

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

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**DATE:** AUGUST 10, 2020

**TO:** DANA POINT PLANNING COMMISSION

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

**SUBJECT:** PRELIMINARY REVIEW FOR A SITE DEVELOPMENT PERMIT AND  
TENTATIVE PARCEL MAP TO ALLOW THE CONSTRUCTION OF A  
THREE UNIT RESIDENTIAL CONDOMINIUM AND RETAINING WALLS  
AT 25022 SELVA ROAD

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**RECOMMENDATION:** That the Planning Commission provides feedback to the applicant focusing on potential issues that may be raised during consideration of a formal submittal for the project.

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

**PROPERTY OWNERS:** Coastline Development, Inc.

**REQUEST:** Preliminary review for a Tentative Parcel Map and a Site Development Permit for the construction of a three-unit residential condominium and site retaining walls.

**LOCATION:** 25022 Selva Road (APN: 682-123-38)

**NOTICE:** No notice is required.

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

**ISSUES:**

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

**BACKGROUND:**

The applicant submitted a preliminary review for the development of a three-unit residential project on an 8,287 square foot vacant lot in the Residential Multiple Family 14 (RMF-14) Zoning District. The project site and surrounding multi-family structures on a hillside, which

required many of the developments to be designed with three stories and/or stem walls to mitigate the topographical conditions of the area. The subject property has a 17 percent slope that starts at the street and drops to the back of the lot. The surrounding developments were constructed primarily in the 1970s while under the County of Orange jurisdiction, and many of the structures do not comply with the height regulations of the Dana Point Zoning Code (DPZC).

The proposed project would require a Tentative Parcel Map (TPM) to allow for the individual sale of the units, pursuant to Section 7.05.060 of the City's Subdivision Ordinance. Additionally, a Minor Site Development Permit (SDP(M)) would be required for retaining walls taller than 30 inches in height pursuant to Section 9.05.120 of the DPZC.

### **Preliminary Review:**

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

Staff and the applicant have worked collaboratively on various design iterations for the subject site. However, due to the topographic constraints of the lot and the project's potential deviations from the DPZC, the applicant has requested a preliminary review by the Planning Commission to provide guidance on the project design. The applicant is requesting the Planning Commission provide feedback on the project's design and if a height Variance could be justified given the constraints of the lot or if additional design modifications like retaining walls should be incorporated into the project to make it comply with the height regulations.

### **DISCUSSION:**

The applicant proposes to develop two residential structures on the vacant lot for the creation of three residential units. The structure located to Selva Road would contain unit A with an attached garage, and the second structure at the rear of the lot would contain units B and C with two attached garages. The applicant's two structure design is intended to break up the massing to create a project that is more compatible with the neighborhood.

Pursuant to Section 9.09.030(e) (Minimum Land Area per Unit) of the DPZC, the proposed 8,287 square foot lot is large enough to support up to three residential units. Additionally,

the proposed development complies with the required Residential Multiple Family (RMF-14) Development Standards identified in Section 9.09.030 of the Dana Point Zoning Code (DPZC) with the exception of the height regulations and proposed retaining walls that would require a SDP(M).

### Project Issues

The topography of the site creates challenging conditions for the project to comply with the height regulations and maximum driveway grade requirements in the DPZC. The lot has a 17 percent slope, which does not qualify for relief from the Hillside Condition Ordinance (20 percent slope required) to allow an increase in the maximum height for the structures. The construction of the project, without deviations from the development standards, could result in an unfavorable design or a decrease in the number of residential units developed on the property.

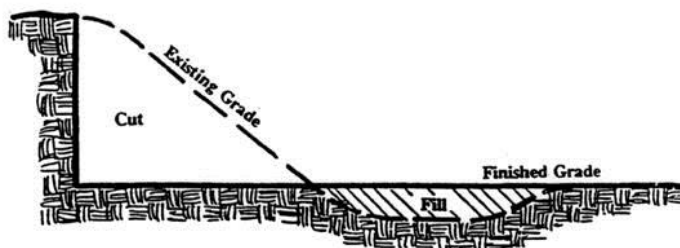
Per Section 9.35.050(b)(3)(A)(1) of the DPZC “The driveway shall have a maximum grade of ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet.” Additionally, since the driveway would be longer than 50 feet, Section 9.35.050(b)(A)(3) would also apply which states “If any entry drive exceeds fifty (50) feet in length, the first eighteen (18) feet of the access may not exceed an eight (8) percent grade.” The maximum grade for the driveway results in a need to add fill to comply with the access requirements, which would then have implications on the height of the structures. Due to the topography of the site, the project would incorporate stem walls and retaining walls to mitigate the slope of the lot. Retaining walls would be located along the north property line to provide the minimum driveway grade. At the rear of the lot, retaining walls would be added to create a functional outdoor living area for units B and C.

Per Section 9.05.110(a)(2) of the DPZC, each structure must be measured from the top of the roof to either the lowest existing grade or the lowest finished pad elevation, whichever is the lower. However, subdivision projects (as proposed) shall be measured in accordance with Section 9.05.110(a)(5), which states, “*Building height and height of fences and walls for new residential subdivisions shall be measured from finished grade, subject to approval by the Planning Commission.*” The Dana Point Zoning Ordinance provides the definition and figure for “Grade” and “Existing Grade” below:

*Grade — the average of the finished ground level (finished grade) at the center of all exterior walls of a building or, where such walls are parallel to and within five (5) feet of a sidewalk, the average of the finished ground level at the sidewalk, or to the top of curb, where there is no sidewalk.*

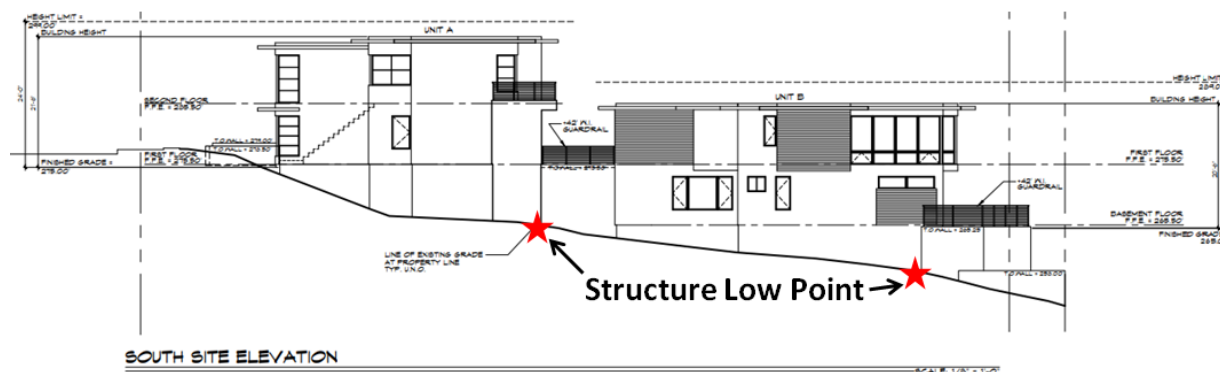
*Grade, Existing — the elevation of the ground which exists prior to the start of any site preparation, grading, or construction related to the project being proposed. Existing grade will not be the same as natural grade if the site has been previously graded.*

**Figure 1: DPZC Illustration for Grade**



Based on the proposed design, the lowest finished grade would be where the natural grade meets the stem wall (see Figure 2 below).

**Figure 2: Project Low Point From Finished Grade**



To address the challenging topographical issues, the applicant has identified a potential project alternative to incorporate additional retaining walls around the stem walls to elevate the finished grade around the structures. Raising the finished grade around the stem walls would allow the structure to comply with the required 24-foot height requirement. However, the addition of retaining walls would push the project's structural elements closer to the side property lines and would require the approval of a Minor Site Development Permit because the walls would range from 5.5 to 7.5 feet above grade. As part of the Minor Site Development Permit analysis, staff would review the retaining walls to ensure they are the minimum heights necessary to comply with the topography constraints of the site and ensure they are compatible with the neighborhood.

A second alternative to address the constraints of the site would be for the applicant to apply for a height Variance, which would eliminate the need to raise the finished grade of the site with additional retaining walls adjacent to the side property lines.

**CORRESPONDENCE:**

None.

**CONCLUSION:**

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

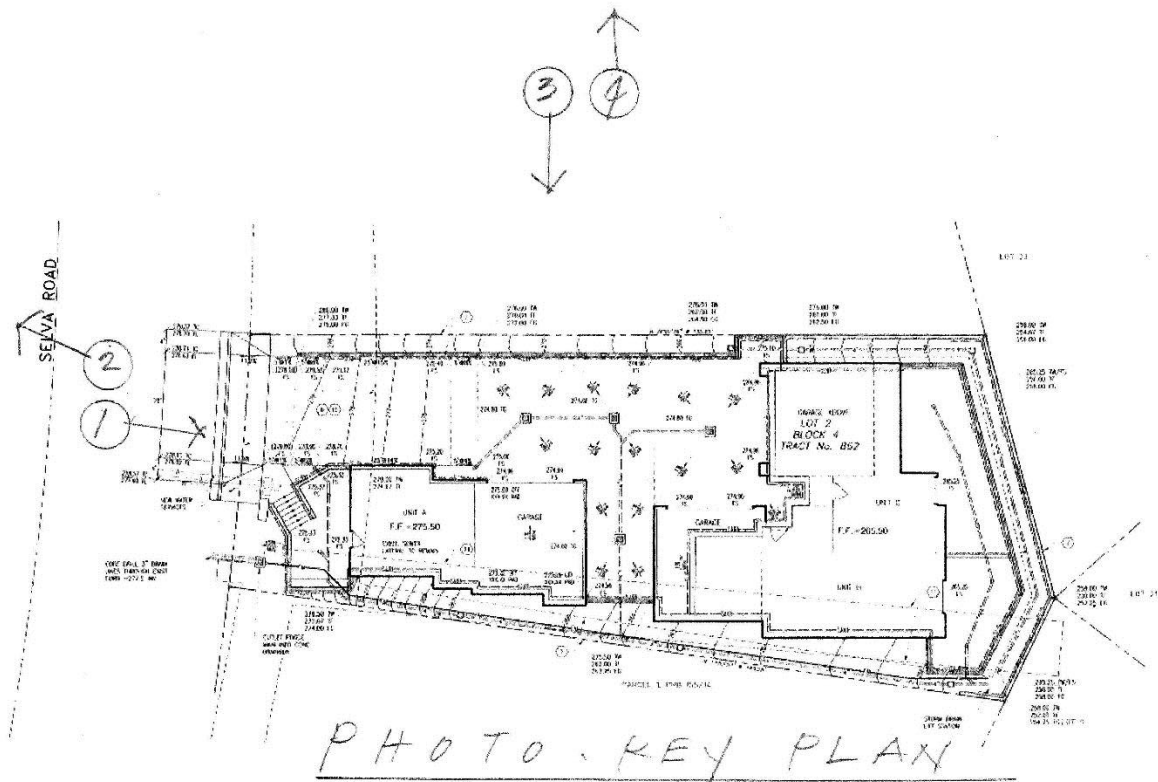
  
\_\_\_\_\_  
John Ciampa,  
Senior Planner  
\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

**SUPPORTING DOCUMENTS:**

1. Vicinity Map
2. Site and Adjacent Property Photos
3. Project Plans



Supporting Document 2: Site and Adjacent Property Photos



*THE SELVA TRIPLEX  
PHOTO #1  
25022 SELVA ROAD, DANA POINT, CA. 92624*



*THE SELVA TRIPLEX  
PHOTO #2  
25022 SELVA ROAD, DANA POINT, CA. 92624*



*THE SELVA TRIPLEX  
PHOTO #3  
25022 SELVA ROAD, DANA POINT, CA. 92624*



*THE SELVA TRIPLEX*  
*PHOTO #4*  
*25022 SELVA ROAD, DANA POINT, CA. 92624*



**Supporting Document 3: Project Plans**

ATTACHMENT

# SELVA TRI-PLEX

DANA POINT, CALIFORNIA

## ABBREVIATIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	AND ANGLE AT CENTERLINE DIAMETER OR ROUND FOUND OR NUMBER EXISTING  ANCHOR BOLT ABOVE ACOUSTICAL AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM ANGLE APPROXIMATE ARCHITECT ARCHITECTURAL ASPHALT  BOARD BITUMINOUS BUILDING BLOCK BLOCKING BOLT BEAM BOTTOM  CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORNER OF FINISH CORRIDOR COUNTERSINK COUNTER CENTER  DOUBLE DEPARTMENT DRAINING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DOOR OPENING DOOR DOWNSPOUT DRY STANDPIPE DRAIN DRAWING DRAWER	EAST EACH ED.F ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSED EQUIPMENT ELECTRIC WATER COOLER EXISTING EXPANSION EXPOSED EXTERIOR  FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FINISH GRADE FINISH FLASH FLUOROCENT FACE OF CONCRETE FACE OF FINISH FACE OF MULLION FACE OF STUDS FIREPROOF FRAMING FULL SIZE FOOT OR FEET FOOTING FURNISH FUTURE  GALV. GALVANIZED GLASS GROUND GRADE GYPSUM GYF. BD. GYPSUM BOARD GYPSUM WALL BOARD  H.C. HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT H.V.A.C HORIZONTAL  INSUL. INSULATION INTERIOR  JAN. JANITOR JOINT	LAB. LABORATORY LAV. LAVATORY LOCKER LIGHT  MAX. MAXIMUM M.C. MACHINE CABINET MECH. MECHANICAL MEMB. MEMBRANE MET. METAL MFG. MANUFACTURING MFR. MANUFACTURER MH. MANHOLE MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS M.O. MASONRY OPENING MUL. MULLION  N. NORTH N.C. NOT IN CONTRACT NO. OR # NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE  O/ OVER OVERALL OBS. ON CENTER O.D. OUTSIDE DIAMETER (DIM.) OFF. OFFICE O.H.C. OVERHEAD CABINET OPNG. OPENING OPPOSITE  PRECAST PRECAST PLATE PLASTIC LAMINATE PLAS. PLASTER PLYWOOD PANEL PAINTED PLUMB. PLUMBING PLYWOOD PROPERTY LINE PAIR POINT PREFAB. PREFABRICATED PAPER TONEL DISPENSER COMBINATION PAPER TONEL DISPENSER & RECEPTACLE  PTN. PARTITION P.T.R. PAPER TONEL RECEPTACLE Q.T. QUARRY TILE  R. RISER RAD. RADIUS R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR REV. REVERSE REIN. REINFORCE, REINFORCED REG. REGISTER RESIL. RESILIENT RM. ROOM R.O. ROUGH OPENING RWD. ROAD R.N.L. RAIN WATER LEADER	S. SOUTH S.C. SOLID CORE S.C.D. SEAT COVER DISPENSER S.D. SCHEDULE S.D. SOAP DISPENSER SECT. SECTION S.F. SQUARE FEET SH. SHelf SHR. SHOWER SHT. SHEET SM. SIMILAR SKYLT. SKYLIGHT SL. SLOPE S.N.D. SANITARY NAPKIN DISPENSER SP. SPECIFICATIONS S.Q. SQUARE S.S.K. SERVICE SINK S.S.T. STAINLESS STEEL STA. STATION STD. STANDARD STL. STEEL STOR. STORAGE STRL. STRUCTURAL STRUCTL. STRUCTURE SUSP. SUSPENDED SW. SOLID WOOD SYM. SYMMETRICAL  T.B. TONEL BAR T.C. TOP OF CURB TEL. TELEPHONE TERRAZZO T.T.G. TONGUE AND GROOVE THK. THICK T.O.G. TOP OF CURB T.O.P. TOP OF PARAPET T.P. TOP OF PAVEMENT T.P.D. TOILET PAPER DISPENSER TRD. TREAD T.V. TELEVISION T.M. TOP OF MALL TYP. TYPICAL  UNF. UNFINISHED UNLESS OTHERWISE NOTED URNAL URNAL  VET. VERTICAL VEST. VESTIBULE  W. WEST W.C. WATER CLOSET W.D. WOOD W.D.V. WINDOWN W.H. WATER HEATER W.P. WATERPROOF W.P.C.T. WATERPROOF W.C.T. WEIGHT
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## DESIGN DATA

THIS PROJECT SHALL COMPLY WITH ALL REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES AS WELL AS THE FOLLOWING:  
CODE: 2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
CITY OF DANA POINT AMENDMENTS

JURISDICTION: CITY OF DANA POINT  
ZONE: RMF 14  
CONSTRUCTION TYPE: V-B (SPRINKLERED)  
OCCUPANCY: R-3, U  
STORIES: 2  
SETBACKS:  
FRONT: 20'-0"  
REAR: 15'-0"  
SIDE: 5'-0"  
MAXIMUM HEIGHT: 24'-0"  
BUILDING SEPARATION: 10'-0"

## LEGAL DESCRIPTION:

APN: 682-123-38  
TRACT: 062  
BLOCK: 1  
LOT: 2  
CITY: DANA POINT  
COUNTY: ORANGE

## SQUARE FOOTAGE CALCULATIONS:

GROSS LOT AREA: 8287.82 S.F.  
DENSITY CALCULATION: 8287.82 S.F. / 2600 S.F. PER UNIT = 3.19 UNITS

UNIT A:  
FIRST FLOOR LIVABLE = 470.27 S.F.  
SECOND FLOOR LIVABLE = 472.74 S.F.  
TOTAL LIVABLE = 1443.01 S.F.  
2-CAR GARAGE = 453.61 S.F.  
DECK = 100.56 S.F.  
TOTAL STRUCTURE = 1997.18 S.F.

UNIT B:  
FIRST FLOOR LIVABLE = 565.98 S.F.  
BASEMENT FLOOR LIVABLE = 747.74 S.F.  
TOTAL LIVABLE = 1363.72 S.F.  
2-CAR GARAGE = 443.53 S.F.  
TOTAL STRUCTURE = 1807.25 S.F.

UNIT C:  
FIRST FLOOR LIVABLE = 401.01 S.F.  
BASEMENT FLOOR LIVABLE = 815.15 S.F.  
TOTAL LIVABLE = 1216.16 S.F.  
2-CAR GARAGE = 423.11 S.F.  
TOTAL STRUCTURE = 1639.27 S.F.

LOT COVERAGE:  
MAXIMUM ALLOWABLE (60%) = 4972.69 S.F.  
UNIT A: 423.88 S.F.  
UNIT B: 1074.84 S.F.  
UNIT C: 871.37 S.F.  
TOTAL COVERAGE (94.6%) = 2870.09 S.F.

OPEN SPACE PRIVATE:  
REQUIRED = 200.00 S.F. / UNIT  
UNIT A = 230.34 S.F.  
UNIT B = 244.27 S.F.  
UNIT C = 423.05 S.F.  
TOTAL PRIVATE SPACE = 905.66 S.F.

COMMON AREA:  
REQUIRED = 2486.35 S.F. (30%)  
PROVIDED = 2509.05 S.F. (30.27%)  
LANDSCAPING:  
REQUIRED = 2116.50 S.F. (25%)  
PROVIDED = 1624.57 S.F. (19.6%)

## PROJECT TEAM:

OWNER: COASTLINE DEVELOPMENT, INC.  
19411 ENTERPRISE DRIVE  
GARDEN GROVE, CA 92843  
PHONE: (714) 791-5455  
  
ARCHITECT: STUDIO 6 ARCHITECTS, INC.  
2753 CAMINO CAPISTRANO, SUITE A-100  
SAN CLEMENTE, CA 92672  
PHONE: (949) 388-5300  
FAX: (949) 388-3330  
CONTACT: BRIAN MUEHLBAUER  
EMAIL: brian@studio6architects.com

SURVEYOR: TOAL ENGINEERING  
130 AVENIDA NAVARRO  
SAN CLEMENTE, CA 92672  
PHONE: (949) 492-8586  
FAX: (949) 492-8625  
CONTACT: VIKTOR MEIM  
EMAIL: vmeim@toalengineering.com  
  
LANDSCAPE ARCHITECT: SMP ENVIRONMENTAL DESIGN  
34191 COAST HWY, SUITE 200  
DANA POINT, CA 92626  
PHONE: (949) 443-1446  
FAX: (949) 771-1278  
CONTACT: DOUG BATES  
EMAIL: dbates@smpinc.net

GEOTECHNICAL ENGINEER: GLOBAL GEO-ENGINEERING, INC.  
3 CORPORATE PARK, SUITE 270  
IRVINE, CA 92614  
PHONE: (949) 221-0900  
FAX: (949) 221-0091  
CONTACT: MOHAN UPASANI  
EMAIL: global@globalgeo.net

## STRUCTURAL ENGINEER:

## ENERGY:

## PROJECT SCOPE:

-3 UNIT CONDOMINIUM PROJECT. ONE DETACHED UNIT 'A', TWO STORIES, AND ONE DUPLEX UNITS 'B' & 'C' ONE STORY WITH BASEMENT. EACH UNIT HAS A TWO CAR GARAGE, COMMON AND PRIVATE OPEN SPACE EXCEEDS THE CODE REQUIREMENTS.

## PARKING ANALYSIS:

USE	PROPOSED STALLS PER UNIT	COVERED	UNCOVERED	VISITORS
2 BEDROOM UNIT A REQUIRED	1.0	1.0	0	0.2
2 BEDROOM UNIT A PROVIDED	2.0	0	0	0.33
2 BEDROOM UNIT B REQUIRED	1.0	1.0	0	0.2
2 BEDROOM UNIT B PROVIDED	2.0	0	0	0.33
2 BEDROOM UNIT C REQUIRED	1.0	1.0	0	0.2
2 BEDROOM UNIT C PROVIDED	2.0	0	0	0.33
TOTAL REQUIRED	3.0	3.0	0	0.6
TOTAL PROVIDED	6.0	0	0	1.0

\* THE EXCESS COVERED PARKING COUNTS TOWARDS UNCOVERED PARKING

## SHEET INDEX

ARCHITECTURE  
T-1 TITLE SHEET  
TP-01 TOPOGRAPHIC SURVEY  
TPM-1 TENTATIVE PARCEL MAP  
PSP-1 PRELIMINARY GRADING PLAN  
L-1 PRELIMINARY LANDSCAPE PLAN  
A-1 ARCHITECTURAL SITE PLAN  
A-2 UNIT A FIRST & SECOND FLOOR PLANS  
A-3 UNIT B & C FIRST FLOOR & BASEMENT FLOOR PLANS  
A-4 UNIT B & C EXTERIOR ELEVATIONS  
A-4.1 SITE EXTERIOR ELEVATIONS  
A-5 UNIT A, B & C ROOF PLANS

## SPECIAL INSPECTION:

REFER TO SPECIAL INSPECTION PROGRAM ON SHEET SGN FOR REQUIRED SPECIAL INSPECTION ITEMS. INSPECTOR SHALL REGISTER WITH THE CITY.

## NOTE:

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF LAGUNA NIGUEL DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THE PERMIT.

## VICINITY MAP



## PROJECT NOTES:

- POOLS, SPAS, WALLS, FENCES, PATIO COVERS, FIRE PITS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- PROVIDE PORTABLE TOILET & HAND WASHING STATION PER OSHA REGULATIONS.
- HOUSE NUMBER SHALL BE MOUNTED TO THE HOUSE AND SHALL BE VISIBLE & LEGIBLE FROM THE STREET IN A CONTRASTING COLOR 4" TALL MIN.

## GENERAL CONTRACTOR / SUBCONTRACTOR RESPONSIBILITY:

- ALL POTENTIAL DESIGN, ENGINEERING AND SPECIFICATION CHANGES PROPOSED DURING CONSTRUCTION ARE REQUIRED TO BE PRESENTED TO AND APPROVED BY THE ARCHITECT PRIOR TO IMPLEMENTING CHANGES.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO REVIEW AND BECOME FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL & STRUCTURAL DETAILS, REFLECTED CEILING PLANS, ELECTRICAL PLANS AND SCHEDULES, PRIOR TO BIDDING AND CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE ALL SUBCONTRACTORS BIDDING & CONTRACTED TO PERFORM WORK OR SUPPLY MATERIALS HAS RECEIVED AN ENTIRE SET OF CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
- GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE ONLY COPIES OF THE CITY AND/OR COUNTY APPROVED CONSTRUCTION DOCUMENTS ARE ON SITE AND USED FOR CONSTRUCTION. BID SETS ARE ALLOWED FOR CONSTRUCTION.

SELVA TRI-PLEX  
25022 SELVA ROAD  
DANA POINT, CALIFORNIA

PROJECT NUMBER:  
2019016

## MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION
1	6.4.20	SITE DEV. SUB.

## LICENSE STAMP:

## SHEET TITLE:

TITLE SHEET

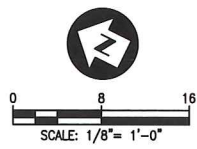
## SHEET NUMBER:

T-1

JUL 31 2020



SELVA ROAD



# SITE DATA

**OWNER/SUBDIVIDER:** COASTLINE DEVELOPMENT INC.  
13911 ENTERPRISE DR., #A  
GARDEN GROVE, CA 92843  
TEL: (714) 265-0250

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

**GENERAL PLAN LAND USE DESIGNATION:** RM (MULTI-FAMILY RESIDENTIAL)

**EXISTING LAND USE:** VACANT

**TOTAL AREA:** 8,288 SQ. FT. (0.190 AC)

**EXISTING ZONING:** RM (MULTI-FAMILY RESIDENTIAL)

**CONTOUR INTERVAL:** 1

**PROPOSED GRADING:** N/A

**MAXIMUM SLOPE GRADIENT:** N/A

**NUMBER OF PARCELS:** 1 (3 UNITS)

**UTILITIES:**

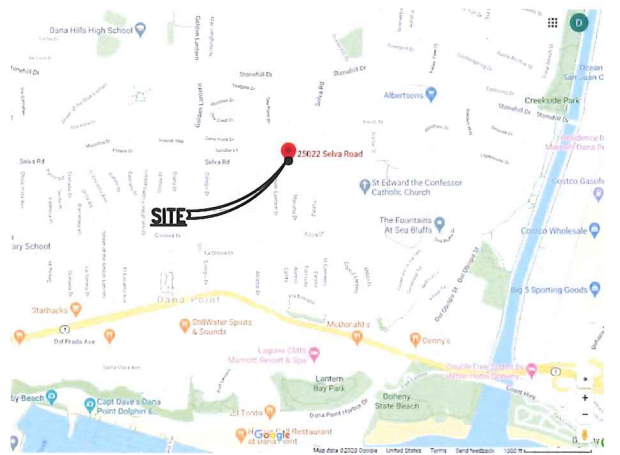
GAS SERVICE:	SOUTHERN CALIFORNIA GAS CO.
ELECTRIC SERVICE:	SAN DIEGO GAS AND ELECTRIC
SEWER:	CITY OF DANA POINT
WATER:	CITY OF DANA POINT
TELEPHONE SERVICE:	PACIFIC BELL
TELEVISION SERVICE:	COX COMMUNICATIONS

- NOTES:**
- SUBJECT PROPERTY IS LOCATED WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
  - PROJECT IS LOCATED IN ZONE "X," AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAPS.
  - STORM DRAINAGE WILL BE COLLECTED BY A SERIES OF DRAIN INLETS AND DRAIN PIPES AND DIRECTED TO THE STREET THEN THE CITY STORM DRAIN SYSTEM FOR DISPOSAL.

**LEGAL DESCRIPTION:**  
LOT 2 IN BLOCK 1 OF TRACT NO. 862, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGES 34, 35 AND 36 OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SELVA ROAD AS VACATED BY RESOLUTION NO. 85-1470 RECORDED NOVEMBER 7, 1985, AS INSTRUMENT NO. 432280, OF OFFICIAL RECORDS AS IT WOULD PASS BY OPERATION OF LAW.

**STATEMENT OF OWNERSHIP**  
I DO HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT I HAVE CONSENTED TO ITS SUBDIVISION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_



## TENTATIVE PARCEL MAP

### NO. 2020-130

FOR CONDOMINIUM PURPOSES

### EASEMENT NOTE

NUMBERING SEQUENCE AS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-6223915, DATED MAY 21, 2020.

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SDG&E IN THE DOCUMENT RECORDED AS BOOK 577, PAGE 158 OF DEEDS. (DOES NOT AFFECT)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SAN JUAN WATER COMPANY IN THE DOCUMENT RECORDED AS BOOK 196, PAGE 57 OF OFFICIAL RECORDS, AND CONVEYED TO CAPISTRANO BEACH COUNTY WATER DISTRICT IN BOOK 5174, PAGE 17 OF OFFICIAL RECORDS. (DOES NOT AFFECT)
- AN EASEMENT FOR POLE LINES, PIPE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 685, PAGE 54 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)
- AN EASEMENT FOR POLE LINES, PIPE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 733, PAGE 72 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES GRANTED IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 85-432280 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF ORANGE IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 85-432280 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SDG&E IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 1999-401770 OF OFFICIAL RECORDS. (PLOTTED HEREON)

BENCHMARK NOTE:  
OCSBM 3MM-3-78  
ELEV=316.519  
NAVD 88 DATUM, 1991 ADJ.

PLANS PREPARED BY:

**TOAL ENGINEERING, INC.**

CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

139 Avenida Navarro  
San Clemente, CA 92672  
949 492 8586  
www.toalengineering.com

LICENSED LAND SURVEYOR

VIKTOR P. MEUM  
No. 8682

*Viktor P. Meum*

VIKTOR P. MEUM  
P.L.S. 8682  
DATE: 5-29-2020

PREPARED FOR:  
COASTLINE DEVELOPMENT INC.

REVISIONS	DATE	APVD.	DATE	BY

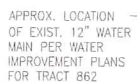
CONDOMINIUM PROJECT

TENTATIVE PARCEL MAP

LOT 2, BLOCK 1, TRACT NO. 862  
25022 SELVA ROAD, DANA POINT, CA

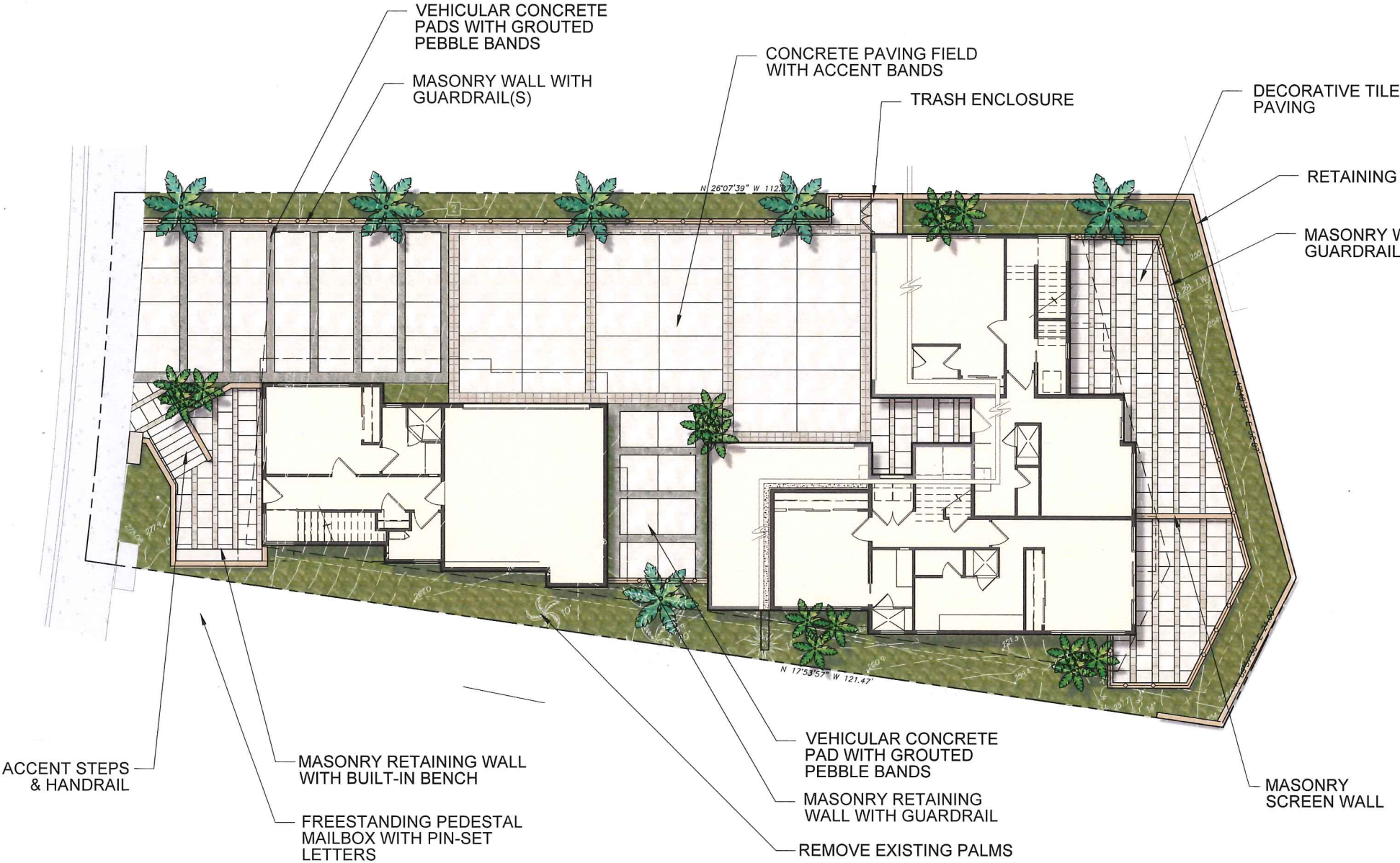
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SURVEY DATE: 11/13/15	V. SCALE: N/A
DRN: A.M.S.	DWG. NO.
CHD: V.M.	TPM-1
APPD: C.R.	
JOB NO. 19122	SHEET 1 OF 1

JUL 31 2020





# Selva Triplex | Conceptual Landscape Plan

Dana Point, CA | Studio 6 Architects | 05-12-20




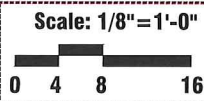
## Planting Legend

### Proposed Trees

SYMBOL	BOTANICAL NAME:	COMMON NAME:
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	PHOENIX ROEBELINII (3)	PYGMY DATE PALM CLUSTER

### Proposed Shrubs/ Groundcover

SYMBOL	BOTANICAL NAME:	COMMON NAME:	WUCOLS
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	L
	CALANDRINIA GRANDIFLORA	ROCK PURSLANE	L
	CARISSA 'GREEN CARPET'	NATAL PLUM	L
	CEANOTHUS SP.	CALIFORNIA LILAC	L
	DIANELLA REVOLUTA	FLAX LILY	L
	GAURA LINDHEIMERI	GUARA	L
	JUNIPERUS C. 'SPARTAN'	SPARTAN JUNIPER	M
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	M
	LAURUS NOBILIS	BAY LAUREL	L
	LAVENDULA SP.	LAVENDER	L
	LIGUSTRUM JAPONICUM	WAX LEAF PRIVET	M
	PHORMIUM HYBRID	NEW ZEALAND FLAX	L
	PITTOSPORUM TENUIFOLIUM	SILVERSHEEN	L
	PODOCARPUS 'MAKI'	YEW PINE	M
	PRUNUS C. 'BRIGHT N TIGHT'	CAROLINA CHERRY	M
	RHAPHIOLEPIS SP.	INDIAN HAWTHORN	L
	STRELITZIA NICOLAI	BIRD OF PARADISE	M
	SALVIA GREGGII	AUTUMN SAGE	L
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	L
	XYLOSMA COMPACTA	SHINY XYLOSMA	L
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L



JUL 31 2020

**SELVA TRI-PLEX**  
25022 SELVA ROAD  
DANA POINT, CALIFORNIA

PROJECT NUMBER:  
2019016

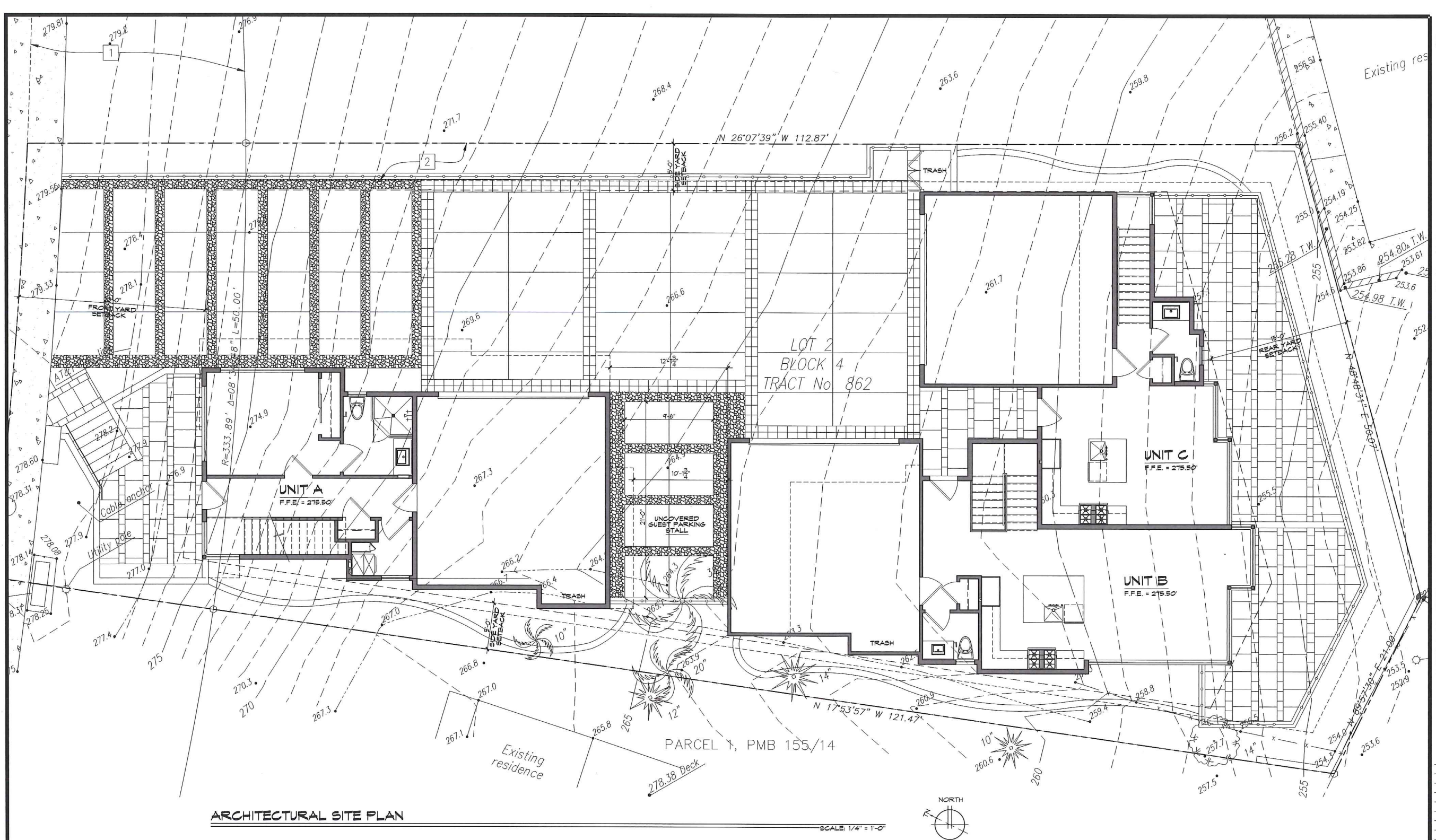
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LICENSE STAMP:

SHEET TITLE:  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER: \_\_\_\_\_

A-1



## ARCHITECTURAL SITE PLAN

**SITE PLAN NOTES:**

1. DO NOT SCALE DRAWINGS.
2. THIS SITE PLAN IS INTENDED FOR BUILDING SETBACK PURPOSES AND LOCATION OF UTILITIES ONLY. SEPARATE DRAWING SUBMITTAL(S) AND PERMIT(S) IS/ARE REQUIRED FOR LANDSCAPE PLAN, SITE RETAINING WALLS, FENCES, GATES, ANY BLOCK WALLS OVER 3 FEET, . . . ETC.
3. REFER TO THE ARCHITECTURAL FLOOR PLANS AND GENERAL NOTES FOR ADDITIONAL ARCHITECTURAL INFORMATION.
4. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
5. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO ANY WORK.
6. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY 1.
7. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE ARE DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY / STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SATISFACTORY DETERMINATION OF THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

8. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-4 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
9. OBTAIN PERMIT FROM CAL/OSHA FOR EXCAVATIONS 5 FEET OR DEEPER AND / OR CONSTRUCTION OF BUILDING OR SCAFFOLDING MORE THAN 9 STORIES (96 FEET) HIGH. (CAL/OSHA CCR TITLE 8 DIV. 1, CHAPTER 3.2, SUBCHAPTER 2, SECTION 541)
10. CONTRACTOR TO FIELD INSPECT EXISTING WATER METER TO DETERMINE IF SIZE AND CONDITION ARE ADEQUATE TO ACCOMMODATE THE REQUIREMENTS WITHIN THESE DOCUMENTS. REPLACE AS NEEDED.
11. PRIOR TO THE RELEASE OF THE FOOTING INSPECTION, THE APPLICANT SHALL SUBMIT CERTIFICATION, BY SURVEY OR OTHER APPROPRIATE METHOD, THAT THE STRUCTURES WILL BE CONSTRUCTED IN COMPLIANCE WITH THE DIMENSIONS SHOWN AND IN COMPLIANCE WITH THE SETBACKS OF THE APPLICABLE COMMUNITY ASSOCIATION GUIDELINES (IF ANY) AND LOCAL ZONING CODE.
12. THE DISCHARGE OF POLLUTANTS TO STORM DRAINAGE SYSTEM (IF ANY) IS PROHIBITED. NO SLUDG MASTE, 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 (IF ANY) .

13. FINISHED GRADE AROUND THE NEW STRUCTURE SHALL SLOPE AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES. (CRC R409.1.1.3)
14. CONTRACTOR TO SCOPE AND INSPECT EXISTING SEWER LINE FROM HOUSE TO SEWER MAIN, AUGER, REPAIR OR REPLACE AS NEEDED.
15. REFER TO BMP NOTES ON SHEET GN-2 FOR ADDITIONAL INFORMATION.
16. ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE AND THE CITY OF LAGUNA NIGUEL MUNICIPAL CODE.

DEMOLITION NOTES:

1. SITE IS TO BE FENCED.
2. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
3. STREETS AND SIDEWALKS ARE TO REMAIN CLEAR AND CLEAN.

**CONSTRUCTION WASTE: (2016 CALGREEN CODE)**

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.400.2, 4.400.3 OR 4.400.4.

DOCUMENTATION IS REQUIRED PER SECTION 4.400.5.

EXCEPTIONS:

1. EXCAVATED SOIL & LAND-CLEARING DEBRIS.
2. ALTERNATIVE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL ENFORCING AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THE ABOVE DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.

IF THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN LOCATING JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN MEETING ITEMS 1 THROUGH 5 IN SECTION 4.400.2. PLANS SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE FOR EXAMINATION DURING CONSTRUCTION.

UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT DIVERTED CONSTRUCTION AND DEMOLITION WASTE MATERIALS MEET THE REQUIREMENTS IN SECTION 4.400.1.

PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION & DEMOLITION WASTE DISPOSED IN LANDFILLS, WHICH DO NOT EXCEED 54 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.400.1.

JUL 31 2020

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**PROJECT TEAM:**

<b>PRINCIPAL ARCHITECT:</b>	<b>BRIAN MUEHLBAUER</b>
<b>DESIGN ARCHITECT:</b>	<b>ROBERT WILLIAMS</b>

CLIENT:  
TODD LAYMAN  
XXXX  
XXXX, CA XXX

PROJECT MANAGER:  
PHONE NUMBER:  
FAX NUMBER:  
EMAIL:

**SELVA TRI-PLEX**  
25022 SELVA ROAD  
DANA POINT, CALIFORNIA

PROJECT NUMBER:  
2019016

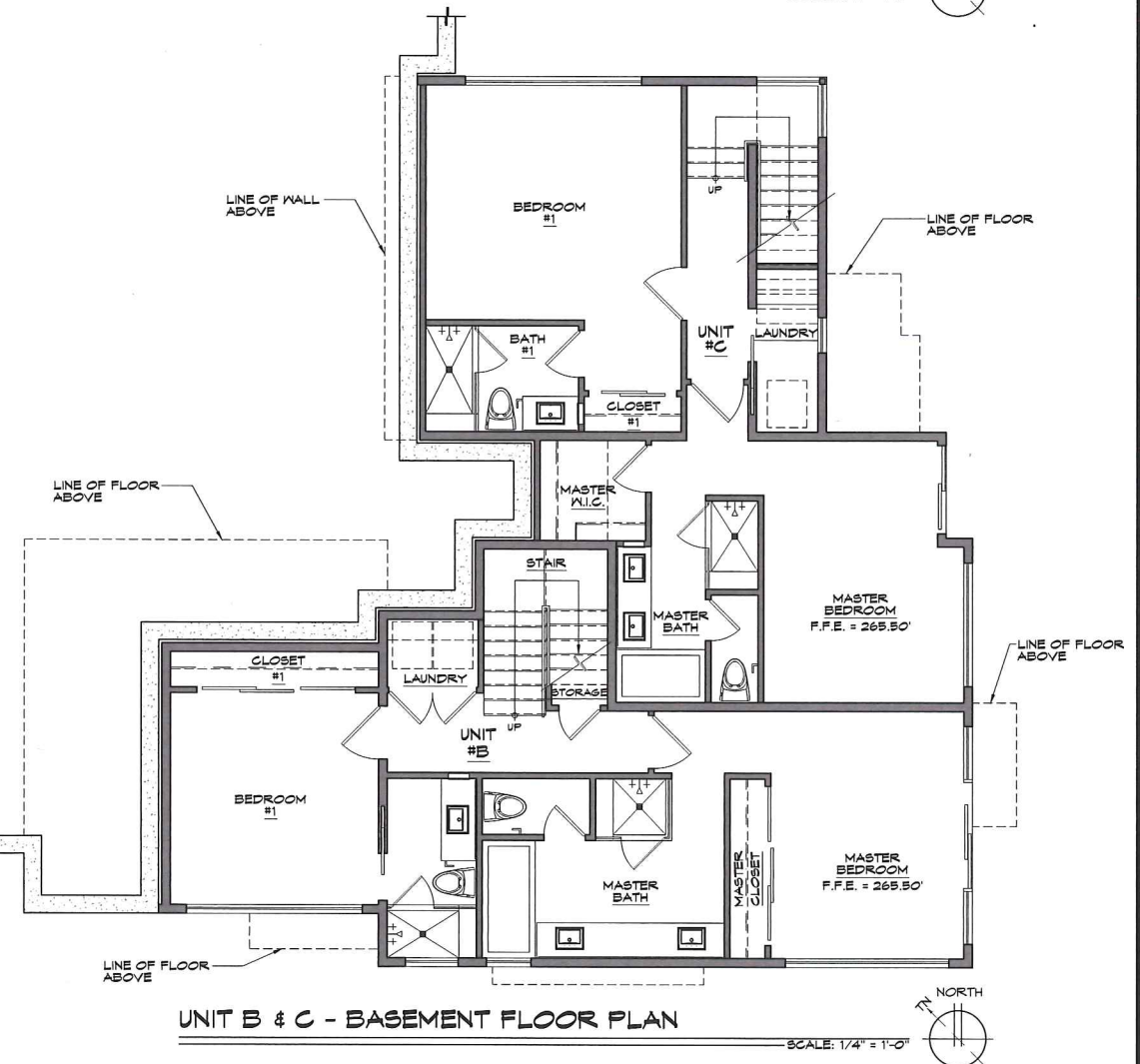
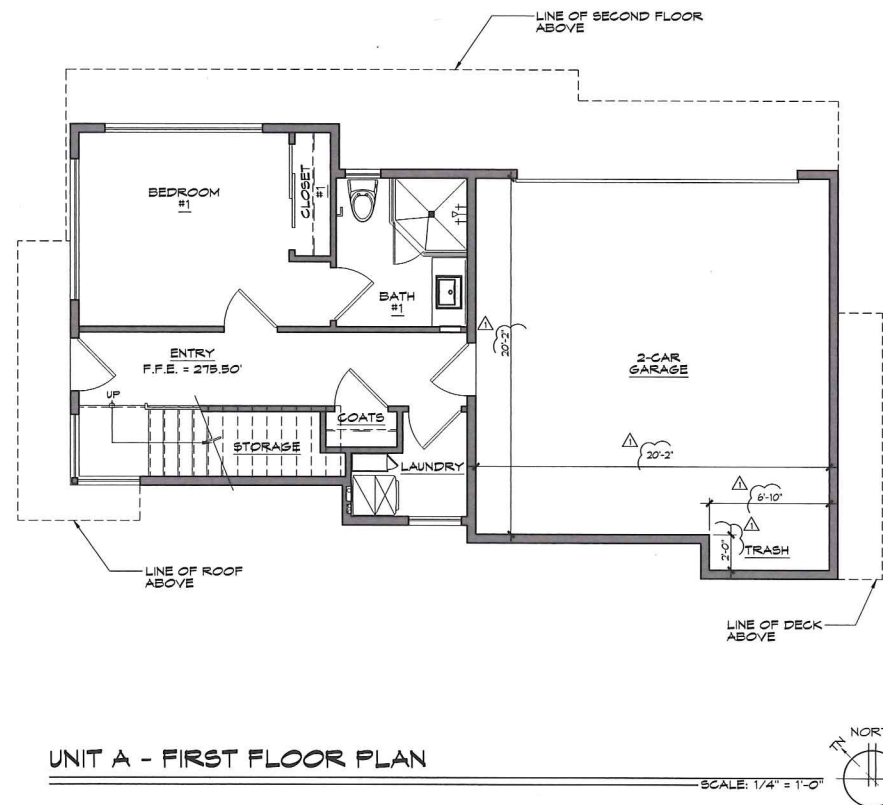
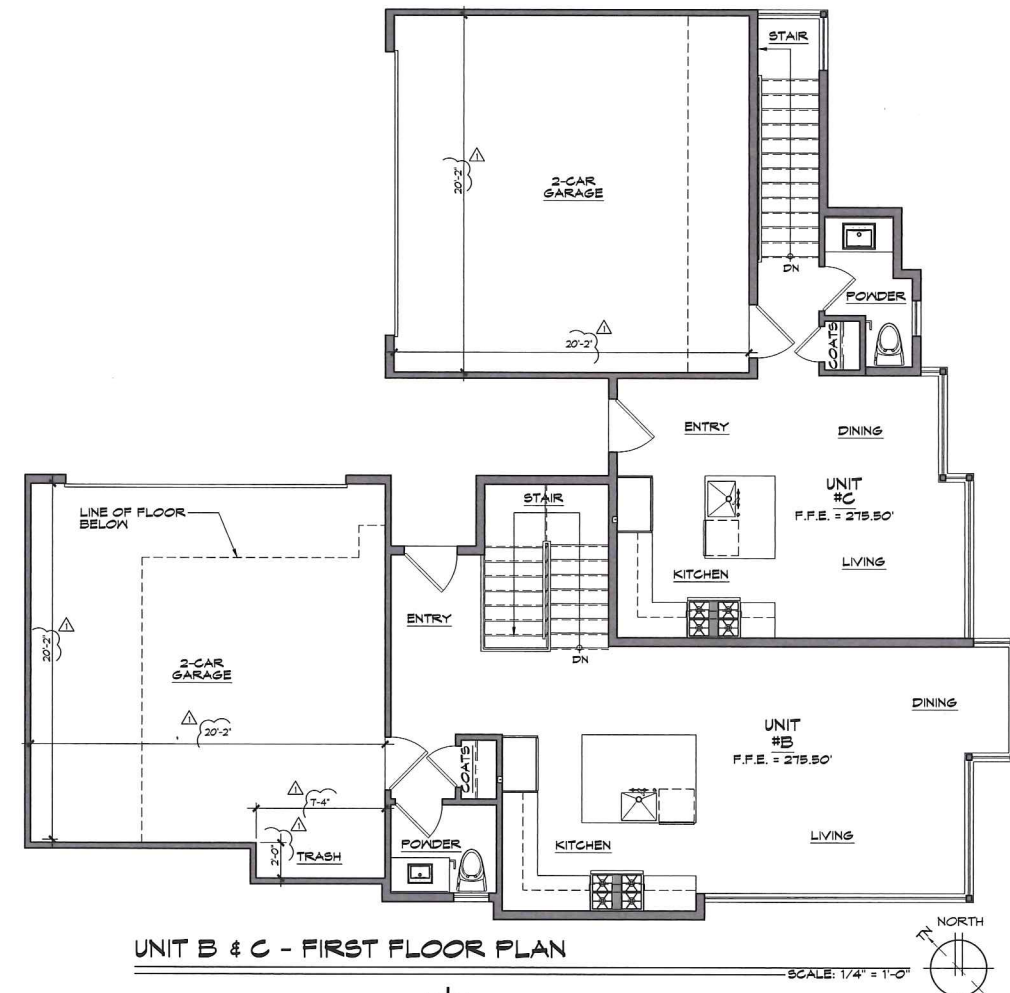
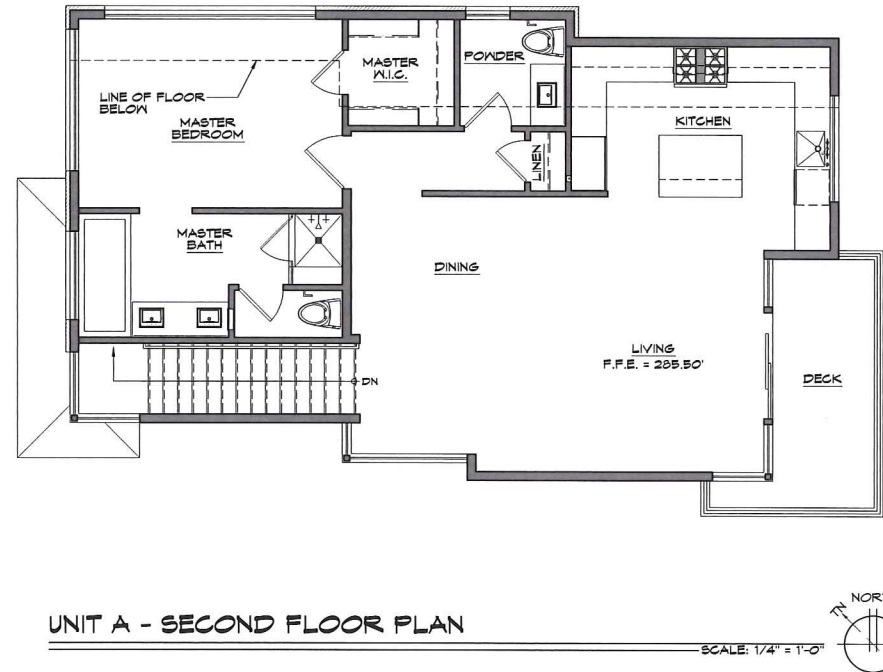
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LICENSE STAMP:

SHEET TITLE:  
UNITS A, B & C  
FLOOR PLANS

SHEET NUMBER: \_\_\_\_\_

A-2



JUL 31 2020



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**DESIGN  
ARCHITECT:** ROBERT WILLIAMS

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TODD LAYMAN  
XXXX  
XXXX, CA XXXX

PROJECT MANAGER:  
PHONE NUMBER:  
FAX NUMBER:  
EMAIL:

1	<u>STUCCO:</u> MANUFACTURER: SYSTEM: TEXTURE: FINISH: COLOR: COMPLIANCE REPORT:	OMEGA THREE COAT W/ CRACK ISOLATION FINE SAND PAINTED 35 CLOUD GREY ICC-ES-ESR 1194
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2	<b>WOOD SIDING:</b>	
	<b>PRODUCT:</b>	<b>WESTERN RED CEDAR SIDING</b>
	<b>GRADE:</b>	<b>CLEAR HEART KILN-DRIED</b>
	<b>TEXTURE:</b>	<b>SMOOTH</b>
	<b>PROFILE:</b>	<b>CHANNEL SIDING</b>
	<b>JOINT:</b>	<b>1/8" GAP</b>
	<b>SIZE:</b>	<b>1 x 4"</b>
	<b>FINISH:</b>	<b>SEALED</b>

3	RAILING:	
	MATERIAL:	WROUGHT IRON
	FINISH:	PAINTED
	COLOR:	BLACK



— SCALE: 1/4" = 1'-0"



— SCALE: 1/4" = 1'-0"



—SCALE: 1/4" = 1'-0"



—SCALE: 1/4" = 1'-0"

**SELVA TRI-PLEX**  
25022 SELVA ROAD  
DANA POINT, CALIFORNIA

PROJECT NUMBER:

2019016

**MILESTONES / REVISIONS**

[illegible]

LICENSE STAMP:

SHEET TITLE:  
UNIT A  
EXTERIOR ELEV.

SHEET NUMBER:

A-3

JUL 31 2020



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**PROJECT TEAM:**

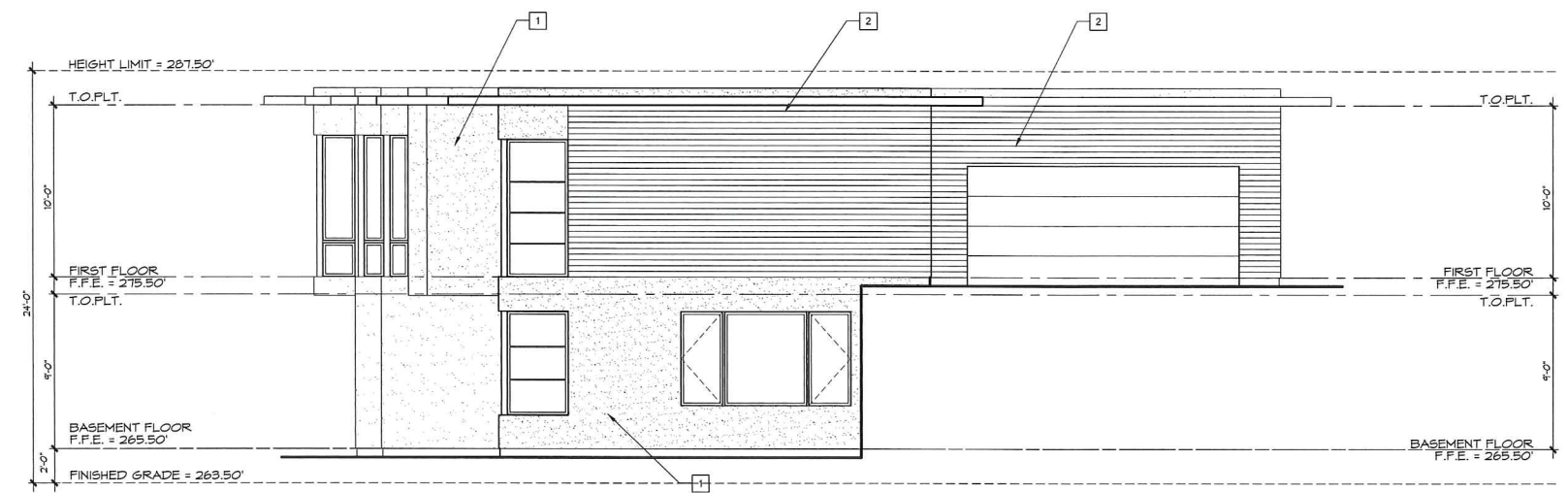
<b>PRINCIPAL ARCHITECT:</b>	<b>BRIAN MUEHLBAUER</b>
<b>DESIGN ARCHITECT:</b>	<b>ROBERT WILLIAMS</b>

CLIENT:  
TODD LAYMAN  
XXXX  
XXXX, CA XXX

PROJECT MANAGER:  
PHONE NUMBER:  
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EMAIL:

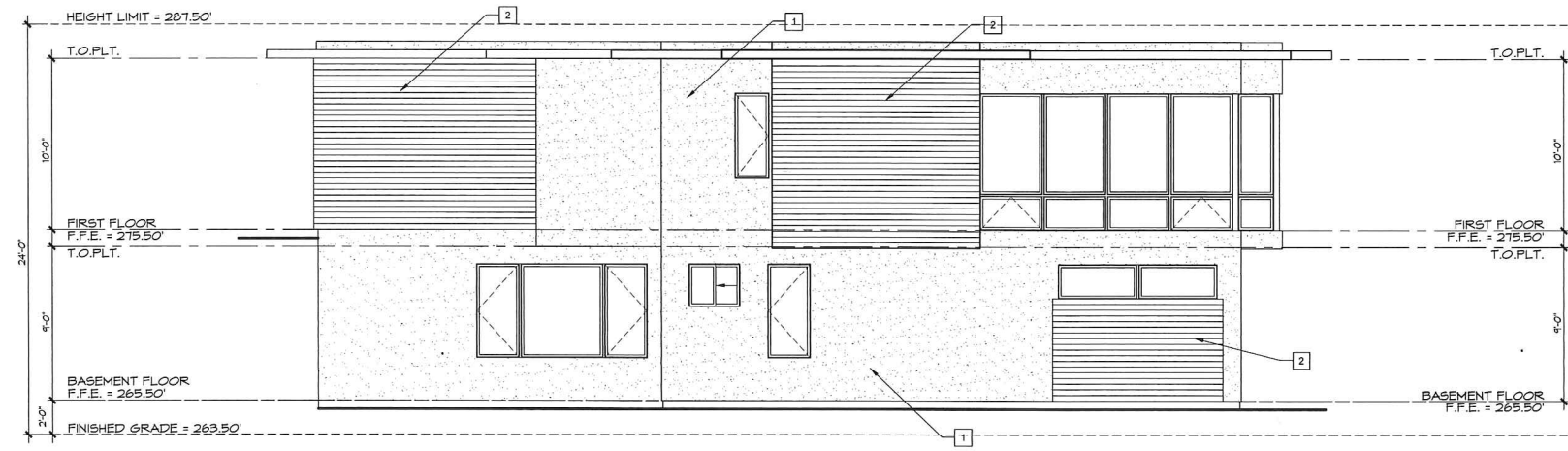
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	<b>MANUFACTURER:</b>	<b>OMEGA</b>
	<b>SYSTEM:</b>	<b>THREE COAT W/ CRACK</b>
		<b>ISOLATION</b>
	<b>TEXTURE:</b>	<b>FINE SAND</b>
	<b>FINISH:</b>	<b>PAINTED</b>
	<b>COLOR:</b>	<b>35 CLOUD GREY</b>
	<b>COMPLIANCE REPORT:</b>	<b>ICC-ES-ESR 1194</b>

2	<b>WOOD SIDING:</b>	
	<b>PRODUCT:</b>	<b>WESTERN RED CEDAR SIDING</b>
	<b>GRADE:</b>	<b>CLEAR HEART</b>
		<b>KILN-DRIED</b>
	<b>TEXTURE:</b>	<b>SMOOTH</b>
	<b>PROFILE:</b>	<b>CHANNEL SIDING</b>
	<b>JOINT:</b>	<b>1/8" GAP</b>
	<b>SIZE:</b>	<b>1 x 4"</b>
	<b>FINISH:</b>	<b>SEALED</b>



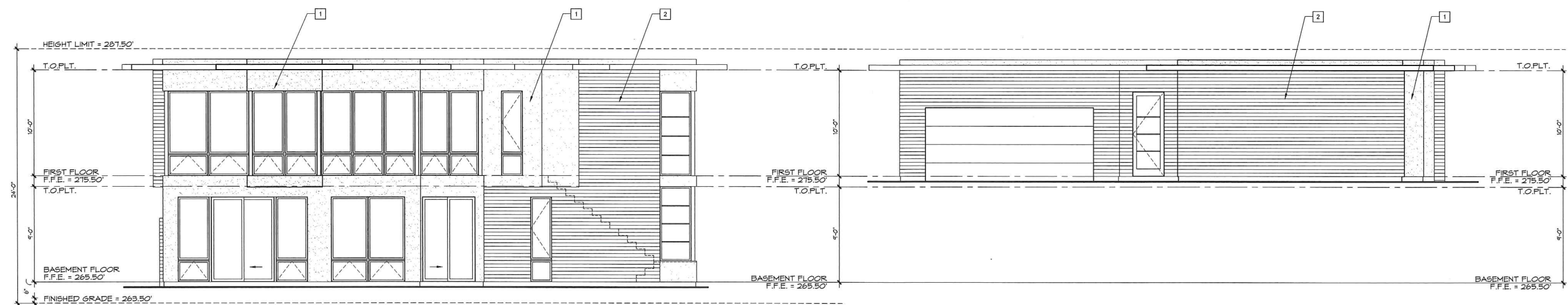
NORTH ELEVATION

—SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

—SCALE: 1/4" = 1'-0"



EAST ELEVATION

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

WEST ELEVATION

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

PROJECT NUMBER:  
2019016

[illegible]

LICENSE STAMP:

SHEET TITLE:  
UNIT B & C  
EXTERIOR ELEV.

SHEET NUMBER: \_\_\_\_\_

A-4

JUL 31 2020

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DANA POINT, CALIFORNIA

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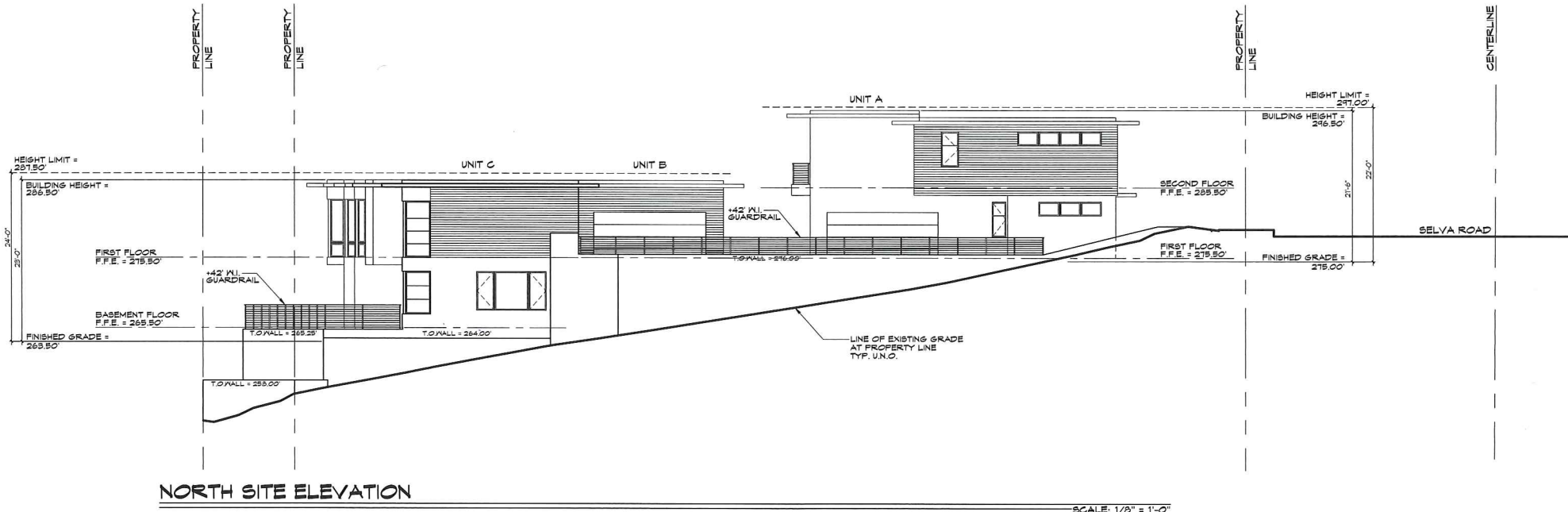
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LICENSE STAMP:

SHEET TITLE:  
SITE  
ELEVATIONS

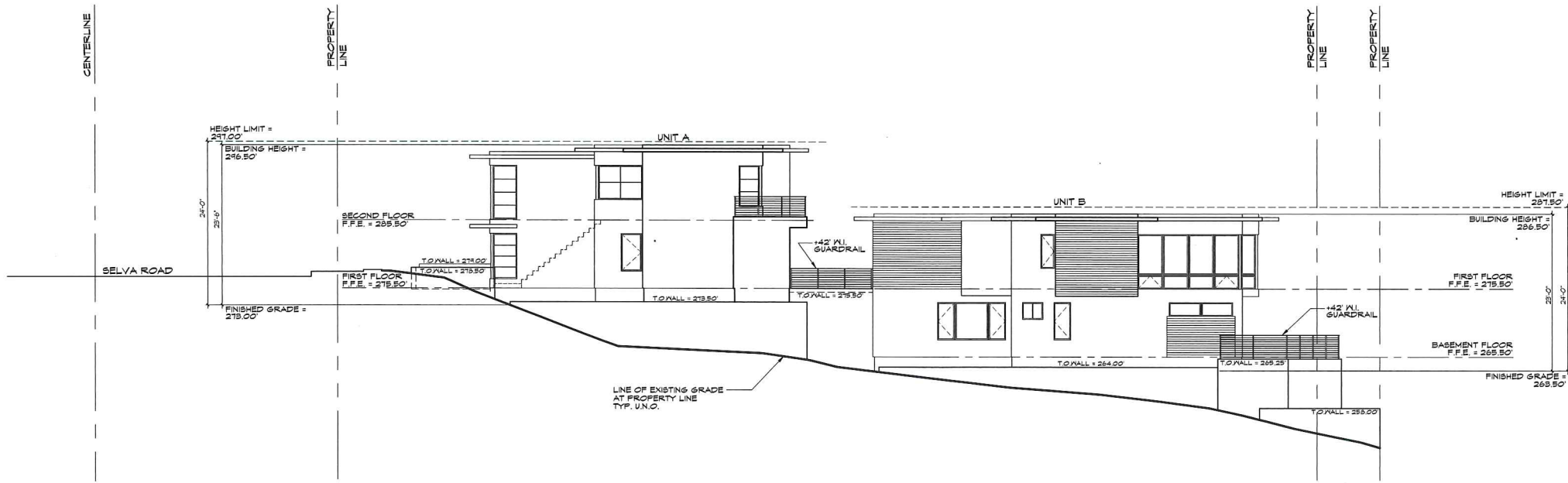
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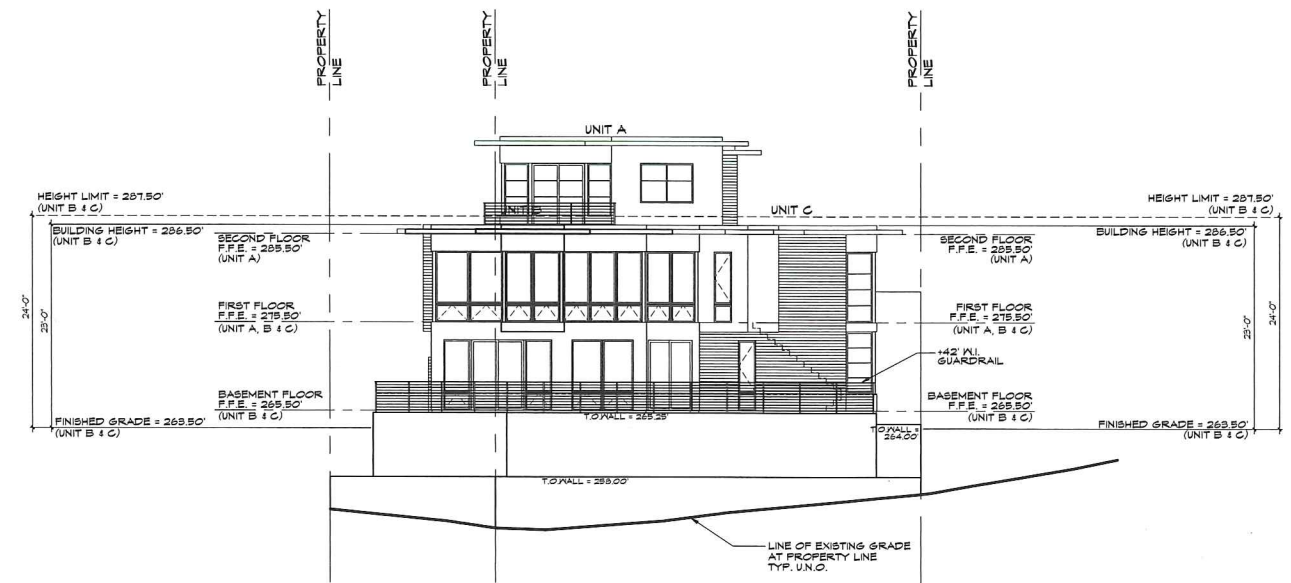
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### SOUTH SITE ELEVATION

—SCALE: 1/8" = 1'-0"



### EAST SITE ELEVATION

—SCALE: 1/8" = 1'-0"

JUL 31 2020

