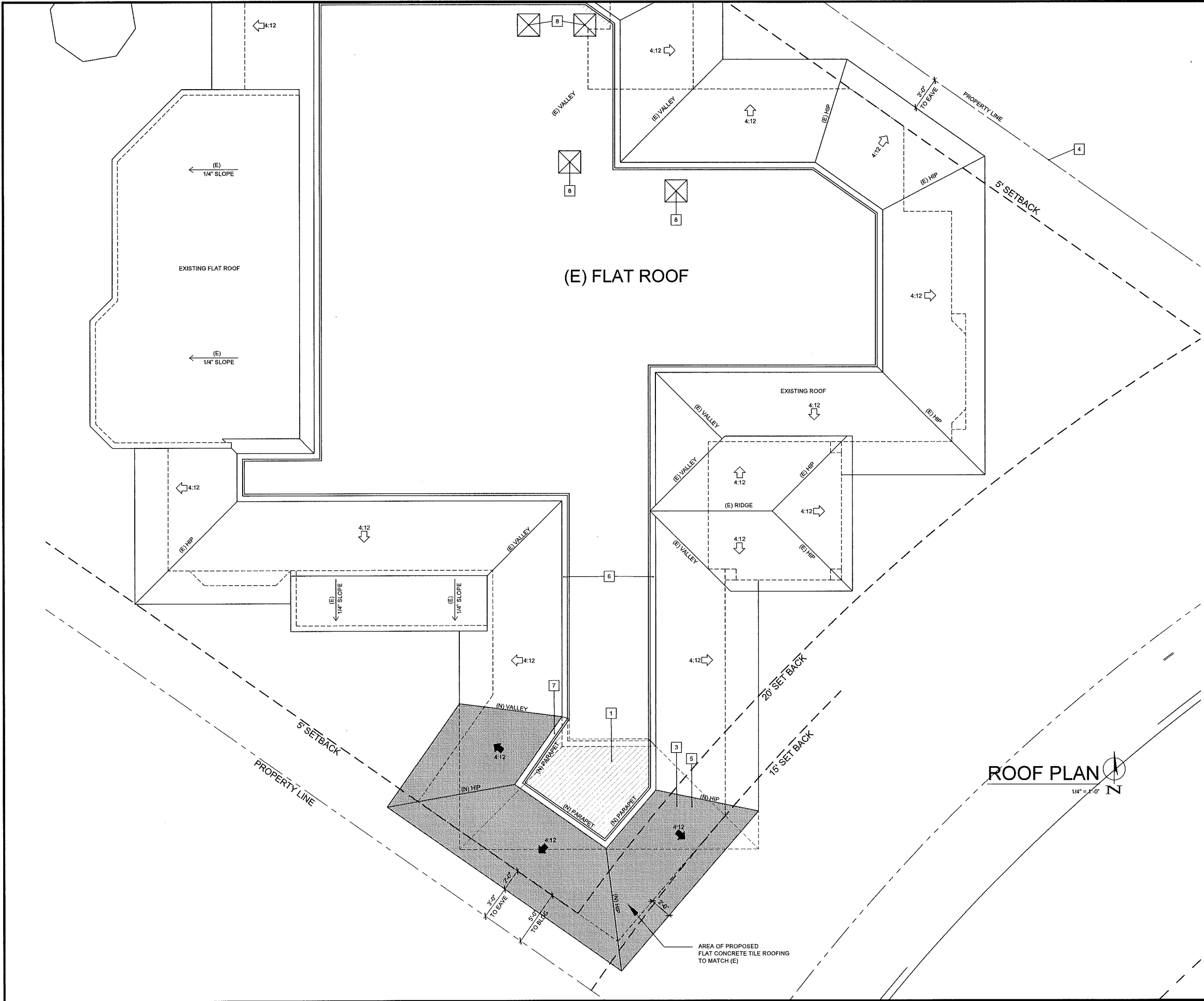
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SITE PLAN




DRAWN BY: J
CHECKED BY: SA
DATE: 10/16/1
JOB #: 182
SHEET:



- # ROOF PLAN KEYNOTES:**
- 1 CLASS "A" CERTAINTED FLINTLASTIC MODIFIED BITUMEN ROOF COVERING SYSTEMS O/30# BUILDING PAPER TO MATCH EXISTING - GREY WHITE COLOR
- MANUFACTURER: CERTAINTED CORPORATION
- ICC REPORT # ESR-1388 (NOT TO EXCEED 10.0 LBS. PR S.F.)
 - 2 EXISTING CHIMNEY - TO REMAIN
 - 3 NEW FLAT CONCRETE ROOF TILE O/30# BUILDING PAPER TO MATCH EXISTING - CHARCOAL COLOR
REMOVED EXISTING TILE TO BE REUSED IN ROOF ADDITION (NOT TO EXCEED 10.0 LBS. PR S.F.)
 - 4 PROPERTY LINE
 - 5 NEW ROOF PITCH AND OVERHANG TO MATCH EXISTING.
 - 6 EXISTING PARAPET W/ METAL FLASHING PAINTED TO MATCH ROOF - CHARCOAL COLOR
 - 7 NEW PARAPET W/ METAL FLASHING PAINTED TO MATCH ROOF - CHARCOAL COLOR
 - 8 (E) 2020 VELUX SKYLIGHT

- ROOF PLAN NOTES:**
- 1. PROVIDE 26 GA G.I. VALLEY FLASHING.
 - 2. PROVIDE G.I. GUTTERS @ EAVE FASIA W/ G.I. DOWNSPOUTS CONNECTED TO GROUND DRAINAGE SYSTEM
- HATCH AREA REPRESENTS NEW ROOF OVER ADDITION
--- EXISTING ROOFING TO BE REMOVED

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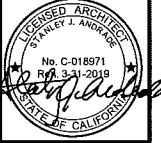


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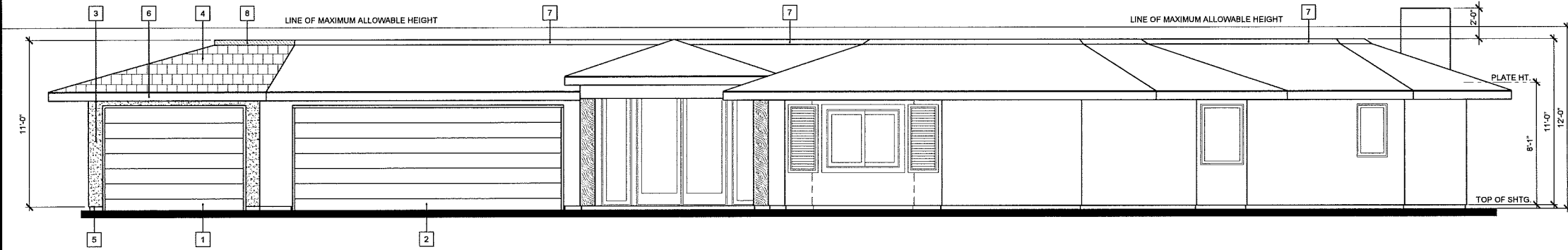
JONES RESIDENCE
109 MONARCH BAY DRIVE
DANA POINT, CA. 92629

ROOF PLAN

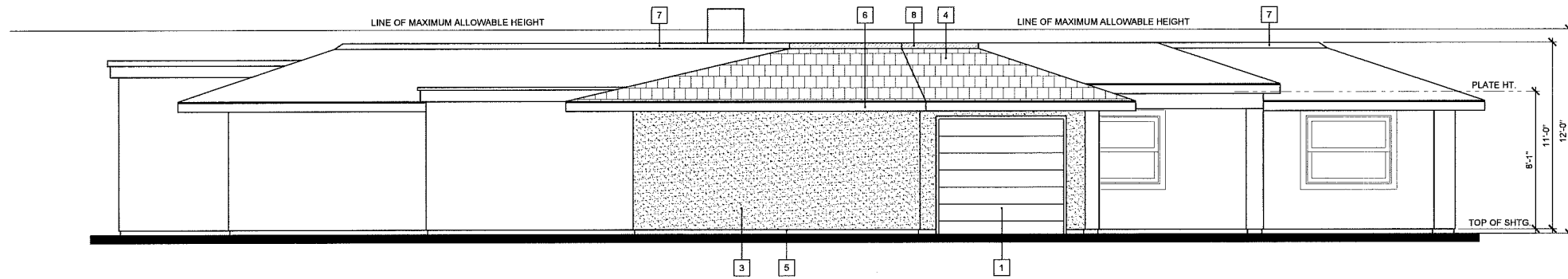
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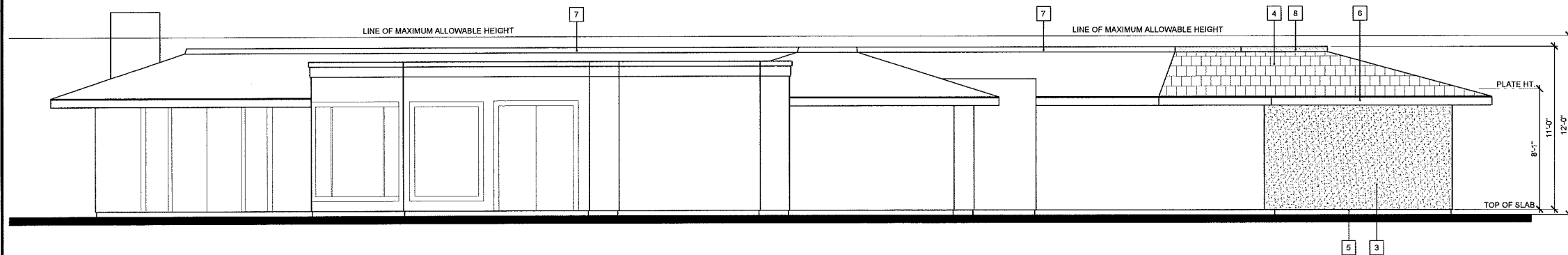
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DATE: 10/16/19
JOB #: 1829
SHEET:
A.102



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



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



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

EXTERIOR ELEVATION KEYNOTES:

- 1 NEW GARAGE DOOR TO MATCH EXISTING MAHOGANY WOOD DOORS. MAHOGANY STAIN
- 2 EXISTING MAHOGANY WOOD GARAGE DOOR TO REMAIN
- 3 EXTERIOR STUCCO O/ 15# BUILDING PAPER (TO MATCH EXISTING. LA HABRA CORAL GABLES 81582)
- 4 NEW FLAT CONCRETE ROOF TILE O/30# BUILDING PAPER TO MATCH EXISTING - CHARCOAL COLOR
REMOVED EXISTING TILE TO BE REUSED IN ROOF ADDITION
- 5 STUCCO SCREED
- 6 NEW MAHOGANY WOOD FASCIA TO MATCH EXISTING. MAHOGANY STAIN
- 7 EXISTING PARAPET W/ METAL FLASHING PAINTED TO MATCH ROOF - CHARCOAL COLOR
- 8 NEW PARAPET W/ METAL FLASHING PAINTED TO MATCH ROOF - CHARCOAL COLOR

ANDRADA ARCHITECTS, INC.
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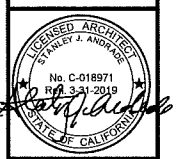
ANDRADA ARCHITECTS, INC.

JONES RESIDENCE
109 MONARCH BAY DRIVE
DANA POINT, CA. 92629

ELEVATIONS

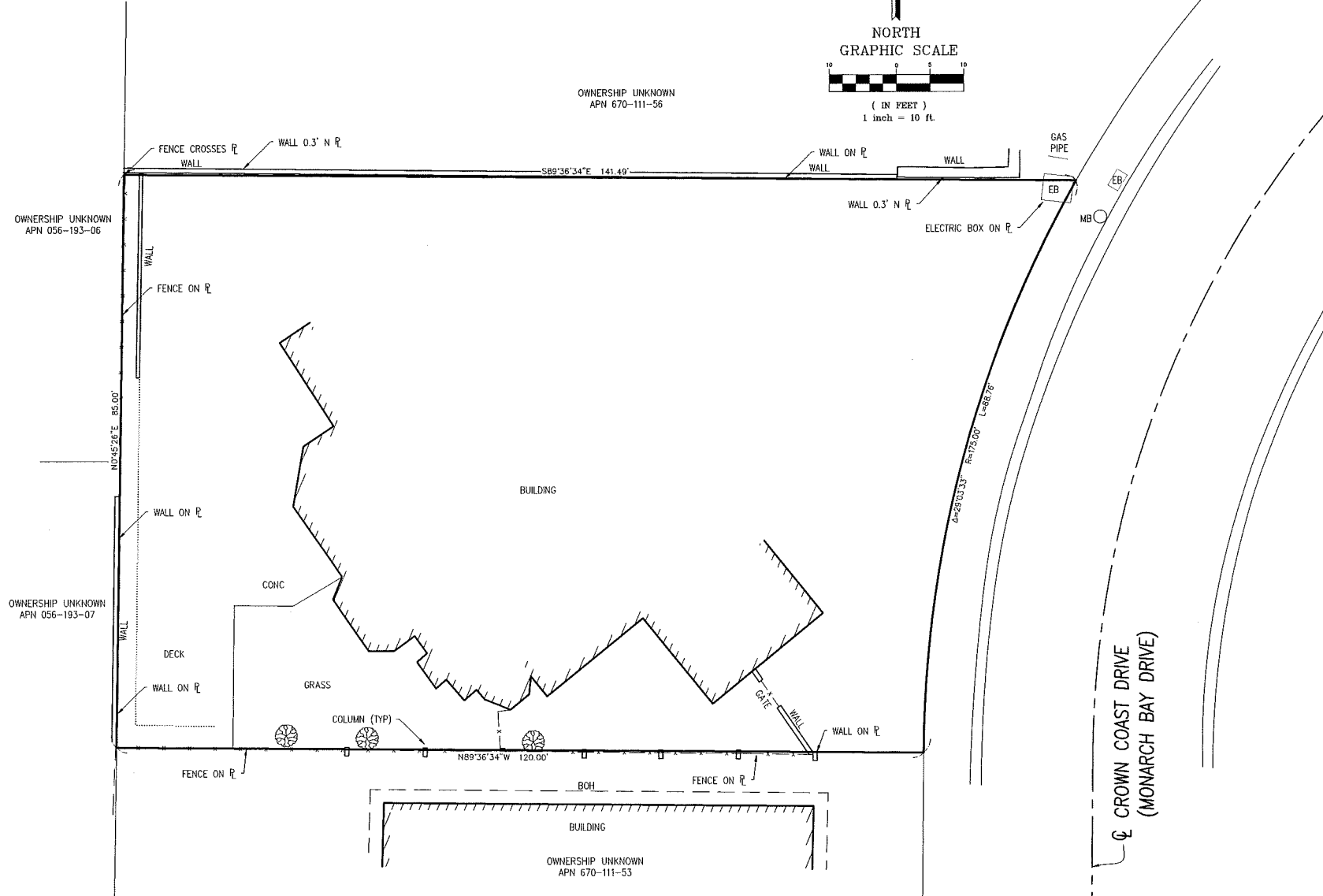
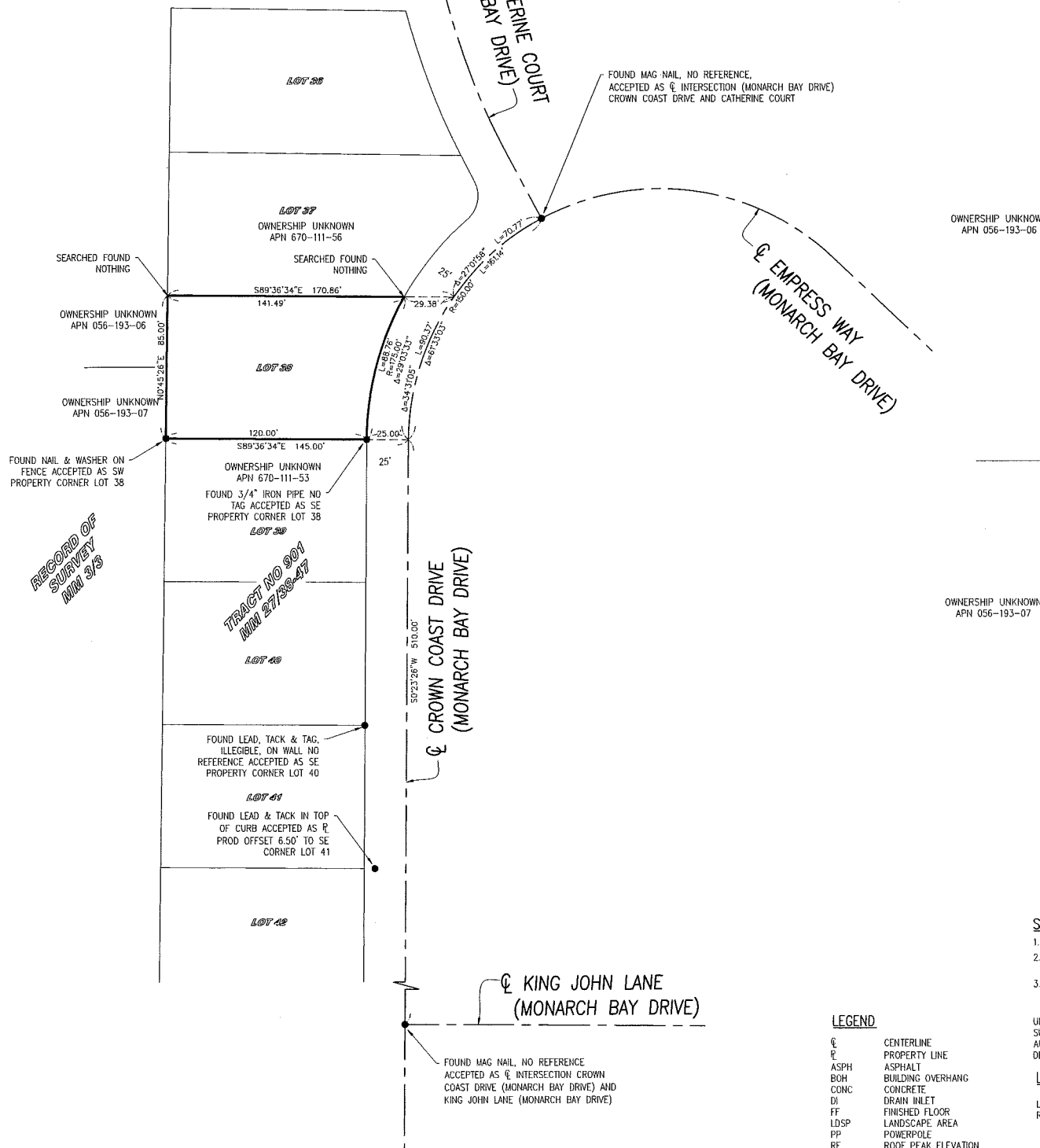
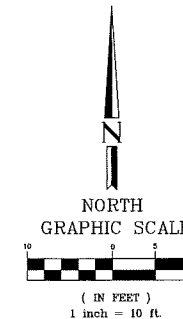
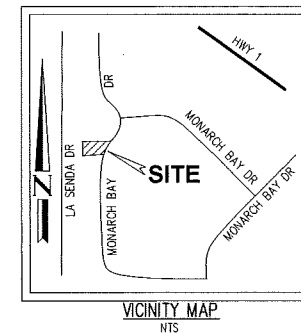
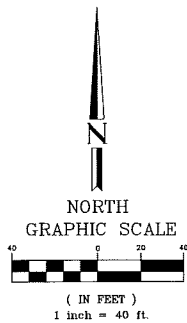
REVISIONS

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DATE: 10/16/19
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BOUNDARY/TOPOGRAPHIC MAP
109 MONARCH BAY DRIVE, CITY OF DANA POINT
COUNTY OF ORANGE, STATE OF CALIFORNIA



SURVEYOR'S NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

LEGAL DESCRIPTION

LOT 38, TRACT NO. 3748, MM 142/30-34
RECORDS OF ORANGE COUNTY, CALIFORNIA

TAX ASSESSOR'S PARCEL NO.
APN: 670-111-54

AREA
10,784.48 SQ. FT. OR 0.25 ACRES±

BASIS OF BEARINGS

BASIS OF BEARING IS THE CENTERLINE OF CROWN COURT DRIVE (MONARCH BAY DRIVE), PER TRACT NO. 3748, MM 142/30-34

BEING: NORTH 00°23'26" EAST

SURVEYOR'S NOTE

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

[Signature]

TY E. THOMAS
P.L.S. 9309 EXP. 9/30/2020
DATE OF SURVEY: 11/15/2019

11-19-2019
DATE



LEGEND

- Centerline
- Property Line
- Asphalt
- BOH
- CONC
- DI
- FF
- LDSP
- PP
- RE
- R
- TW
- TYP
- WM
- Fence

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:

T&M
SURVEYING
551 E. TRENTON AVE.
ORANGE, CA
OFFICE 714-906-8771 CELL 714-906-8771
WWW.TMSURVEYING.COM



BOUNDARY/TOPOGRAPHIC MAP

109 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA

PROJECT NO.
-607
SHEET
OF
1
1