

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

DATE: MARCH 22, 2021

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: TENTATIVE PARCEL MAP TPM20-0002, VARIANCE V20-0003, MINOR SITE DEVELOPMENT PERMIT SDP20-0014(M), AND ADMINISTRATIVE MODIFICATIONS OF THE STANDARDS AMS21-0001 FOR A TRIPLEX CONDOMINIUM THAT PROPOSES TO EXCEED THE MAXIMUM HEIGHT FOR THE ZONING DISTRICT, RETAINING WALLS WITH INCREASED HEIGHT, AND A REDUCTION IN THE REQUIRED COMMON OPEN SPACE AT 25022 SELVA ROAD

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

APPLICANT: Robert Williams, Studio 6 Architects

PROPERTY OWNERS: Selva DP LLC

REQUEST: Approval of a Tentative Parcel Map, Variance, Minor Site Development Permit, and an Administrative Modification of Standards to construct a triplex condominium which would exceed the maximum building height, site retaining walls with increased height, and a reduction in the required common area open space.

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

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius on January 15, 2019, published within a newspaper of general circulation on January 15, 2021, and posted on January 15, 2021, 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. At the January 25, 2021 Planning Commission public hearing, the project was continued to the next regularly scheduled meeting of February 8, 2021, to allow the applicant additional time to

install the required story poles to comply with the required seven-day installation prior to the public hearing.

ENVIRONMENTAL:

The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a triplex condominium with accessory site improvements.

ISSUES:

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

BACKGROUND:

On February 8, 2021, the Planning Commission considered the request for the Selva Triplex project for a three-unit condominium project (Tentative Tract Map) with a height Variance, Minor Site Development Permit for site retaining walls up to 14 feet tall around the site, and an Administrative Modification of Standards to reduce the required common area open space. At the hearing, nine individuals spoke in opposition to the project. The staff report and minutes from the February 8, 2021, Planning Commission public hearing are provided as Supporting Document 5.

At the February 8, 2021 meeting, the Planning Commission discussed two potential conditions of approval, if the project were approved. First, temporary power shall be established at the site for construction purposes and no generators shall be used (condition of approval # 18). Second, no future roof decks shall be permitted for the development (condition of approval # 19). The conditions of approval are incorporated into the draft resolution (Action Document #1).

The Planning Commission continued the item to allow the applicant and Planning Commissioner Nelson to meet with the neighbors to the west of the property and inform them of the project details and provide additional information regarding the project design.

On February 23, 2021, Planning Commissioner Nelson, Senior Planner Ciampa, project architect, and neighbors met at the project site. Approximately six of the neighbors were in

attendance, including the three that live immediately adjacent to the property along the south elevation. At the meeting, the architect provided an updated survey and site plan (overlaid with the survey) that also identified the adjacent buildings and improvements to give context to the neighbors on the location of the proposed improvements in relation to the story poles and their units and walkways. The modified site plan illustrates the proposed structure's setbacks to the side property lines (Supporting Document 10). The applicant's land surveyor also staked the location of the side property line. The architect explained the project design and the updated survey to the neighbors to clarify where the structures would be located in relation to their property. The group discussed the project in detail, and all of the neighbors questions were answered.

CORRESPONDENCE:

Following the February 8, 2021, Planning Commission public hearing, staff received several email messages from a resident which were responded to by staff and are provided as Supporting Document 8.

CONCLUSION:

Staff finds the 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 TPM20-0002, V20-0003, SDP20-0014(M), and AMS21-0001 subject to findings and conditions of approval.



John Ciampa
Senior Planner



Brenda Wisneski, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft Planning Commission Resolution

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Site and Adjacent Property Photos
4. Story Pole Certification
5. February 8, 2021, Planning Commission Report and Minutes
6. Planning Commission Preliminary Review Report, August 10, 2020
7. County of Orange Zoning Code Height Measurement Method

8. Correspondence
9. Project Plans
10. Updated Survey, Site Plan, and Preliminary Grading Plan
11. Project Alternative Plans

ACTION DOCUMENT 1: Draft Planning Commission Resolution

RESOLUTION NO. 21-03-22-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP TPM20-0002, VARIANCE V20-0003, MINOR SITE DEVELOPMENT PERMIT SDP20-0014, AND ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS21-0001 TO PERMIT THE CONSTRUCTION OF A TRI-PLEX CONDOMINIUM THAT EXCEEDS THE MAXIMUM HEIGHT FOR THE ZONING DISTRICT, RETAINING WALLS WITH INCREASED HEIGHT, AND A REDUCTION IN THE REQUIRED COMMON AREA OPEN SPACE WITHIN THE RESIDENTIAL MULTIPLE-FAMILY 14 (RMF-14) ZONING DISTRICT AT 25022 SELVA ROAD

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

WHEREAS, Selva DP LLC. ("Applicant") is the owner of real property commonly referred to as 25022 Selva Road (APN: 682-123-38) (the "Property"); and

WHEREAS, the Applicant filed a verified application for a Tentative Parcel Map, Variance, Minor Site Development Permit, and Administrative Modification of Standards for construction of a tri-plex condominium that would exceed the maximum height for the zoning district, increased height retaining walls, and a reduction in the common area open space; 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; and

WHEREAS, the Planning Commission did, on the 25th day of January, 2021, hold a duly noticed public hearing as prescribed by law and continued the application to the next regularly scheduled meeting of February 8, 2021, to allow the Applicant additional time to install the required story poles to comply with the required seven day installation prior to the public hearing; and

WHEREAS, the Planning Commission did, on the 8th day of February, 2021, hold a duly noticed public hearing as prescribed by law and continued the project to March 22, 2021, to allow the architect and Commissioner Nelson to meet with the neighbors and inform them of the project, provide additional information regarding the project design and the location of the property lines; and

WHEREAS, the Planning Commission did, on the 22nd day of March, 2021, 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

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arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modification of Standards AMS21-0001.

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 Commission adopts the following findings and approves Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modification of Standards AMS 21-0001, subject to conditions:

Findings:

Tentative Parcel Map TPM20-0002

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 a 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."** The proposed development is consistent with the density permitted for the development of a triplex condominium project, which is consistent with the RMF-14 land use designation.
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 of the project conforms to the applicable City standards and policies related to residential development for the General Plan Land Use Designation "Residential 7-14 DU/AC",** with the exception to the requested deviations for the height Variance and the reduction in the common area open space. The project is consistent with the surrounding development in relation to the size of the units, height, and lot area. The proposed subdivision will provide individual and common interest, and responsibility areas as that will be required 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 proposed development is consistent with the density permitted for the development of a triplex condominium project, which is consistent with the RMF-14 land use district. The property is of a reasonable shape, size, and topography to accommodate a residential condominium subdivision for the three dwelling units, three two-car garages, one uncovered parking space, and retaining walls.**
4. That the requirements of the California Environmental Quality Act have been satisfied **in that, the 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 tri-plex condominium.**
5. That the site is physically suitable for the proposed density of development **in that, the project is in compliance with the density for the RMF-14 zone, which permits one unit per 2,600 square feet of lot area per unit in that the lot is 8,287 square feet, which allows three units. The site is large enough to accommodate the proposed density and land area requirements for the three dwelling units, three two-car garages, one guest space, and retaining walls proposed for development on the site. Infrastructure is located adjacent to the property to allow for the necessary utilities to be brought to the undeveloped 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 that 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 project is not likely to cause serious public health problems.**

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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 the project has been designed and conditioned to not be 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 is designed in conformance with the RMF-14 Zoning District, with the exception of the height Variance and Administrative Modifications of the Standards for a reduction in the common area open space and the Minor Site Development Permit to increase the retaining walls over 30 inches.**
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.**

Variance V20-0003

- 1) That strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter **in that, the property has an average slope of 17 percent, which creates a challenging topographical**

condition for the construction and design of a three-unit development which is permitted by the allowed density for the RSF-14 zoning district. The driveway standards in the DPZC require a driveway grade of ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet from the ultimate street, alley, or driveway right-of-way line and fifteen (15) percent thereafter which results in a fill condition for the lot. Additionally, the driveway grade also sets the pad elevations for the structures, which results in a condition for the structures to exceed the maximum height of 24 feet. Compliance with the established maximum building height with the higher elevation for the pads, due to the driveway grade creates practical difficulty as it would reduce the allowed buildable area of the lot and would impact the density of the project. The resulting project design would contrast with the surrounding developments in terms of size, scale, and density, which would result in practical difficulty or unnecessary physical hardships that are inconsistent with the objectives of the DPZC.

- 2) That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district in that, the slope of the subject property is 17 percent, which results in topographical constraints to provide adequate vehicular access to the site as the driveway must have a maximum grade of ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet from the ultimate street, alley, or driveway right-of-way line and fifteen (15) percent thereafter. The maximum driveway grade results in a fill condition for the property because the driveway grade is less than the existing 17 percent slope for the lot. Additionally, the driveway grade sets the pad elevations for the structures, which results in a condition for the structures to exceed the maximum height of 24 feet. Compliance with the established maximum building height with the higher elevation for the pads due to the driveway grade creates exceptional circumstances as it would reduce the allowed buildable area of the lot and would impact the density of the project. The topography of the lot and the maximum driveway grade are the exceptional circumstances to the site that prevent the structure from complying with the height requirements of the DPZC.
- 3) That the strict or literal interpretation and enforcement of the

specified regulation(s) would deprive the Applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints **in that, the enforcement of the height provisions of the DPZC would deprive the Applicant of privileges enjoyed by the owners of other properties in the same area with similar constraints.** Many of the houses along Calle La Primavera and Copper Lantern were approved during the County of Orange jurisdiction between the 1970s and 1980s. Under the County Zoning Code, developments are permitted to be 28-foot tall. Many of the structures in the area utilized the height to address the area's topographic conditions with stem walls or grading. Additionally, the method to measure the height of structures under the County Zoning Code was more favorable than the method in the DPZC and resulted in structures that do not comply with the City's height standards. The two structures adjacent to the subject property (33751 Calle La Primavera and 33752 through 33758 Copper Lantern) are subject to similar topographical conditions and were constructed over 30 feet in height under the County of Orange zoning standards. The adjacent property's original plans on Copper Lantern depict the structure's height to be approximately 32 feet tall. The property to the north at 33751 Calle La Primavera was constructed in 1978 with similar topographic constraints. No building plans were available to determine the structure's height; however, it is estimated to be approximately 35 feet tall.

- 4) That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints **in that, several of the surrounding structures were constructed under the County of Orange jurisdiction and zoning standards, which allowed for a maximum height of 28 feet.** The method to measure the height of structures under the County Zoning Code was more favorable than the height measurement method in the DPZC and would result in structures that do not comply with the City's height standards. The project is in character with the neighborhood as the two adjacent structures have similar heights to the project. There are also additional properties on Calle La Primavera and Copper Lantern that are three stories or have stem walls that exceed the City's current standards for the zone and are similar in height to the project.
- 5) That the Variance request is made on the basis of a hardship

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condition and not as a matter of convenience in that, the subject property has significant topographical conditions that result in challenging conditions to effectively provide vehicular access and construct a three-unit condominium project without the approval of a Variance. The 17 percent slope of the lot and the driveway must have a maximum grade of ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet from the ultimate street, alley, or driveway right-of-way line and fifteen (15) percent thereafter. The maximum driveway grade results in a fill condition for the property. Additionally, the driveway grade sets the pad elevations for the structures, which results in a condition for the structures to exceed the maximum height of 24 feet. Additionally, the vehicle maneuvering area is limited to a slope of one to five percent, which is also limited to allow flat approaches for vehicles to enter the garages. To comply with the established maximum building height of 24 feet would create a practical difficulty to design the project in compliance with height limitations identified in the DPZC, which would result in a reduction in density and an inferior project design.

- 6) That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity in that, the roof heights are a similar elevation to the adjacent structures and the grading and building plans shall be reviewed by the City prior to permit issuance and construction for compliance with the Dana Point Zoning Code, the California Building Code, and the Engineering Code. A geotechnical report will also be required prior to the issuance of a grading and building permit that will ensure the foundations of the structures are suitable for the conditions of the property.
- 7) That the Variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone in that, standard conditions of approval are included within this resolution as applicable and related to development standards for multi-family condominium residential development. The development will be required to comply with all applicable building and grading codes.

Minor Site Development Permit 20-0014

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 density, setback, lot coverage, private open space, parking, and landscape standards for the RMF-14 zoning district, with the exception of the height Variance, AMS to reduce the common area open space, and the SDP for the increased retaining wall heights. The development complies with the density requirements of the RMF-14 zoning district. The unique topography of the site on the downward sloping lot creates a need to construct retaining walls over 30 inches in height, which is permissible in the Zoning Ordinance, under these topographic conditions, to provide a buildable area for the structures and to provide vehicular access to the parking for the residential units. The 17 percent slope of the lot requires retaining walls ranging from five feet to twelve feet are necessary to provide vehicular access. The Zoning Ordinance limits the maximum grade for the driveway to ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet from the ultimate street, alley, or driveway right-of-way line and fifteen (15) percent thereafter.

2. That the site is suitable for the proposed use and development in that, the proposed triplex condominium complies with the allowed residential use for the RMF-14 zoning district and the minimum lot area requirements of one unit per 2,600 square feet of lot area given the property is 8,287 square feet and has sufficient area to accommodate the triplex. The units comply with the allowed setbacks, parking, lot coverage, private open space, and landscape standards for the RMF-14 zoning district, with the exception of the height Variance and Administrative Modifications of the Standards for a reduction in the common area open space. The size and scale of the development is consistent and compatible with the neighborhood as there are several residential structures that are of similar height that was achieved either with significant grading, retaining walls, or stem walls to develop the property. The increased height of the retaining walls is justified to provide a driveway that complies with the required grades as a result of the 17 percent slope of the lot.
3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines in that, 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

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by segmenting their mass into smaller parts.” The project achieves this design requirement of the Design Guidelines by breaking up the development into two structures with varied roof plains and stepping the rear structure down with the slope of the lot to break up and reduce the massing of the project.

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 project is broken up into two structures, with the lower building that steps down with the topography of the lot reduces the massing to improve the design of the project. The building wall plane breaks along the south elevation will break up the structures' mass to the neighbors. The increased retaining wall heights will address the steep topography to allow vehicular access to the site.

Administrative Modification of Standards 21-0001

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 property and the shape of the lot results in a practical difficulty and hardship to provide the required common area open space while providing access to the three units on the property. The average lot width of 58 feet, the driveway access required for the two back units, and the one guest space limits the common area open space area since the driveway and the motor court area cannot count toward the area requirement. The lot coverage proposed for the project is 34.6 percent when 60 percent which would still allow for a significant amount of open area for the common use of the occupants; however, the area could not technically be counted for common area open space provided.
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 in that, the majority of the developments in the neighborhood are lots of a similar size

and shape and were constructed under the jurisdiction of the County of Orange and appear to not provide the required common open space and the proposed development is generally consistent with the adjacent development in terms of common area open space.

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 buildings, decks, and balconies will be accurately located and designed before construction to ensure they are placed in the exact location identified on the approved plans and a safe for occupancy. 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, triplex condominium with a Variance for the increase height of the structure, increased retaining wall heights, and a reduction in the common area open space for the project. 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 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

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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.
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

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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.
 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.
 18. Temporary power shall be established at the site for construction purposes and no generators shall be used.
 19. Future roof decks shall be permit for the development.
- C. Prior to approval of the final parcel map the Applicant shall meet the following conditions:**

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20. 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, as determined by the Director of Community Development and the Director of Public Works/City Engineer. Said map shall be prepared as required by the City of Dana Point Subdivision Code.
21. The Final Map application shall include the owner information for the neighboring lots to confirm compliance with the subdivision map act and any historic/previous subdivision action.
22. All taxes and fees shall be paid to the County of Orange and the County Treasurer-Tax Collector's Certificate shall be signed. The Parcel Map signed by the County Treasurer-Tax Collector prior to final submittal to the City and prior to City Engineer and City Clerk signature. The Treasurer-Tax Collector signature will require additional coordination with the Title Company.
23. 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.
24. The Final Parcel Map shall clearly show the limits of the proposed public access and public utility easement per the Tentative Parcel Map.
25. 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.
26. 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.
27. The Final Map shall clearly state the subdivision is for condominium purposes.
28. 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.
29. The Applicant shall provide a subdivision guarantee from an insured

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Title Company prior to City Engineer signature.

30. The Applicant shall submit a copy of the proposed CC&Rs and Articles of Incorporation of the Owners' Association for review and approval by the Director's of Public Works and Community Development, the City Engineer, and the City Attorney, and shall include:
- a. A statement that prohibits amendment of the document without review and approval by the City Attorney, the Director of Public Works and Community Development 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 duplex shall be included in CC&R's.
 - c. 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&Rs.
 - d. 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.
 - e. 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 and easement documents.
 - f. Provisions which prohibit any obstructions within any fire protection access and shall also require approval of the Fire Chief for any modifications; such as control gates, or changes in parking plans.
 - g. Clearly assign maintenance responsibility of the Homeowners' Association for landscaping, irrigation and other improvements installed on City property for the benefit of the Project.
 - h. Implement and Maintain all structural and non-structural improvements and Best Management Practices (BMPs).
 - i. Any proposed gate or restricted access shall be reviewed and

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approved by the City of Dana Point prior to installation.

31. The CC&Rs shall be approved by the City prior to Final Map approval and signatures.
32. The Applicant shall be responsible for the payment of any City fees related to the review and approval of CC&Rs for the condominiums.
33. 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.
34. The Applicant shall submit "will serve" letters from the applicable water and sewer districts.
35. The approved Fire Master Plan shall be submitted to the City of Dana Point Public Works Department.
36. 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.
37. 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.
38. 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.
39. 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.

B. Prior to Issuance of a Grading Permit:

40. 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.

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41. The Grading Permit application shall include the drainage of the side yards and prevention of potential erosion for review and approval.
42. The Grading Permit application shall include a final storm drain sump pump location and drainage measures. The application shall be reviewed and approved to prevent storm water impact to the development and neighboring properties.
43. The Applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
44. 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.
45. 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.
46. The submitted Landscape plan shall include screening for any required/proposed transformer or above ground utility cabinets. This may require a set back of the transformer or utility cabinets from the sidewalk to allow for screening or provide an alternate location.
47. The existing utility lines along the western property line shall be underground or approved for undergrounding. Please provide a letter from the easement holder regarding the development and/or any required improvements within the easement.
48. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
49. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.
50. Prior to the issuance of a grading permit a boundary survey shall be completed on the property.

C. Prior to Issuance of a Building Permit:

51. The Parcel Map shall be recorded prior to the issuance of a Building Permit for condominium construction.
52. Prior to Public Works approval of the condominium construction, South Coast Water District shall review and approve the water and sewer connections for the proposed condominiums.
53. The Applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
54. 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.
55. 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.
56. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and recompaction, 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.

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57. 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.
58. All new sewer mains, water mains, services, meters, backflow devices, laterals, fire hydrants, manholes, and appurtenances shall be designed and installed in accordance with the South Coast Water District's current Design Guidelines and the standard plans.
59. 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.
60. 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.
61. The reduced pressure principle type backflow prevention devices shall be installed on every domestic water and irrigation service, in accordance with SCWD.
62. 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 equipment.
63. 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.
64. All existing water services and sanitary sewer laterals shall conform to current SCWD standards. Any water service and/or sanitary sewer

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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.

65. 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.
66. 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.
67. The Owner/Developer must use a South Coast Water District Pre-Qualified Contractor for the construction of all public sanitary sewer and water facilities.
68. Owner shall install an approved backflow prevention assembly on the water service connection(s) serving the property, behind the property line and building setback.
69. Before final plan approval and issuance of water and/or sewer permits, Owner/Developer shall pay all required Connection Fees in accordance with South Coast Water District Ordinance 229.
70. The developer/owner shall submit a set of improvement plans for South Coast Water District review and approval in determining the conditions necessary for providing water and sewer service to the project.
71. All backflow equipment shall be located above ground outside of the street setback area in a manner fully screened from all public streets and alleys. Any backflow assemblies currently installed in a vault will have to be brought up to current standards. Any other large water system equipment shall be installed to the satisfaction of the South Coast Water District outside of the street setback area in a manner fully screened from all public streets and alleys. Said information shall be specifically shown on plans and approved by the South Coast Water District.

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72. All requests for new sewer laterals, water services, backflow equipment, or fire lines, as well as any modifications, relocations, or abandonments of existing sewer laterals, water services, backflow equipment, and fire lines, shall be coordinated and permitted through the South Coast Water District.
73. All existing sewer laterals, water services, and fire services shall conform to current Water Services Standards Specifications. Any sewer lateral, water service, and/or fire line 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 sewer lateral, water service or fire line.
74. 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.
75. The following minimum horizontal clearances shall be maintained between any proposed water mains and other facilities:
- 10-feet minimum separation (outside wall-to-outside wall) from sanitary sewer mains and laterals
 - 4-feet minimum separation from all other utilities, including storm drains, gas, and electric
 - 6-feet minimum separation from curb face
76. The improvement plans shall be submitted to the South Coast Water District for approval and a performance bond in the amount approved by the Chief Engineer and form approved by District Attorney shall be posted with the District.
77. New connections must take into consideration potential conflicts with other existing utilities.
78. Minimum roofing classification must be Class "A"
79. 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.
80. Plans must include occupant load analysis and provide an exit plan to

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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.

81. 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.

82. 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.

83. 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.

84. Approvals are required from;

- Planning Division
- Public Works
- OCFA
- SCWD
- SDG&E service work order for proposed service location

D. Prior to Issuance of a Certificate of Occupancy:

85. The CC&Rs and all other subdivision documents shall be recorded with the County Recorder.

86. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.

87. 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.

88. 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.

89. An As-Built Grading Plan shall be prepared by the Civil Engineer of

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Record.

90. All permanent BMP's, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
91. Prior to the 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 TPM20-0002, V20-0003, SDP20-0014(M), and AMS21-0001. 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.
92. Prior to the 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 TPM20-0002, V20-0003, SDP20-0014(M), and AMS21-0001. 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 sheathing is granted. A Final Geotechnical Report shall be prepared by the Project Geotechnical Consultant in accordance with the City's Grading Manual.
93. 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.
94. 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.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, CA, held on this 22nd day of March, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Opel, Chair
Planning Commission

ATTEST:

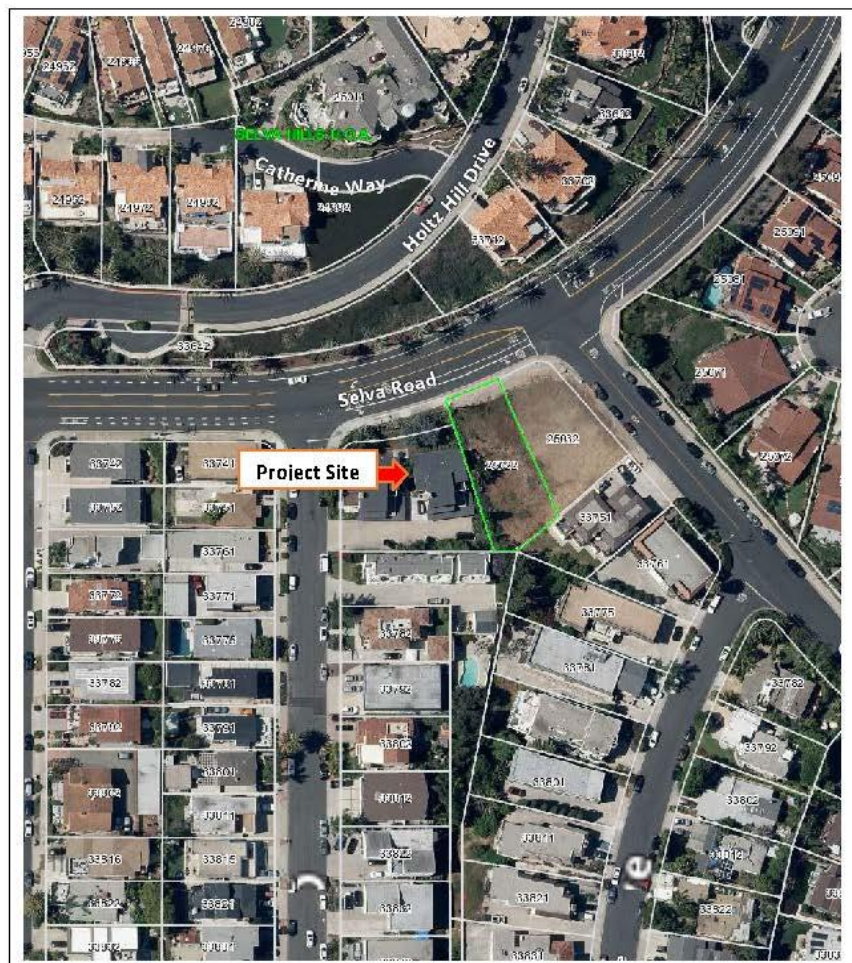
Brenda Wisneski, Director
Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map



Vicinity Map

25022 Selva Road
TPM20-0002, V20-0003, SDP20-0014(M), AMS21-0001



SUPPORTING DOCUMENT 3: Site and Adjacent Property Photos



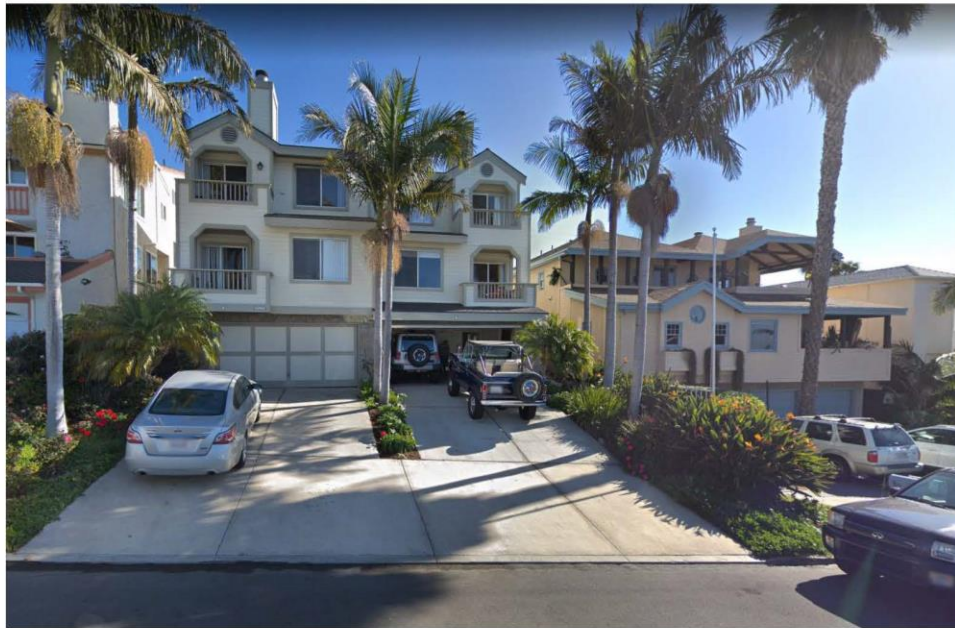


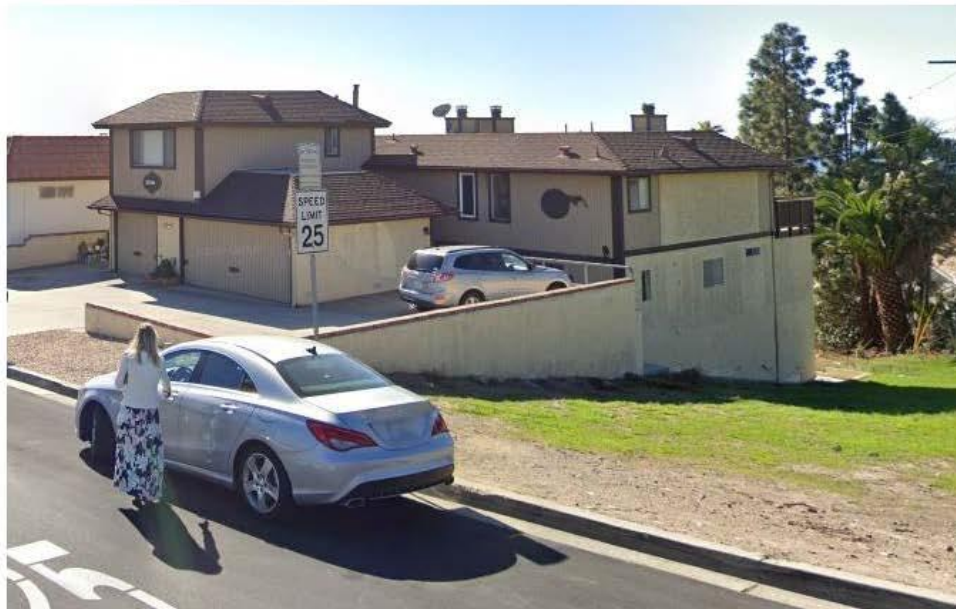












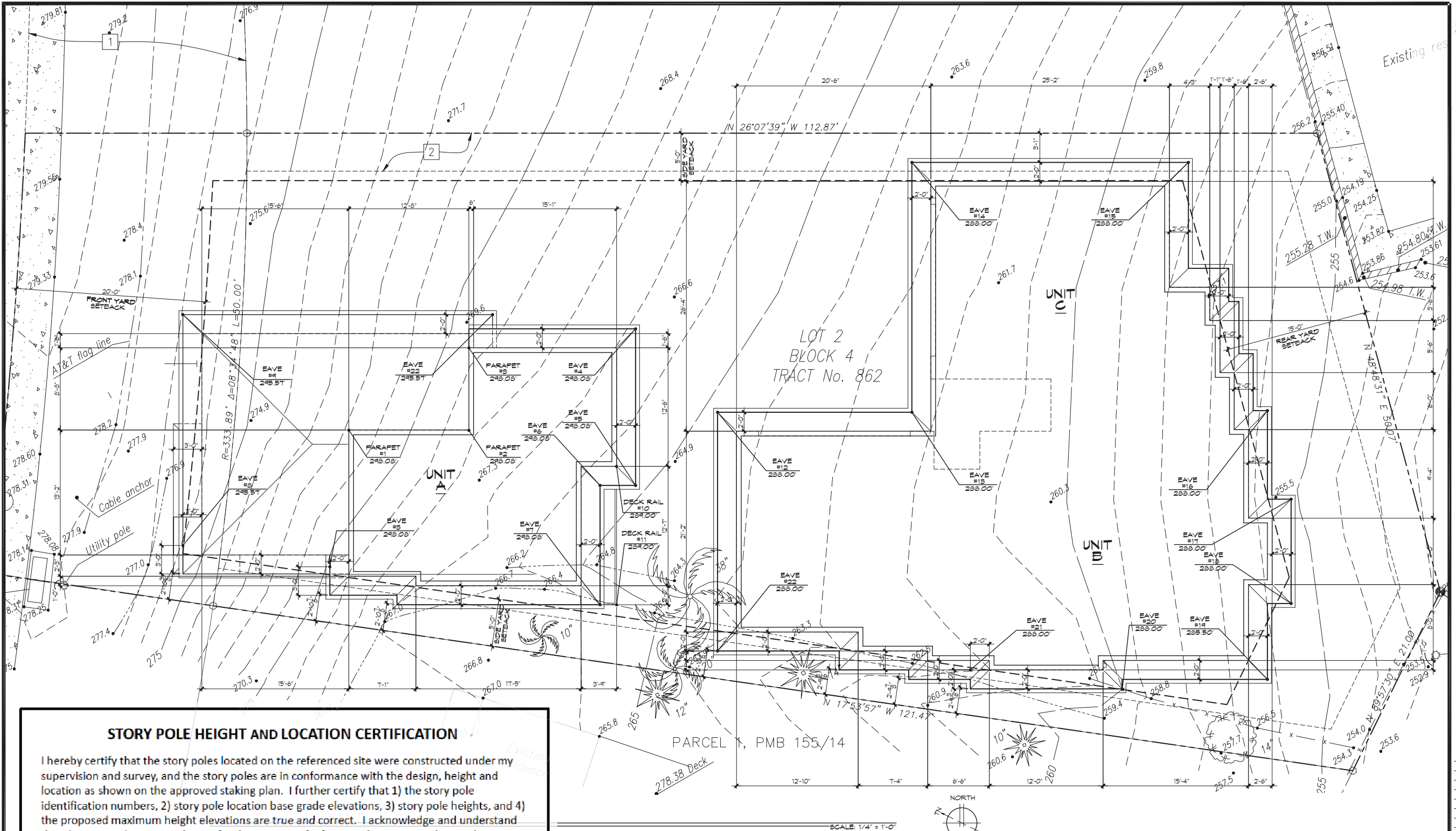






SUPPORTING DOCUMENT 4: Story Pole Certification

ATTACHMENT



STORY POLE HEIGHT AND LOCATION CERTIFICATION

I hereby certify that the story poles located on the referenced site were constructed under my supervision and survey, and the story poles are in conformance with the design, height and location as shown on the approved staking plan. I further certify that 1) the story pole identification numbers, 2) story pole location base grade elevations, 3) story pole heights, and 4) the proposed maximum height elevations are true and correct. I acknowledge and understand that the required project staking is for the purpose of informing the owner, architect, designer, city staff, design review authority and the public as to the accurate location and exterior dimensions of the proposed structure or addition.

Please stamp & sign below.

Thomas B. Canady
Signature of Registered Land Surveyor or Civil Engineer
Thomas B. Canady

Name (printed or typed)
P.E. 50057 Exp. 6/30/2021
License No./Expiration Date
January 18, 2021
Date



SUPPORTING DOCUMENT 5: February 8, 2021, Planning Commission Report and Minutes

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

DATE: FEBRUARY 8, 2021

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: TENTATIVE PARCEL MAP TPM20-0002, VARIANCE V20-0003, MINOR SITE DEVELOPMENT PERMIT SDP20-0014(M), AND ADMINISTRATIVE MODIFICATIONS OF THE STANDARDS AMS21-0001 FOR A TRIPLEX CONDOMINIUM THAT PROPOSES TO EXCEED THE MAXIMUM HEIGHT FOR THE ZONING DISTRICT, RETAINING WALLS WITH INCREASED HEIGHT, AND A REDUCTION IN THE REQUIRED COMMON OPEN SPACE AT 25022 SELVA ROAD

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

APPLICANT: Robert Williams, Studio 6 Architects

PROPERTY OWNERS: Selva DP LLC

REQUEST: Approval of a Tentative Parcel Map, Variance, Minor Site Development Permit, and an Administrative Modification of Standards to construct a triplex condominium which would exceed the maximum building height, site retaining walls with increased height, and a reduction in the required common area open space.

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

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius on January 15, 2019, published within a newspaper of general circulation on January 15, 2021, and posted on January 15, 2021, 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. At the January 25, 2021, Planning Commission public hearing, the project was continued to the next regularly scheduled meeting of February 8, 2021, to allow the applicant additional time to

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install the required story poles to comply with the required seven-day installation prior to the public hearing.

ENVIRONMENTAL:

The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a triplex condominium with accessory site improvements.

ISSUES:

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

BACKGROUND:

The subject site is an undeveloped lot located west of the Selva Road and Calle La Primavera intersection. The 8,287 square foot lot is part of an inland canyon that slopes down from Selva Road with an average grade of 17 percent. The project site is surrounded by several three-story multi-family structures that have either graded portions of the lot or constructed stem walls to mitigate the area's topographical conditions. The surrounding developments were constructed 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 subject property is in the Residential Multiple Family 14 (RMF-14) Zoning District and is not located in a Home Owners Association or the Coastal Zone.

On August 10, 2020, a preliminary review was presented to the Planning Commission for the subject site to consider design options to develop three residential units. The staff report is provided as Supporting Document 5. At the meeting, staff presented the preliminary project design and alternatives to address the challenges associated with the lot's 17 percent slope and the DPZC's maximum allowed driveway grades. The property's constraints were identified as the lot's slope, maximum driveway grade permitted, and height requirements that create challenges for the design a project.

The applicant presented two alternatives for Planning Commission's consideration. The first design included retaining walls along the rear and both side property lines to elevate the site's finished grade which would allow the structure to comply with the 24-foot height

requirement. The design would result in retaining walls that would be 5.75 to 12 feet tall but would reduce the opportunity for landscaping in the side yard area and limit the separation from the adjacent residential development. The second option would eliminate the eight-foot tall retaining wall along the south property line to allow for a five-foot setback to a stem wall and allow additional landscaping to soften the project's appearance. The Planning Commission identified the topography of the site and the driveway grades as issues for the project's design. The Planning Commission noted that retaining walls near the adjacent property to the south could be an issue, and design options should be explored to consider the adjacent property.

Based on the feedback from the Planning Commission, the applicant revised the design of the project to incorporate additional landscaping, stem walls for the structures on the south elevation and dropped the building pads as low as possible to comply with the maximum driveway grade to reduce the overall height of the structures.

DISCUSSION:

The project proposes two residential structures on the vacant lot for the development of three residential units. The project includes a front structure that would contain unit A and the second structure at the rear of the lot with units B and C with attached garages. A driveway would provide vehicle access to the lot along the north property line, which would end at the garages for units B and C. The size of the units ranges from 1,216 to 1,443 square feet. Unit A is designed with the garage, bedroom, bathroom, and laundry on the first floor. The second floor includes the kitchen, living room, master bedroom, bathroom, and a balcony. Units B and C are designed with an entry-level and a lower floor to step the structure with the topography. The garages, kitchen, living room, and a half bath are on the first floor and the lower floor contains two bedrooms and bathrooms with a patio at the back of the units. A sump pump is proposed at the south-east corner of the lot to ensure all of the project's water is taken to Selva Road and does not impact the adjacent properties. The project is also proposing retaining walls ranging in height from 5.75 feet to 12 feet along the north and east property lines to address the lot's topography conditions and provide vehicular access to the garages.

Table 1 summarizes applicable Residential Multiple Family 14 (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	2,762 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
Structure Separation	10 feet	12 feet 7 inches	Yes
Height	24 feet maximum* (Flat-3/12 roof pitch)	32.5 feet (unit A)* 30.5 (units B & C)*	No No
Lot Coverage	60% maximum	34.6%	Yes
Private Open Space	200 SF/DU	200+SF/DU	Yes
Common Open Space	2,737 sq. ft. (30%)	1,663 sq. ft (20%)**	No
Parking Required	6 covered, 1 uncovered	6 covered, 1 uncovered	Yes
Landscape	25 %	26%	Yes

*Variance requested for the increased height of the structure.

**Administrative Modifications of Standards is requested for the reduction in the required common area open space.

The project's design is broken up into two structures to reduce the project's massing to the neighborhood. Along the south elevation, the project steps the vertical walls to break up the mass and provide an increased setback. The rear structure is stepped down with the entry-level on the first floor and a floor below to minimize the structure's massing and step it with the topography. The project is a modern design using stucco and wood siding, flat roof and eaves, and large aluminum windows. Landscaping is incorporated into the project to soften the structures' appearance and integrate the design into the built environment.

Tentative Parcel Map

Per the Subdivision Map Act, a Tentative Parcel Map is required to legally subdivide the lot for 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 the applicable development standards for the RMF-14 zoning district, with the exception of the requested height Variance and an AMS for the reduction in the common open space.

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.

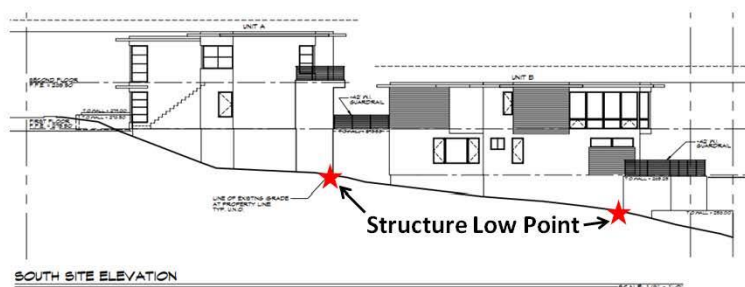
The recommended findings for approval of the TPM are outlined in the draft Resolution attached to this report as Action Document 1.

Variance

The applicant is requesting a Variance, per Section 9.67 of the DPZC, to increase the maximum height of the structures from 24 feet to 32.5 feet for unit A and 30 feet for units B and C. The 17 percent slope of the property creates a challenging topographical condition to provide vehicular access and comply with the DPZC.

The method for measuring the project's height is identified in Section 9.05.110(a)(5) of the DPZC, which requires subdivisions to be measured from the lowest finished grade to each structure's highest point, subject to Planning Commission approval. As proposed, the structures' lowest elevations, from which the height would be measured, is along the south property line where the grade would not be altered, as illustrated in Figure 1 below.

Figure 1: Project Low Point From Finished Grade

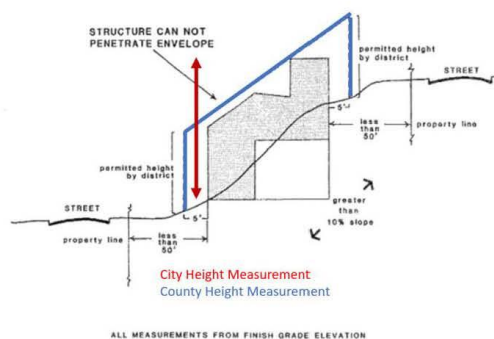


The DPZC Section 9.35.050(b)(3)(A)(1) states that “the driveway shall have a maximum grade of ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet from the ultimate street, alley, or driveway right-of-way line and fifteen (15) percent thereafter.” The lot’s 17 percent slope and the required driveway grade results in challenges because the driveway slope is the limiting factor as it cannot follow the grade of the lot. Additionally, the driveway establishes the building pads and structures’ overall height. The motor court around the garages only allows for a slope of one to five percent and because this area is adjacent to the garage access, the slope is proposed at one percent to allow for level access to the garages. Staff analyzed the project design to ensure the driveway slope is the maximum allowed to ensure the building pads are as low as feasible to minimize the height of the structures.

The applicant provided an alternative design (Supporting Document 8) that would eliminate the need for a Variance by incorporating additional retaining walls around the stem walls on the south elevation to increase the finished grade around the structures. The retaining walls would raise the finished grade around the stem walls and allow the structure to comply with the required 24-foot height requirement since subdivisions are measured from the finished grade. However, the addition of retaining walls up to eight feet tall would push the project's structural elements closer to the neighbors along the south property line. Staff's analysis of the design alternatives concluded that the proposed project would provide greater separation of the vertical structures and allow for more landscaping to lessen the massing impact to the adjacent property.

The Variance would not grant a special privilege as there are several structures in the area with similar topographical conditions that either received Variances or were constructed under the County of Orange jurisdiction and would not comply with the City's height requirements as measured per the DPZC. Supporting Document 3 depicts the adjacent properties that do not comply with the City's height requirements. The majority of the surrounding structures along Calle La Primavera and Copper Lantern were approved under the County of Orange. Under the County of Orange Zoning Code (COZC), developments are permitted to be 28-feet tall and the method to measure the height of a structure is more favorable than the DPZC, as illustrated in Figure 2. The method for measuring a structure under the COZC (Supporting Document 6) per Section 7-9-129.1, states that *"When a building site slopes in any direction at an average grade of more than ten (10) percent within the front fifty (50) feet of the building site, building height is the vertical distance above an inclined slope to the top of the structure, including screened mechanical and electrical fixtures. The inclined slope is established by enclosing the structure with an imaginary line five (5) feet outside of the perimeter of the structure, or at the property line if it is less than five (5) feet from the structure, and by assuming that all ground area closer is flat. See diagram for building height."*

Figure 2: COZC vs DPZC Height Measurement Methods



Many of the structures in the area utilized the OCZC measurement method to address the area's topographic conditions with stem walls or grading. The two structures adjacent to the subject property (33751 Calle La Primavera and 33752 through 33758 Copper Lantern) are subject to similar topographical conditions and were developed under the regulations of the OCZC. The structures were constructed over 30 feet in height per the DPZC measurement method. The original plans for the adjacent structure on Copper Lantern depicts the structure's height to be approximately 32 feet tall. The property to the north east at 33751 Calle La Primavera was constructed in 1978 with similar topographic constraints. No building plans were available to determine the structure's height; however, it is estimated to be approximately 35 feet in height.

Staff's position is that the requested height Variance is justified because the 17 percent average slope of the lot and the required driveway grade results in challenges that impact the structures' height. Additionally, the project would not result in a granting of a special privilege as there are several examples of developments that are comparable in height and would not comply with the DPZC height standards.

The requirements for variances for the subject site are governed by the City's Zoning Ordinance - Chapter 9.67, which states that a Variance request can only be granted if the following findings can be made:

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

surrounding properties and does not permit uses which are not otherwise allowed in the zone;

- 8. That granting of the Variance would not result in adverse impacts, either individually or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.*

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

Minor Site Development Permit

Per Section 9.05.120(d)(2), retaining walls exceeding 30 inches in height require a Site Development Permit. Many of the surrounding properties are constructed with retaining walls over 30 inches in height, stem walls, or had significant grading to address the area's topography. The subject property's 17 percent slope results in a request for retaining walls ranging in height from 5.75 to 12 feet along the north and east, property lines to provide vehicular access to the units and create a buildable pad for the structures.

The project is proposing over height retaining walls along the north (side) property line to accommodate the driveway grade, per Section 9.35.050(b)(3)(A)(1) as previously identified. To achieve the required driveway grade, a one-foot tall retaining wall would begin at the front of the property and extend towards the back of the lot following the slope of the driveway which would result in an overall wall height of 12 feet.

The second location for retaining walls is proposed at the back of the property along the east property line to create the pad for the rear structure and a patio for units B and C. Two stepped retaining walls are proposed at the rear of the property to achieve the design. The lowest wall would be located along the rear property line and would be 5.75 feet at its tallest point. Behind the first retaining wall would be a five-foot landscape area that would provide visual relief between the two walls. A second wall would be setback five feet from the first wall and would be 7.25 feet tall to establish the lower level building pad and rear patio's for units B and C.

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.*

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 a 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. The project requests an AMS to reduce the required 30 percent common area open space required for the RMF-14 zone to 1,663 square feet (20 percent). The 8,287 square foot lot has an average width of 58 feet and is proposed to be occupied by the three residential units, a driveway with a required width of 24 feet, and the vehicle maneuvering area for the unconverted guest parking stall and the garages does not provide adequate area for the required common area open space. As a result of the lot's limitations, the applicant is requesting a reduction in the common area open space requirement to 1,663 square feet.

While the project does not provide the required common area open space, the driveway and motor court provides open areas for the residents to utilize. Additionally, the project provides a lot coverage of 35.6 percent, which is almost half of the maximum of 60 percent is required. The lot size and required improvements for the project would result in unnecessary hardships that would be created by the strict application of the DPZC since the project would provide adequate area for the occupants' utilization.

Section 9.61.090 of the DPZC stipulates a minimum of three (3) findings to approve an 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.*

The recommended findings for approval of the AMS are outlined in the draft Resolution No. 21-02-08-XX, attached to this report as Action Document 1.

Planning Commission Agenda Report
TPM20-0002, V20-0003, SDP20-0014(M), AMS21-0001
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CORRESPONDENCE:

Staff meet on-site with approximately eight neighbors on two occasions to review the project and respond to questions. The project architect was also present at the site meeting with the neighbors on January 27, 2021. To date, no correspondence has been received on the project.

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 TPM20-0002, V20-0003, SDP20-0014(M), and AMS21-0001 subject to findings and conditions of approval.



John Ciampa
Senior Planner



Brenda Wisneski, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft Planning Commission Resolution

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Site and Adjacent Property Photos
4. Story Pole Certification
5. Planning Commission Preliminary Review Report, August 10, 2020
6. County of Orange Zoning Code Height Measurement Method
7. Project Plans
8. Project Alternative Plans

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES**

February 8, 2021
6:00 p.m. – 7:54 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER REGULAR MEETING

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner McKhann led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Mary Opel, Commissioner Nelson, Commissioner Roy Dohner, Commissioner Danni Murphy, Commissioner Scott McKhann

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Matt Kunk (Principal Engineer), Johnathan Ciampa (Senior Planner), Allison Peterson (Senior Administrative Assistant), and Eve Cuddihy (Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting January 25, 2021

ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of January 25, 2021. Motion carried 5-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES

February 8, 2021
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D. PUBLIC HEARING

ITEM 2: Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of the Standards AMS21-0001 for a triplex condominium that proposes to exceed the maximum height for the zoning district, retaining walls with increased height, and a reduction in the required common open space at 25022 Selva Road

Applicant: Robert Williams, Studio 6 Architects

Address: 25022 Selva Road (APN: 682-123-38)

Request: Approval of a Tentative Parcel Map, Variance, Minor Site Development Permit, and an Administrative Modification of Standards to construct a triplex condominium which would exceed the maximum building height, site retaining walls with increased height, and a reduction in the required common area open space.

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

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a triplex condominium with accessory site improvements.

Johnathan Ciampa (Senior Planner) provided a presentation and answered questions from the Planning Commission.

Matt Kunk (Principal Engineer) answered questions from the Planning Commission.

PUBLIC COMMENTS

Sharla Pitzen (Dana Point) spoke in opposition of the project.

John Pitzen (Dana Point) spoke in opposition of the project.

Gale Lorton (Dana Point) spoke in opposition of the project.

Bret Lindstrom (Dana Point) spoke in opposition of the project.

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PLANNING COMMISSION
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Donald White (Dana Point) spoke in opposition of the project.

Cam Myers (Dana Point) spoke in opposition of the project.

Kimberly Larson (Dana Point) spoke in opposition of the project.

Tim Wolford (Dana Point) spoke in opposition of the project.

Torey Wolford (Dana Point) spoke in opposition of the project.

Robert Williams (Applicant) answered questions from the Planning Commission.

ACTION: Motion made by Commissioner McKhann seconded by Chair Opel, to approve Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of the Standards AMS21-0001 for a triplex condominium that proposes to exceed the maximum height for the zoning district, retaining walls with increased height, and a reduction in the required common open space at 25022 Selva Road with the following conditions.

1. The site must be built using temporary power, and no generator.
2. No roof decks shall be constructed on buildings.

Vice-Chair Nelson requested a postponement of a decision. Discussion ensued.

ACTION: Substitute Motion made by Vice-Chair Nelson seconded by Commissioner Dohner, to continue the Item to Planning Commission Meeting set for March 22, 2021 with the condition that the Applicant meet with neighbors, specifically on Copper Lantern, to describe details of proposed project. Motion carried 5-0-0.

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

E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

Brenda Wisneski (Director of Community Development) stated that there will be a Short-Term Rental Workshop at the February 22, 2021 Planning Commission Meeting. She stated that the meeting will take place electronically via Zoom for the public to join, as well as limited capacity for the public to attend in person.

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PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES

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F. NEW BUSINESS

There was no New Business

G. RECOGNITION OF OUTGOING COMMISSIONER

Presentation to Commissioner Scott McKhann

Chair Opel presented an engraved tile plaque to Commissioner McKhann and thanked him for his service.

H. STAFF REPORTS

There were no Staff Reports.

I. COMMISSIONER COMMENTS

Commissioner McKhann said that it is with sadness he is leaving the Planning Commission. He stated he is only leaving because he is moving. Commissioner McKhann said it has been a privilege.

Commissioner Murphy commented that she came into the Commission together with Commissioner McKhann and Vice-Chair Nelson. She said that Commissioner McKhann is a fine, wonderful person. She commented that his family is a great example for everyone.

Vice-Chair Nelson said he is going to miss Commissioner McKhann. He stated that Commissioner McKhann has been an anchor to the Commission and looked to him for guidance. Vice-Chair Nelson thanked him for what he has done for the community.

Commissioner Dohner stated that Commissioner McKhann has been beneficial to him. He said he appreciates their friendship, Commissioner McKhann's knowledge, and will seriously be missed.

Chair Opel stated she was going to miss Commissioner McKhann as well as growing and learning from him.

CITY OF DANA POINT
PLANNING COMMISSION
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J. ADJOURNMENT

Chair Opel adjourned the meeting at 7:54 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, February 22nd, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Mary Opel, Planning Commission

SUPPORTING DOCUMENT 6: Planning Commission Preliminary Review Report,
August 10, 2020

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

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

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

Planning Commission Agenda Report
August 10, 2020
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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.

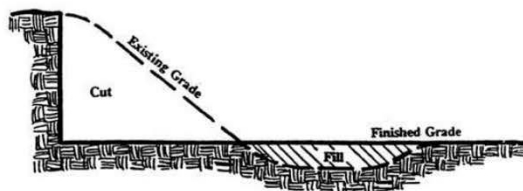
Per Section 9.35.050(b)(3)(A)(1) of the DPZC "The driveway shall have a maximum grade of ten (10) percent, measured along the driveway centerline, for a distance of not less than ten (10) feet." Additionally, since the driveway would be longer than 50 feet, Section 9.35.050(b)(A)(3) would also apply 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.

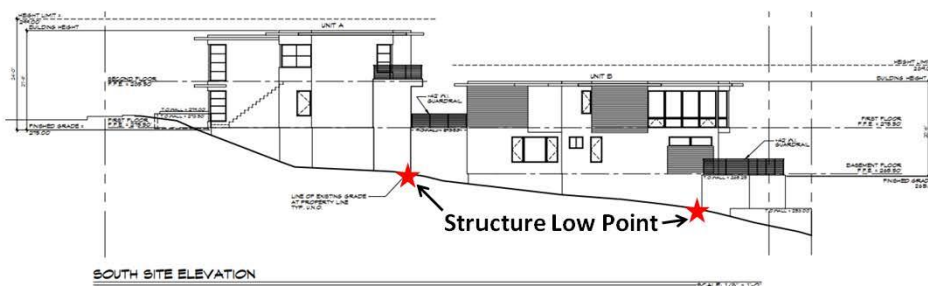
Grade, Existing — the elevation of the ground which exists prior to the start of any site preparation, grading, or construction related to the project being proposed. Existing grade will not be the same as natural grade if the site has been previously graded.

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.

Planning Commission Agenda Report
August 10, 2020
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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 7: County of Orange Zoning Code Height Measurement Method

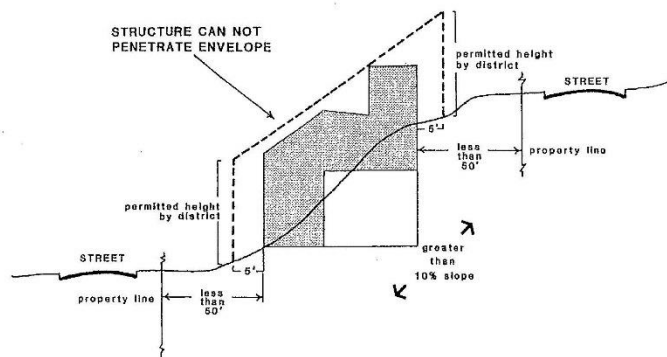
2/2/2021

Orange County, CA Code of Ordinances

Sec. 7-9-129.1. - Measurement.

- (a) When a building site slopes in any direction at an average grade of more than ten (10) percent within the front fifty (50) feet of the building site, building height is the vertical distance above an inclined slope to the top of the structure, including screened mechanical and electrical fixtures. The inclined slope is established by enclosing the structure with an imaginary line five (5) feet outside of the perimeter of the structure, or at the property line if it is less than five (5) feet from the structure, and by assuming that all ground area closer is flat. See diagram for building height.

Sec. 7-9-129.1(a)



ALL MEASUREMENTS FROM FINISH GRADE ELEVATION

DIAGRAM FOR BUILDING HEIGHT

- (b) In all situations not included within (a) above, the height is the vertical distance above the ground level of finished grade to the top of the structure. This is established by enclosing the structure with an imaginary line five (5) feet outside of the perimeter of the structure, or at the property line if it is less than five (5) feet from the structure, and determining the average elevation from the imaginary line.

(Ord. No. 3524, § 13, 5-8-85; Ord. No. 3664, § 28, 9-29-87; Ord. No. 3887, § 10, 3-23-93)

SUPPORTING DOCUMENT 8: Correspondence

Johnathan Ciampa

From: Johnathan Ciampa
Sent: Thursday, March 4, 2021 12:57 PM
To: tom@thomasburgerarchitect.com
Cc: Allison Peterson; Brenda Wisneski
Subject: RE: Selva Tri-plex planning commission hearing.

Tom,

Retaining walls over 30 inches (inside and outside the required setbacks) require a Minor Site Development Permit that is subject to discretionary approval. There is no wall height maximum that can be requested; however, the increased height must be justified and the request is reviewed by the approval body (Planning Commission in this case).

The height regulations for decks are associated with the finished grade, not existing grade. If a retaining wall is associated with the deck, then the retaining wall's height would be reviewed as part of the discretionary review.

No future neighbor meetings are planned.

John Ciampa

Senior Planner
City of Dana Point, Planning Division
33282 Golden Lantern
Dana Point, CA 92629
949-248-3591
JCiampa@DanaPoint.org

From: tom@thomasburgerarchitect.com <tom@thomasburgerarchitect.com>
Sent: Thursday, March 4, 2021 11:46 AM
To: Johnathan Ciampa <JCiampa@danapoint.org>
Cc: Allison Peterson <APeterson@DanaPoint.org>; Brenda Wisneski <BWisneski@DanaPoint.org>
Subject: RE: Selva Tri-plex planning commission hearing.

Hi John,
Thank you for your reply. I do have the following questions:

Are you saying there's NO limit to the height of a retaining wall built within a setback including directly on the property line?

9.05.080 item (h) applies to Decks/Patios Less Than 30" Above Grade. Doesn't 'grade' mean "existing grade"? If not, are you saying that unlimited fill may be placed, starting directly on a property line, to establish an new "finish grade" an unlimited height above existing grade?

Are any more neighbor meetings planned?

Thank you,
Tom

Thomas Burger Architect
33751 Pequito Dr.

Dana Point, CA 92629
(949)376-2126
www.thomasburgerarchitect.com

From: Johnathan Ciampa <JCiampa@danapoint.org>
Sent: Wednesday, March 3, 2021 2:11 PM
To: tom@thomasburgerarchitect.com
Cc: Allison Peterson <APeterson@DanaPoint.org>; Brenda Wisneski <BWisneski@DanaPoint.org>
Subject: RE: Selva Tri-plex planning commission hearing.

Tom,

The responses to your questions are provided in your email below in red. Please let me know if I can answer any additional questions for you.

John Ciampa

Senior Planner
City of Dana Point, Planning Division
33282 Golden Lantern
Dana Point, CA 92629
949-248-3591
JCiampa@DanaPoint.org

From: tom@thomasburgerarchitect.com <tom@thomasburgerarchitect.com>
Sent: Wednesday, February 10, 2021 3:52 PM
To: Brenda Wisneski <BWisneski@DanaPoint.org>
Cc: Allison Peterson <APeterson@DanaPoint.org>; Johnathan Ciampa <JCiampa@danapoint.org>
Subject: RE: Selva Tri-plex planning commission hearing.

Hi Brenda,
I appreciate your response.

I've heard the arguments for the retaining walls on the property line and according to the code sections pasted below, 8 ft high retaining walls on the property line are not allowed nor would they eliminate the height variance. The height variance is caused entirely by excessive fill and a completely flat motor court. I'm surprised that it has staff support. I have many concerns which were not addressed at the hearing(s) including:

- Why were the 17 ft high trash enclosure built ON the north side property line and the 14 ft high driveway retaining wall projecting into the side setback not listed as a setback variances? It's impossible to walk around the site or maintain the narrow landscape areas. Has the building department or OCFA reviewed the site plan? **No Variances are required for walls constructed in the setback areas. OCFA and the Building Division have reviewed the project Plans.**
- The driveway, which is causing the problem, is being used as the excuse for the variances. Please note the grades at the bottom of the driveway and lowest garage on the grading plan. There is **NO** excuse to allow **ZERO** slope across the entire motor court while granting an 8 ft height variance. **The grades for the driveway and the motor court were reviewed to determine that the grades were appropriate and in compliance with the Dana Point Zoning Code. Access into the garages and guest parking stall were considered as part of the design and that is why the motor court is not sloped.**

- Why is the fill being ignored? John said there is no maximum fill allowed but it's clear there is a conflict with 9.05.110(3) below. Fill is *NOT* being used for drainage purposes. That seems like another variance. *The Dana Point Zoning Code does not have a limitation on the amount of fill for a project. Section 9.05.110 identifies the different methods for measuring the height of a structure depending on the circumstances of the project. The proposed project is not subject to 9.05.110(a)(3), which is intended to allow the measurement of a structure from the top of not more than 30 inches of fill to allow gravity flow drainage to the street. The project is subject to Section 9.05.110(a)(5) for the measurement of the height of the project.*
- The private yards in the rear setback are elevated decks conflicting with 9.05.080. A masonry screen wall noted on the landscape plans between the patios is not show on the elevations. The top of that will be at 271 over the 254 ft contour - 17 ft above the existing grade. *The deck at the back of the property is at-grad because of the retaining walls and does not have a rear yard setback per section 9.05.080 item (h). An at-grade fence or wall does not have a required setback and as proposed the wall is not proposed above six feet in height.*
- There are no cut and fill calcs on the grading plan. What are they hiding? Your public works guy stated at the hearing that the cut and fill will be balanced. That's impossible since there is no cut on the whole site except for a small sliver of the front unit's outside patio. Everything else is boosted up to 14 ft. across the entire site. If you take an average of 7 ft. fill across the site that's over 2000 cubic yards of import. I'll provide my own calcs for the next meeting. *The cut and fill calculations have been updated on the civil plan and will be provided to the Planning Commission for the March 22nd hearing. Per the updated plan, the imported soil is proposed to be 980 cubic yards.*
- When the architect said the lower floors were "cut" into the site, that's a deliberate misrepresentation. Yes, the lower floor slab is behind the retaining wall supporting the driveway but ranges from 2 to 9 ft above the existing grade. That's not cut. *Understood.*
- All of this would be obvious with a site section showing the cut/fill and existing grades relative to the driveway and building pads. Why was one not required? *The driveway grades are provided down the centerline of the driveway, which is a key factor for evaluating the project design. A topographic survey provides the existing grades for the site. The amount of cut and fill does not provide additional information for determining the slope of the driveway.*
- It was noted at the hearing that the hillside guidelines would allow the flat roof heights to increase, but it was not noted that they also limit the roof height to 14 ft above curb elevation. *Understood.*
- There are 10 ft ceilings proposed with 3 ft of parapet above. That's totally inappropriate on a site with this large a height variance. *The plate heights for unit A are both nine feet for the first and second levels and the parapet is 1.75 feet tall. The plate heights for units B and C are nine feet for the lower floor and 10 feet for the upper floor and the parapet is 1.8 feet tall.*

I have no doubt that the architect is trying to make the plans as difficult to interpret as possible, but all these compounding factors are an insult to the adjacent properties which followed the guidelines that applied when they were built. Most of the photos John included in the report were two stories above a garage - which is allowed under the hillside rules. This project has the "on grade" guest parking at 275 elevation - just 3 ft below the third floor balcony next door. Calling this project compatible is incompatible with reality.

I look forward to participating in any future neighbor meetings to help improve this project. Please keep me on the list.

Thank you,
Tom

Thomas Burger Architect
33751 Pequito Dr.
Dana Point, CA 92629
(949)376-2126
www.thomasburgerarchitect.com

9.05.110 Measurement of Building Height.

(3) Subject to the approval of a minor Site Development Permit, non-residential or residential building height may be measured from the top of not more than thirty (30) inches of fill. Approval of such a minor Site Development Permit, by the Director of Community Development, may only be granted if the applicant can demonstrate compliance with the following criteria:

- (A) That the proposed fill is required only for the purpose of creating positive drainage flow (via gravity) to the street or to otherwise correct an existing drainage problem; and
- (B) That the proposed fill is necessary to create a minimum percentage grade for drainage flow consistent with a gravity flow drainage pattern as verified by the Director of Public Works; and
- (C) That the amount of fill proposed is the minimum amount necessary to create the desired drainage pattern.

Should the proposed fill be deemed by the Director of Community Development to be for any purpose other than providing the drainage pattern promoted by this Section, the application shall be denied. Structures shall only be granted credit for enough height to achieve positive (gravity) drainage flow.

Should additional (more than thirty (30) inches) fill be required to create the desired drainage pattern, it may be allowed through the approval of the minor Site Development Permit, however the height of the structure cannot be measured from any point higher than thirty (30) inches above existing grade.

9.71.050 Basis for Approval, Conditional Approval, or Denial of a Site Development Permit.

Approval, conditional approval, or denial of any Site Development Permit application shall be based upon the following factors and principles:

- (a) Compliance of the site design with development standards of this Code.

From: Brenda Wisneski <BWisneski@DanaPoint.org>
Sent: Wednesday, February 10, 2021 11:57 AM
To: tom@thomasburgerarchitect.com
Cc: Allison Peterson <APeterson@DanaPoint.org>; Johnathan Ciampa <JCiampa@danapoint.org>
Subject: RE: Selva Tri-plex planning commission hearing.

Hi Tom,

Seeing that John's email address was not included in your original message, I thought I would take the liberty to respond.

Please accept my apology for the technical challenges we experienced during the hearing when the microphones were not working. It certainly was not the intention to go "off the record". Draft meeting minutes will be included with the February 22nd agenda that will list the speakers and actions taken by the Planning Commission. During this period that the mics were not working, Commissioner Nelson expressed his interest in the applicant meeting with the neighbors so that project design options are fully understood. As you may know, installation of a retaining wall along the western property line would eliminate the need for a variance, but may be a less desirable option for the neighbors.

The applicant expressed his interest in the Planning Commission not continuing the item.

Commissioner Nelson introduced an alternative motion to continue the item to March 22nd, seconded by Commissioner Dohner. The motion was approved unanimously.

Let us know if you have additional questions.

Brenda

Brenda Wisneski, AICP
Community Development Director
City of Dana Point | www.DanaPoint.org
949.248.3560 | bwisneski@danapoint.org
33282 Golden Lantern | Dana Point | CA 92629

From: tom@thomasburgerarchitect.com <tom@thomasburgerarchitect.com>
Sent: Wednesday, February 10, 2021 10:46 AM
To: tom@thomasburgerarchitect.com
Cc: Brenda Wisneski <BWisneski@DanaPoint.org>; Allison Peterson <APeterson@DanaPoint.org>
Subject: Selva Tri-plex planning commission hearing.

John,
I watched the videos last night but the audio on Part 2 was redacted from 8:04 to 25:10 between commissioner Opel asking for a motion to approve and then following with a motion to continue. I'm very interested to know what was discussed among the commissioners and with the architect for over 17 minutes. I don't believe a public hearing can go 'off the record' in the middle. I tried several methods of watching it and it is not a glitch on my end.

Please post or send a link to the video -part 2 with complete audio or a detailed transcript of the discussion and a list of the neighbors who spoke on Monday.

Please include me on any correspondence with the interested parties.

Thank you,

Tom

Thomas Burger Architect
33751 Pequito Dr.
Dana Point, CA 92629
(949)376-2126
www.thomasburgerarchitect.com

From: tom@thomasburgerarchitect.com <tom@thomasburgerarchitect.com>
Sent: Tuesday, February 9, 2021 9:47 AM
To: 'Johnathan Ciampa' <JCiampa@danapoint.org>
Subject: RE: Project Information for the Selva Tri-plex

John,
Wanted to review what happened last night. When will the video be posted? Or could you send me a link? The last hearing on the web site is Nov 9 and the August 10 hearing you sent me a link for is missing online.
Thank you,
Tom

From: Johnathan Ciampa <JCiampa@danapoint.org>
Sent: Monday, February 8, 2021 4:58 PM
To: tom@thomasburgerarchitect.com
Cc: Brenda Wisneski <BWisneski@DanaPoint.org>; Allison Peterson <APeterson@DanaPoint.org>
Subject: Re: Project Information for the Selva Tri-plex

Dear Mr. Burger –

We have received your power point presentation and your request that it be played for the Planning Commission during tonight's public comments.

After reviewing the City's policies regarding digital presentations, we will not be able to accommodate your request that the presentation be played during public comments. However, we have circulated a link to the video to all of the Planning Commissioners and we have encouraged them to review it in advance of the meeting. In addition, we will be distributing hard copies of the presentation to the Commissioners prior to the start of the meeting, and will be including it as part of the public record related to Item 2.

Thank you.

From: tom@thomasburgerarchitect.com <tom@thomasburgerarchitect.com>
Sent: Monday, February 8, 2021 1:40 PM
To: Johnathan Ciampa <JCiampa@danapoint.org>
Cc: Brenda Wisneski <BWisneski@DanaPoint.org>
Subject: RE: Project Information for the Selva Tri-plex

Thank you John. Let me know. I will come the council chambers early to fill out a request to speak form. If you will run my Powerpoint in my absence, I'll still be able to host our HOA board zoom meeting at 6:30
Tom

From: Johnathan Ciampa <JCiampa@DanaPoint.org>
Sent: Monday, February 8, 2021 1:25 PM
To: 'tom@thomasburgerarchitect.com' <tom@thomasburgerarchitect.com>
Subject: RE: Project Information for the Selva Tri-plex

Tom,

I have forwarded your request to the Director.

John

John Ciampa

Senior Planner
City of Dana Point, Planning Division
33282 Golden Lantern
Dana Point, CA 92629
949-248-3591
JCiampa@DanaPoint.org

From: tom@thomasburgerarchitect.com <tom@thomasburgerarchitect.com>
Sent: Monday, February 8, 2021 9:07 AM
To: Johnathan Ciampa <JCiampa@DanaPoint.org>
Subject: RE: Project Information for the Selva Tri-plex

Hi John,
I uploaded my PowerPoint presentation in ppsx (slide show) and pptx (powerpoint) format to Dropbox at the link below. Our HOA board meeting is tonight at the same time (I'm on the board) and I'm hoping you will allow me to share my public comments this way.
https://www.dropbox.com/sh/57if51bm5f4w14n/AAA_zKwp1jWFqQVQM8TseS4fa?dl=0

The slideshow is set to play automatically when opened with a video introduction and narration through the slide show. Clicking on the intro video will start or stop it, once it starts the show should play through. When I tested it this morning it hung up on the 2nd to last slide. If there is more than 2 seconds of dead air, pressing the forward arrow on the keyboard will advance the slide and if the audio doesn't start on the last slide right away, pressing forward arrow again will get it going. It's 4 minutes long. I tried hard to cut it shorter, but there's a lot of info I wanted to share. I hope you will allow it to run to the end.

Thank you,
Tom

Thomas Burger Architect
33751 Pequito Dr.
Dana Point, CA 92629
(949)376-2126
www.thomasburgerarchitect.com

From: Johnathan Ciampa <JCiampa@DanaPoint.org>
Sent: Thursday, February 4, 2021 8:51 AM
Cc: Johnathan Ciampa <JCiampa@DanaPoint.org>
Subject: Project Information for the Selva Tri-plex is Now Posted to the City's Website

Dear Interested Party,

The project information, including the staff report, resolution, plans, and supporting documents are now posted to the City's website via the link below. Please let me know if you have any questions.

<https://www.danapoint.org/Home/Components/Calendar/Event/13592/74>

John

John Ciampa

Senior Planner

City of Dana Point, Planning Division

33282 Golden Lantern

Dana Point, CA 92629

949-248-3591

JCiampa@DanaPoint.org

RE: VARIANCE V20-0003, 25022 SELVA RD.

February 5, 2021

Dana Point Planning Commission

I live around the corner and drive by the site of the proposed project several times a day. After seeing the public notice and the story poles and reviewing the information posted online, I have concerns about the magnitude of the requested height variances. This project has one building 6 ft over the allowed 24 ft height and one 8 ft over. These unbroken vertical walls are much higher than adjacent structures.

As an architect, I'm not opposed to development or to variances in unique circumstances, but this site isn't steep enough to be considered under hillside zoning nor is it small or irregularly shaped. It's gently sloped by local standards. Driveway slope is noted as the main constraint but the entry to the furthest garage is only 3 ft below the street. That's roughly 3% average slope. Increasing the driveway slope to 8% average for the 95 ft long driveway would lower both buildings significantly, eliminating much of the excess height and excess fill.

Retaining walls should be used to sink the project into the site instead of jacking it up on 1000 cu yards of imported fill - ignoring the topography to raise the buildings for a better view. This is an 8600 sq ft lot -slightly larger than the lot my home sits on. Is there no limit to the amount of fill allowed on a small residential infill site?

Elevated decks on 10- 12 ft of fill encroach far beyond the 6 ft allowed rear setback encroachment for a deck more than 30" above a slope. This project starts with a 6 ft retaining wall at the lowest PL, steps in a few feet to another 7 ft retaining wall in the rear setback. I found nothing in the code to allow more than 30" of artificial fill in a setback. This should also be identified as variance. The "masonry screen wall" noted on the landscape plan between those two patios is not shown in the elevations and would also be an unpermitted structure in a rear setback.

The tall retaining wall for the driveway encroaches into the side setback and a trash enclosure with a 13 ft high wall sits directly on the property line cutting off circulation around the site. The high retaining walls forming this manmade plateau should be staked and setback violations must be listed on the public notice and justified before this project can be approved.

The staff report noted that some adjacent buildings were also exceeding the height limit. Allowing this project to match the height of adjacent buildings could be reasonable justification for a variance but allowing this project to be significantly higher than any adjacent building on similar topography is clearly a grant of special privilege, is unfair to others who followed the rules at the time and sets a precedent for any developer who is inconvenienced by the topography of the land they bought. A variance should not be approved here unless it can be demonstrated that the project is designed around the maximum driveway slope. That must

RE: VARIANCE V20-0003, 25022 SELVA RD.

start with a section cut through the driveway indicating existing grade and fill needed below. None was provided. In fact, there should be at least two cross sections through each building showing their relationship to the existing grade.

I'm very familiar with the challenges of designing a project on a sloping site and I know this project can be built in better code compliance without major changes to the site plan or floor plans. Please feel free to call if you'd like to review my specific concerns while looking at the plans

Respectfully,



Thomas Burger
33751 Pequito Dr.
Dana Point
(949)376-2126
www.thomasburgerarchitect.com

To Whom It May Concern,

I am Tim Welford, owner of the residence at 33756 Copper Lantern St. My home is adjacent to the project being developed at 25022 Selva Road. I and my neighbors Brett and Shannon Lindstrom will clearly be the Dana Point residents that will be impacted the greatest during and proceeding this project's completion. The recently placed story poles suggest both an immense structure and parking lot are to be erected approximately six feet from my home.

My concerns are the following:

1. The possible removal and reconstruction of our only walkway to the entrance of our homes to accommodate the fencing mentioned in the planning commission report I received Thursday, Feb 4th.
2. The same as 1, due to the burial of power lines that run along the property line.
3. The need for a height variance. My understanding at this time is that the variances are not necessary if a retaining wall is built.
4. The lack of reasonable time to consult with a professional about the possible problems our property might encounter as a result of this project being given a green light to continue.
5. The lack of any public record of the discussions the developer, the city and commission have conducted to get the project to its current state.

My observations:

1. Having spoken with a Council member, two members of the community development department, the previous owner of the lot being developed and the architect of the project, I believe this project has been given a go ahead and this hearing is simply a formality. The breakdown I am experiencing in the process of expediting a project like this in the city of Dana Point is a travesty. The city and developer have been in discussions for at least six months and zero communication has occurred with ANYONE that resides adjacent or in the vicinity of the project. The first hearing was postponed only after I contacted a councilman and the realization that story poles had been installed after the required seven days for observations. Plans/Blueprints were made available just two business day prior to this hearing. Uncertainty of property line boundaries were not resolved until one business day before this hearing, eight days after the request was granted by the architect.
2. The plans for this development do little to show anyone concerned, the scope of this project. A ten-minute walk around the story poles would serve anyone associated with approving this development a perspective that is impossible to observe from reading a report and/or viewing plans that show close to nothing of what it looks like 'in the neighborhood'. I am completely baffled by an approval/denial process where this is not included.

Conclusion:

I recognize the necessity of growth and completion. The lot in question and its adjacent lot have been an eyesore, shelter to the homeless and dog fecal matter depository for the past fifteen years I've lived here, and I welcome a reasonable improvement to the area. I invite any person to come to my or Brett's home and take a quick look. I am confident you might have some hesitation in being a comrade in such an audacious imposition in our serene Lantern District.

Thank You for your time.

Sincerely,

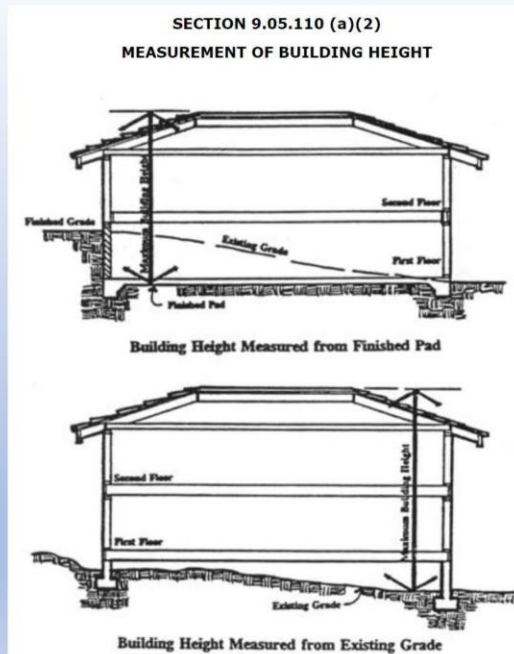
Tim Welford



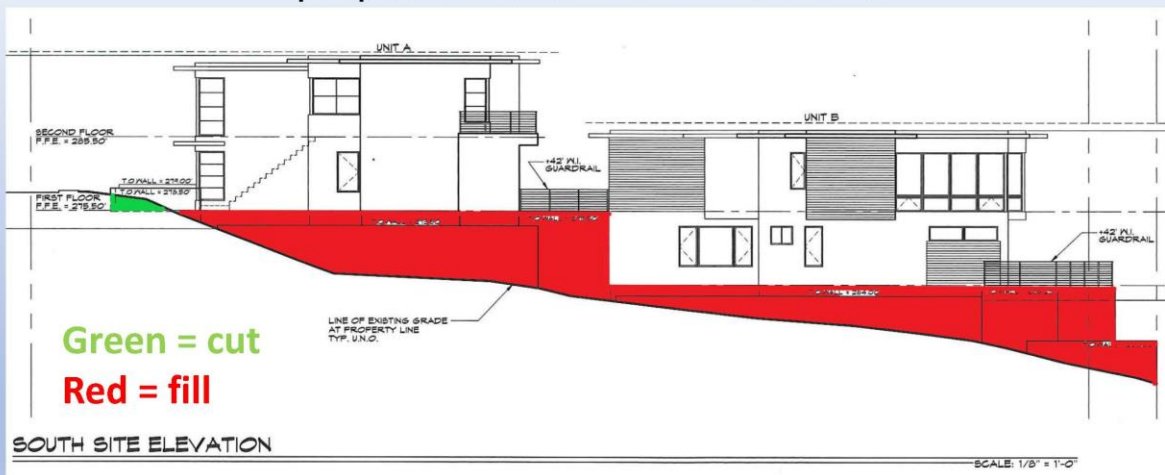
25022 Selva triplex - variance issues

- Lower building- 6 ft height variance (30" parapets not staked)
- Upper building- 8 ft height variance
- Driveway and building pads elevated up to 14 ft above grade - over 1000 cu yds of imported fill (not staked)
- Elevated decks 10 ft above grade projecting into setbacks are not noted as variances (not staked)

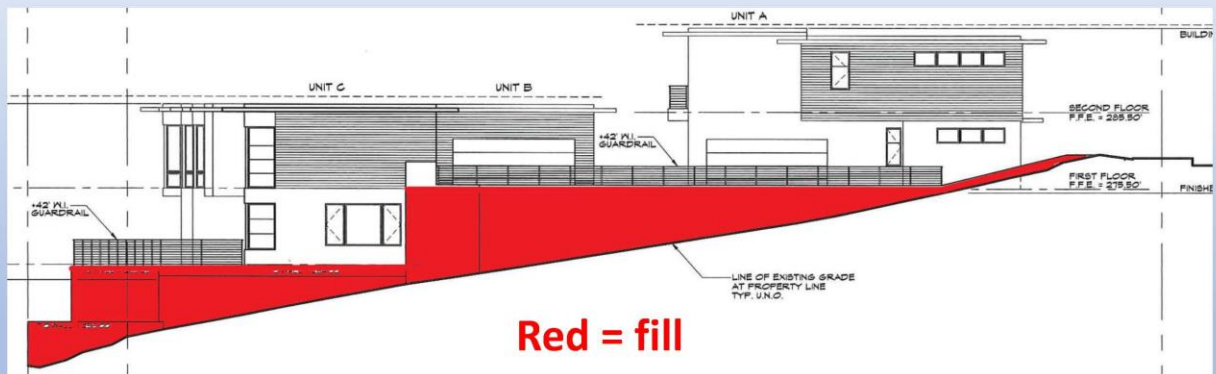
Buildings on a slope must conform to the site.
 No more than 30" of fill is allowed.



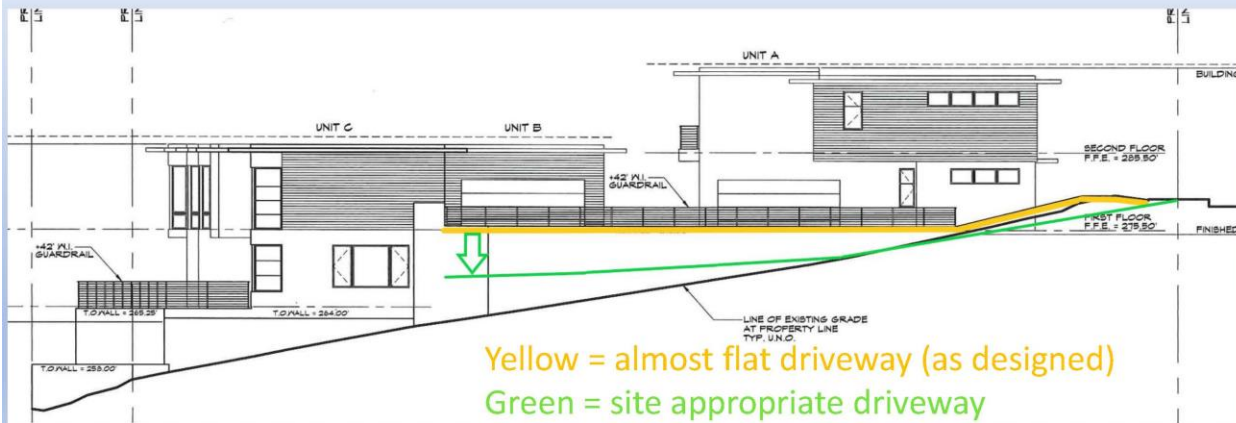
Building up this site with fill is not for drainage purposes but to maximize views



This manmade plateau of imported fill is inconsistent with neighboring properties



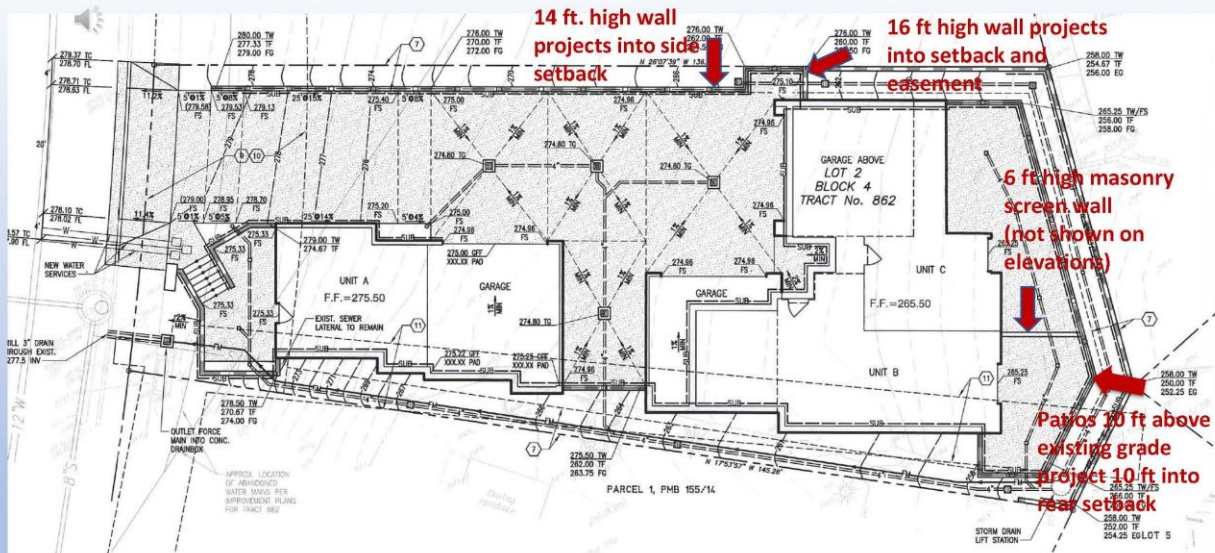
Both buildings could be lowered significantly by sloping the driveway and motor court





Allowing these new buildings to be taller than adjacent buildings on similar topography is a grant of special privilege.

Note:
the lower building
parapets were not
staked (A1.2)



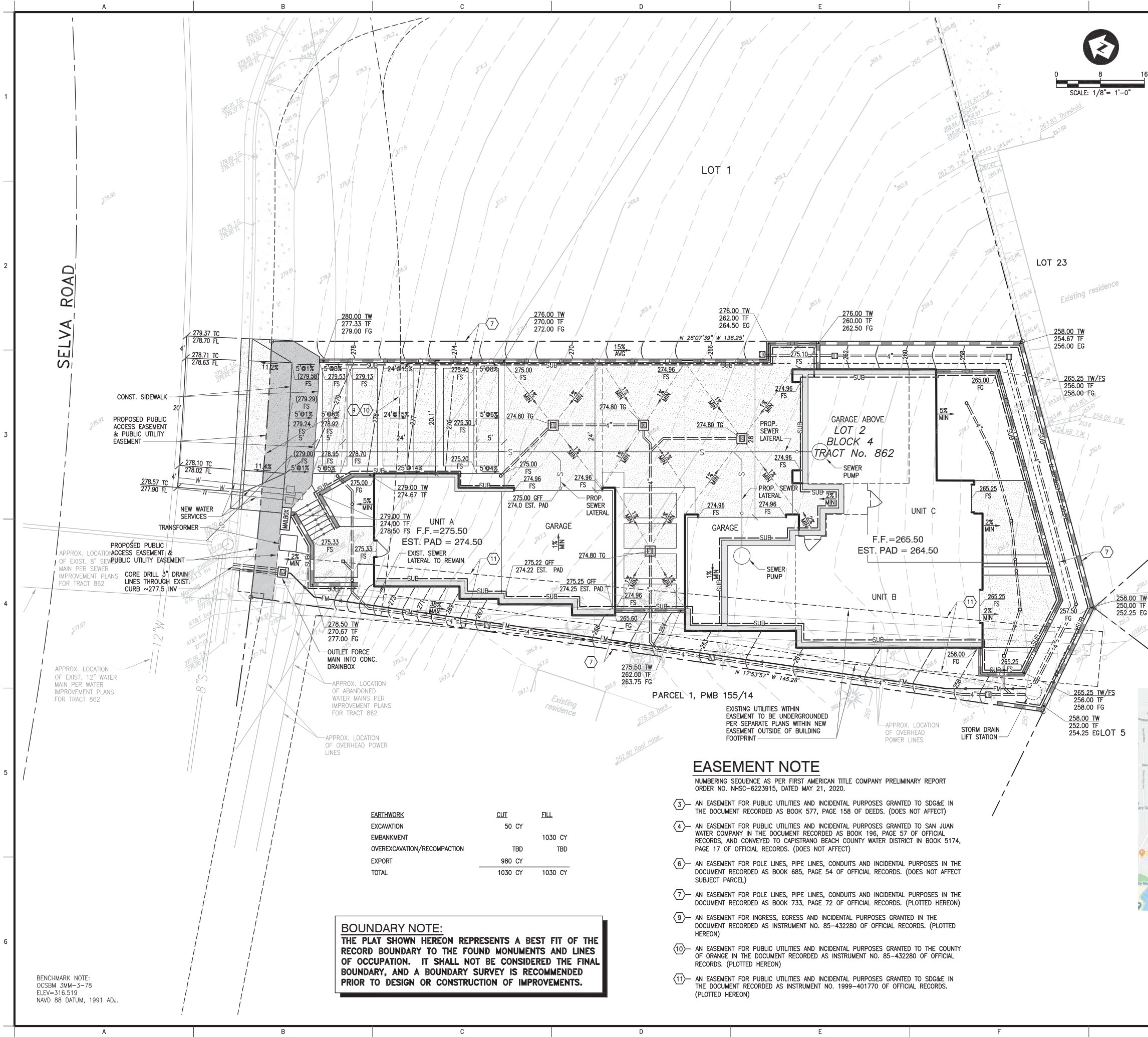
Elevated decks projecting into setbacks were not staked or identified as variances



Sloping driveways and
garages on a sloping street

SUPPORTING DOCUMENT 9: Project Plans

ATTACHMENT



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: RMF14 (MULTI-FAMILY RESIDENTIAL)

EXISTING LAND USE: VACANT

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

EXISTING ZONING: RMF14 (MULTI-FAMILY RESIDENTIAL)

CONTOUR INTERVAL: 1

PROPOSED GRADING: 1030 CY TOTAL (SEE TABLE)

MAXIMUM SLOPE GRADIENT: 38%

NUMBER OF PARCELS: 1 (3 UNITS)

UTILITIES:

GAS SERVICE: SOUTHERN CALIFORNIA GAS CO.

ELECTRIC SERVICE: SAN DIEGO GAS AND ELECTRIC

SEWER: SOUTH COAST WATER DISTRICT

WATER: SOUTH COAST WATER DISTRICT

TELEPHONE SERVICE: A.T.&T.

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: _____



VICINITY MAP
NOT TO SCALE

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 SD&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 SD&E IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 1999-401770 OF OFFICIAL RECORDS. (PLOTTED HEREON)

BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

EARTHWORK	CUT	FILL
EXCAVATION	50 CY	
EMBANKMENT		1030 CY
OVEREXCAVATION/RECOMPACTION	TBD	TBD
EXPORT	980 CY	
TOTAL	1030 CY	1030 CY

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
STATE OF CALIFORNIA

VIKTOR P. MEUM
P.L.S. 8682
DATE: _____

PREPARED FOR:
COASTLINE DEVELOPMENT INC.

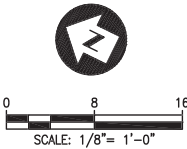
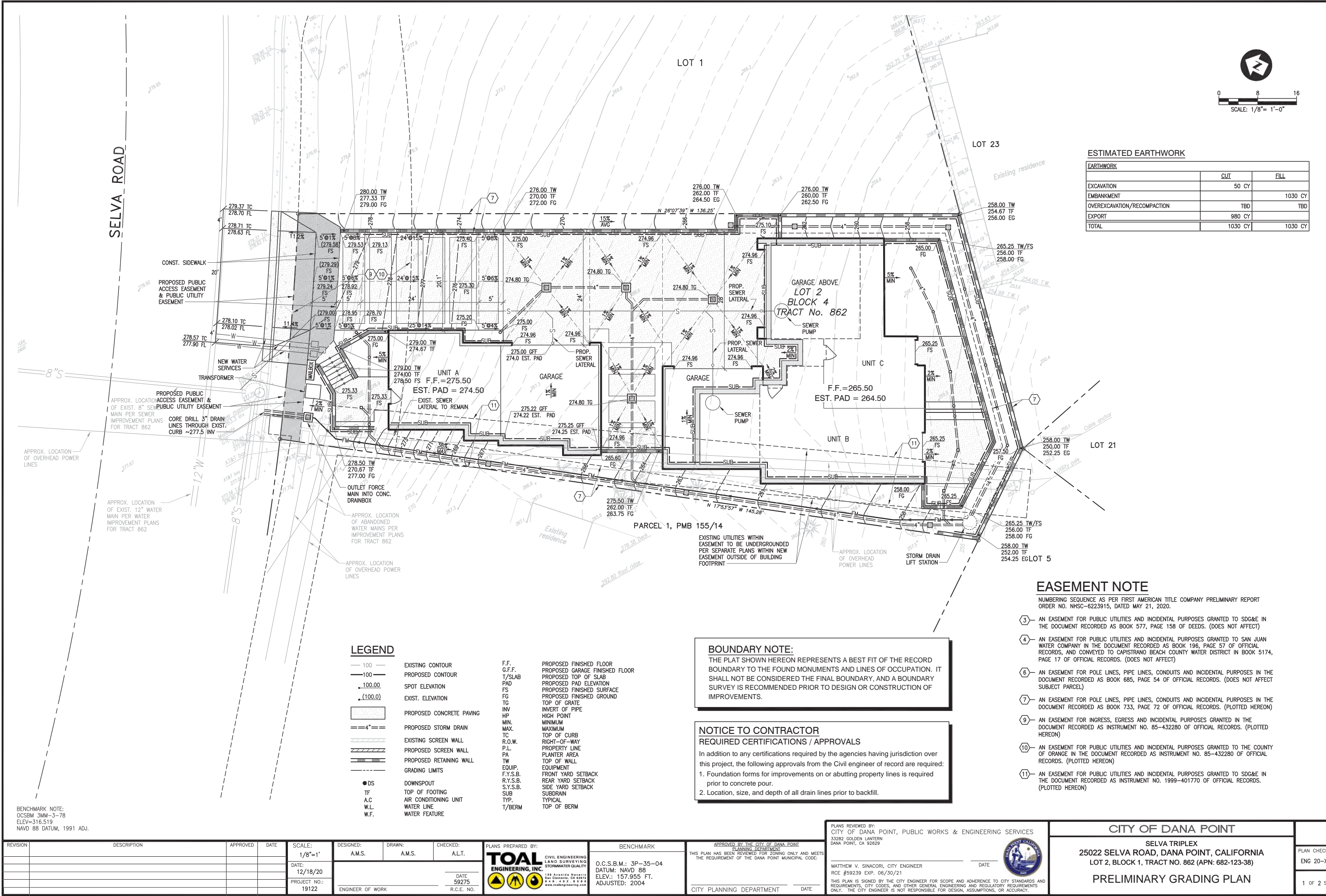
	DATE	APD.	DATE	BY	REVISIONS

CONDOMINIUM PROJECT
TENTATIVE PARCEL MAP
LOT 2, BLOCK 1, TRACT NO. 862
25022 SELVA ROAD, DANA POINT, CA

DATE: 12/18/20
SURVEY DATE: 11/13/15
DRN.: A.M.S.
CHD.: V.M.
APPD.: C.R.

H. SCALE: 1"=10'
V. SCALE: N/A
DWG. NO.
TPM-
JOB NO. SHEET OF
19122 1 1

12/18/2020 4:01:37 PM H:\911\19122\Drawings\Survey Maps\TPM19122.dwg



ESTIMATED EARTHWORK		
EARTHWORK	CUT	FILL
EXCAVATION	50 CY	
EMBANKMENT		1030 CY
OVEREXCAVATION/RECOMPACTION	TBD	TBD
EXPORT	980 CY	
TOTAL	1030 CY	1030 CY

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 - 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 SD&E IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 1999-401770 OF OFFICIAL RECORDS. (PLOTTED HEREON)

BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

NOTICE TO CONTRACTOR
REQUIRED CERTIFICATIONS / APPROVALS

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

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

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXIST. ELEVATION
- PROPOSED CONCRETE PAVING
- PROPOSED STORM DRAIN
- EXISTING SCREEN WALL
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- GRADING LIMITS
- DOWNSPOUT
- TOP OF FOOTING
- AIR CONDITIONING UNIT
- WATER LINE
- WATER FEATURE

- F.F.
- G.F.F.
- T/SLAB
- PAD
- FS
- FG
- TG
- INV
- HP
- MIN.
- MAX.
- TC
- R.O.W.
- P.L.
- PA
- TW
- EQUIP.
- F.Y.S.B.
- R.Y.S.B.
- S.Y.S.B.
- SUB
- TYP.
- T/BERM
- PROPOSED FINISHED FLOOR
- PROPOSED GARAGE FINISHED FLOOR
- PROPOSED TOP OF SLAB
- PROPOSED PAD ELEVATION
- PROPOSED FINISHED SURFACE
- PROPOSED FINISHED GROUND
- TOP OF GRATE
- INVERT OF PIPE
- HIGH POINT
- MINIMUM
- MAXIMUM
- TOP OF CURB
- RIGHT-OF-WAY
- PROPERTY LINE
- PLANTER AREA
- TOP OF WALL
- EQUIPMENT
- FRONT YARD SETBACK
- REAR YARD SETBACK
- SIDE YARD SETBACK
- SUBDRAIN
- TYPICAL
- TOP OF BERM

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

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1/8"=1'	DESIGNED: A.M.S.	DRAWN: A.M.S.	CHECKED: A.L.T.
DATE: 12/18/20			
PROJECT NO.: 19122			
	ENGINEER OF WORK		DATE: 59275 R.C.E. NO.

PLANS PREPARED BY:

TOAL
ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

130 Avenida Navarico
San Clemente, CA 92673
949.492.8688
www.toalengineering.com

BENCHMARK
O.C.S.B.M.: 3P-35-04 DATUM: NAVD 88 ELEV.: 157.955 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

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/21

DATE

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

SELVA TRIPLEX
25022 SELVA ROAD, DANA POINT, CALIFORNIA
LOT 2, BLOCK 1, TRACT NO. 862 (APN: 682-123-38)

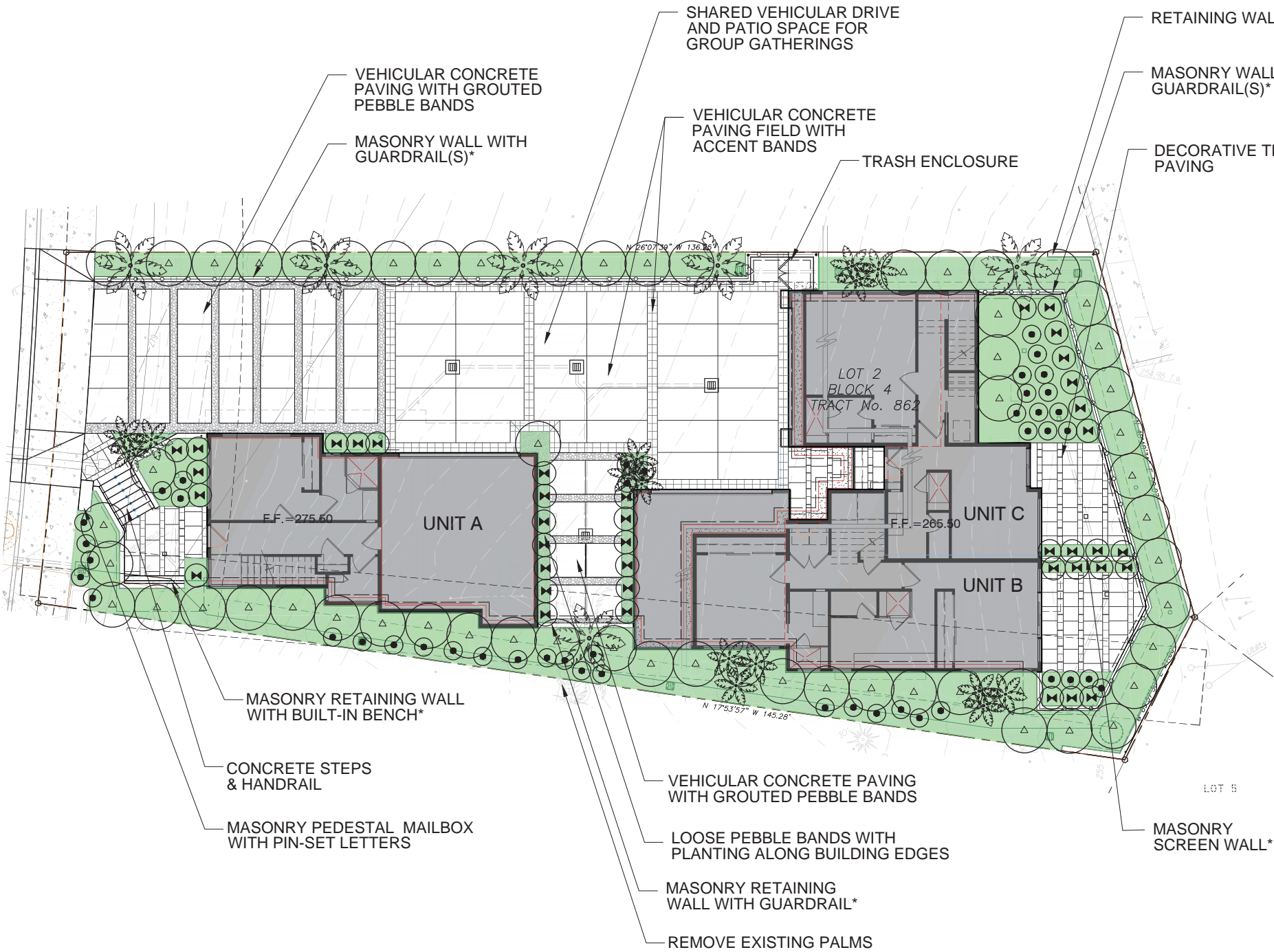
PRELIMINARY GRADING PLAN

PLAN CHECK NO.
ENG 20-XXXX

1 OF 2 SHEETS

Selva Triplex | Conceptual Landscape Plan

Dana Point, CA | Studio 6 Architects | 12-23-20






* NOTE:
MASONRY WALLS TO BE VERTICAL SCORE SPLITFACE BLOCK
WITH 2" SPLTFACE CAP
COLOR: GRAY
FROM: ANGELUS BLOCK

Planting Legend


Proposed Trees

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	HEIGHT X WIDTH
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	12' BTH	L	80' X 3'
	PHOENIX ROEBELINII PIGMY DATE PALM (CLUSTER)	24" BOX	M	10' X 3' (EACH STALK)

Proposed Shrubs/ Groundcover

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	WUCOLS	HEIGHT X WIDTH
FOUNDATION SHRUBS:				
	LIGUSTRUM JAPONICUM WAX LEAF PRIVET	15 GAL 6' O.C.	M	10' X 8'
	PRUNUS C. 'BRIGHT N TIGHT' CAROLINA CHERRY	15 GAL 3' O.C.	M	8' X 4'
MEDIUM SHRUB				
	DIANELLA REVOLUTA FLAX LILY	5 GAL 30" O.C.	L	3' X 3'

LANDSCAPE PERCENTAGES

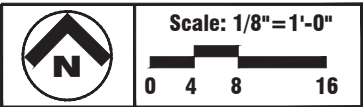
SYMBOL	DESCRIPTION	AREA
	PLANTER AREA	2,180 SF
	HARDSCAPE AREA	3,052 SF

SQUARE FOOTAGE CALCULATIONS

OVERALL SITE SF: 8,287.82 sf
LANDSCAPE SF: 2,180 sf

TOTAL %: 26%

(EXHIBIT COMPLIES WITH 25%
REQUIREMENT OF LANDSCAPE COVERAGE)



Legend

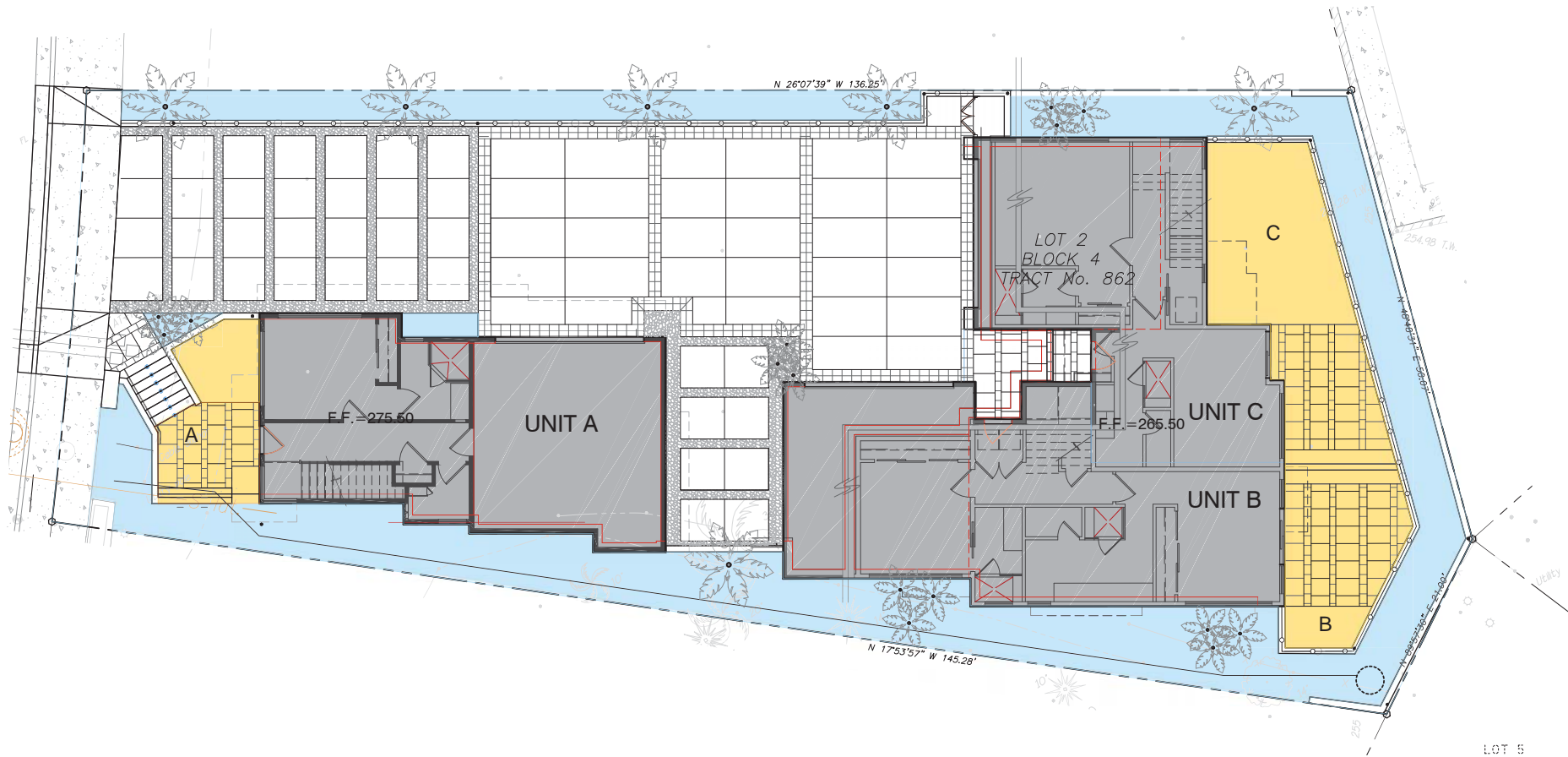
SYMBOL	DESCRIPTION	AREA
<div></div>	PRIVATE SPACE(S)	
	UNIT A	244 SF
	UNIT B	220 SF
	UNIT C	437 SF
<div></div>	COMMON SPACE	1,663 SF

SQUARE FOOTAGE CALCULATIONS

OVERALL SITE SF: 8,287.82 sf
COMMON SPACE SF: 1,663 SF

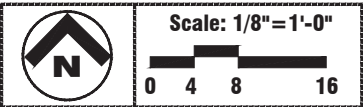
TOTAL %: 20%

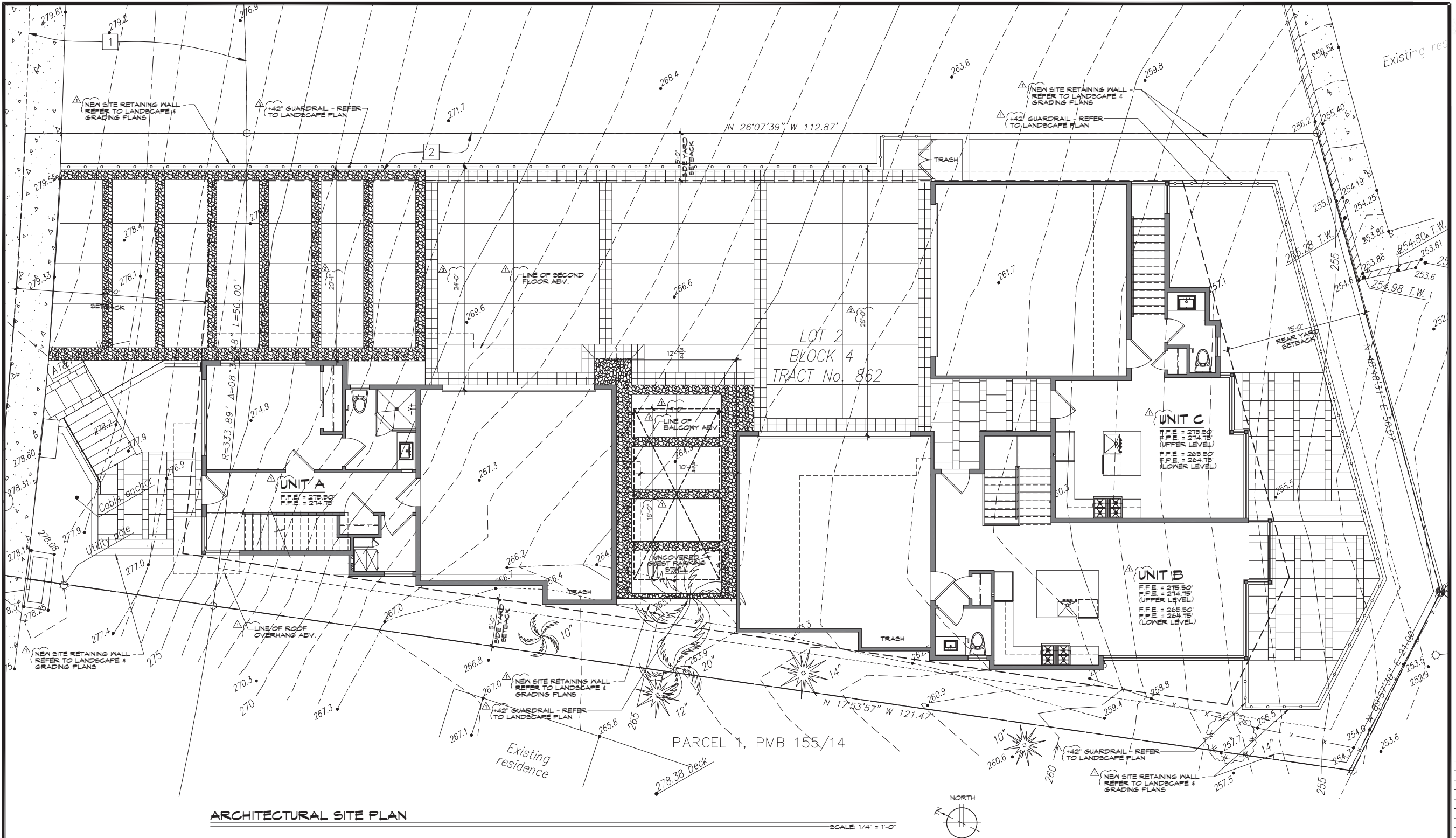
NOTE:
OWNER TO APPLY FOR AN ADMINISTRATIVE
MODIFICATION OF THE STANDARDS (AMS) BE ADDED TO
THE ENTITLEMENTS TO ALLOW FOR A DEVIATION FROM
THE 30% REQUIREMENT.



Selva Triplex | Public vs Private Space Exhibit

Dana Point, CA | Studio 6 Architects | 12-23-20





ARCHITECTURAL SITE PLAN

SITE PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- 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 8 FEET, ... ETC.
- REFER TO THE ARCHITECTURAL FLOOR PLANS AND GENERAL NOTES FOR ADDITIONAL ARCHITECTURAL INFORMATION.
- REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO ANY WORK.
- 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 L-6.
- 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. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

- 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.
- OBTAIN PERMIT FROM CAL/OSHA FOR EXCAVATIONS 5 FEET OR DEEPER AND / OR CONSTRUCTION OF BUILDING OR SCAFFOLDING MORE THAN 8 STORIES (86 FEET) HIGH. (CAL/OSHA COR TITLE 8 DIV. 1, CHAPTER 9.2, SUBCHAPTER 2, SECTION 941)
- 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.
- THE DISCHARGE OF POLLUTANTS TO STORM DRAINAGE SYSTEM (IF ANY) 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 (IF ANY).

- FINISHED GRADE AROUND THE NEW STRUCTURE SHALL SLOPE AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES. (C.R.C. 9409.1.7.9)
- CONTRACTOR TO SCOPE AND INSPECT EXISTING SEWER LINE FROM HOUSE TO SEWER MAIN. AUGER, REPAIR OR REPLACE AS NEEDED.
- REFER TO BMP NOTES ON SHEET GN-2 FOR ADDITIONAL INFORMATION.
- ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE AND THE CITY OF LAGUNA NIGUEL MUNICIPAL CODE.

DEMOLITION NOTES:

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

CONSTRUCTION WASTE: (2019 CALGREEN CODE)

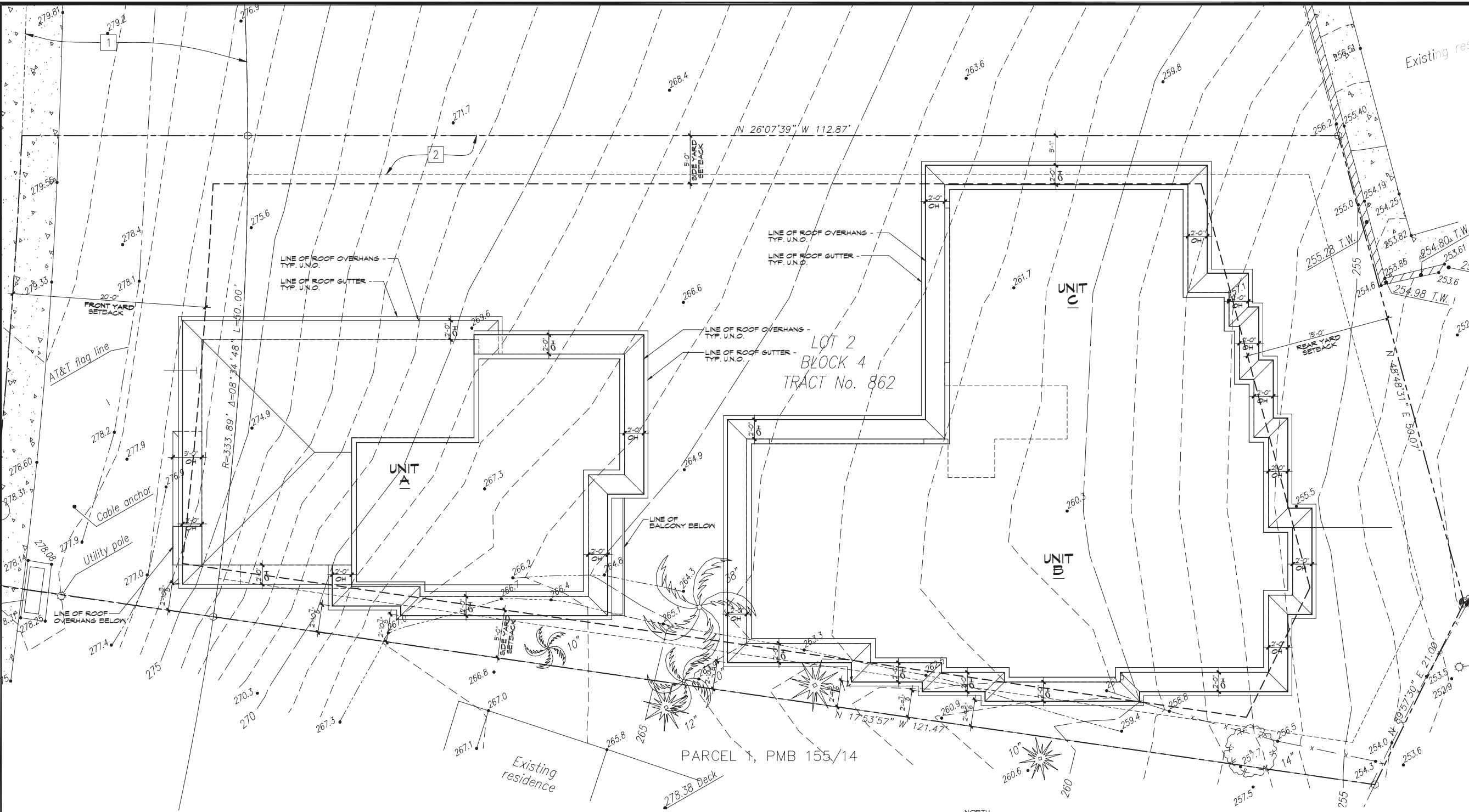
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4. DOCUMENTATION IS REQUIRED PER SECTION 4.408.5. EXCEPTIONS:

- EXCAVATED SOIL & LAND-CLEARING DEBRIS.
- ALTERNATIVE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL ENFORCING AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
- THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED 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 4.408.2. 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 4.408.1.

PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION & DEMOLITION WASTE DISPOSED IN LANDFILLS, WHICH DO NOT EXCEED 8.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.



ARCHITECTURAL SITE PLAN W/ ROOF OVERHANGS

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



STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2753 CAMINO CAPISTRANO, SUITE A-100
SAN CLEMENTE, CA 95072
(949) 388-5300 PHONE
(949) 388-3330 FAX
STUDIO6ARCHITECTS.COM

PROJECT CONTACT:
BRIAN MUEHLBAUER
PHONE: (949) 388-5300
FAX: (949) 388-3330
brian@studio6architects.com

PROJECT TEAM:
PRINCIPAL ARCHITECT: BRIAN MUEHLBAUER
DESIGN ARCHITECT: ROBERT WILLIAMS

CLIENT:
TODD LAYMAN
XXXX
XXXX, CA XXXX

PROJECT MANAGER:
PHONE NUMBER:
FAX NUMBER:
EMAIL:

SELVA TRI-PLEX
25022 SELVA ROAD
DANA POINT, CALIFORNIA

PROJECT NUMBER:
2019016

MILESTONES / REVISIONS	
NO.	DESCRIPTION
6.4.20	SITE DEV. SUB.
10.08.20	PLANNING CORR
11.24.20	PLANNING CORR
12.23.20	PLANNING CORR

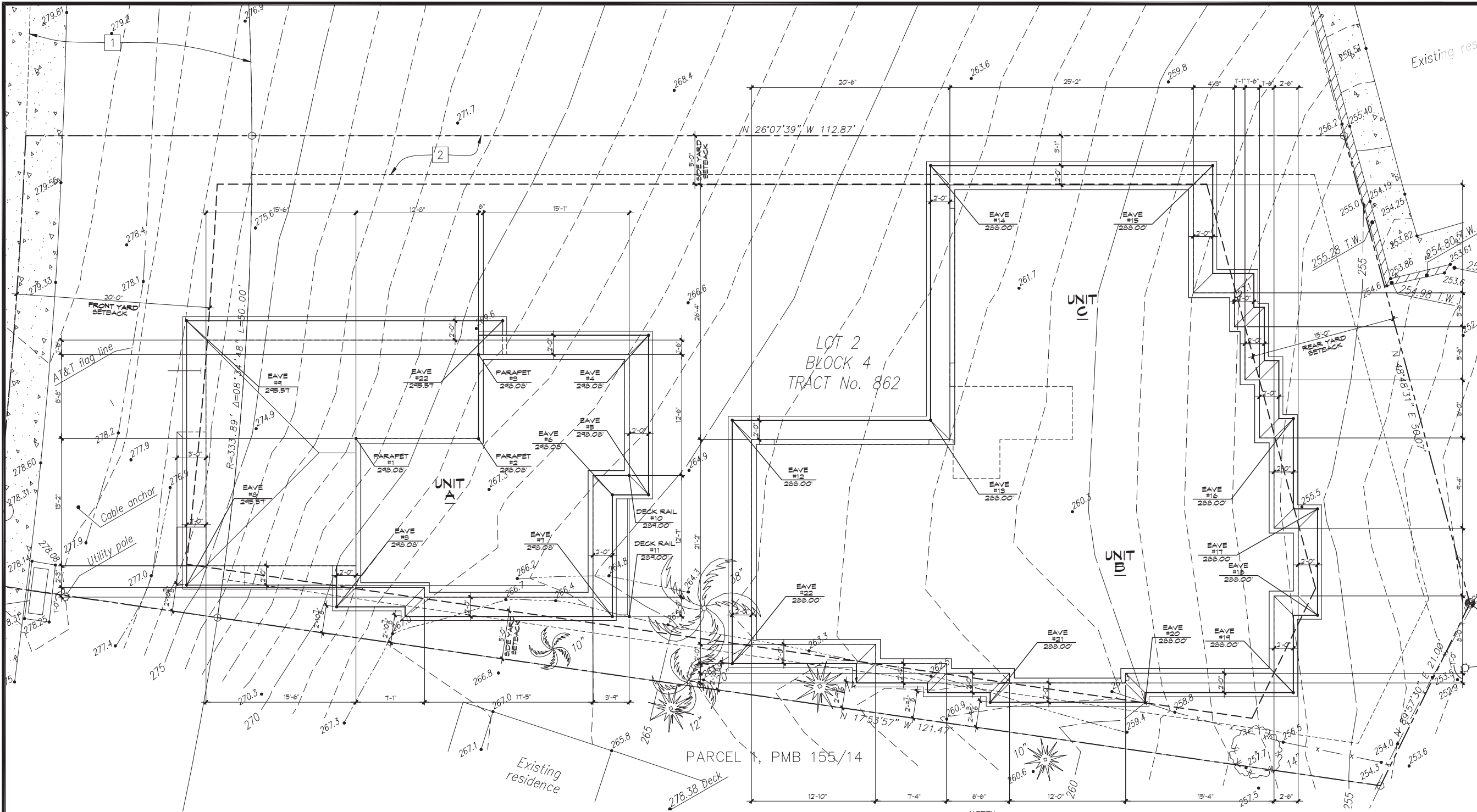
LICENSE STAMP:



SHEET TITLE:
ARCH SITE PLAN
W/ ROOF O.H.

SHEET NUMBER:
A-1.1

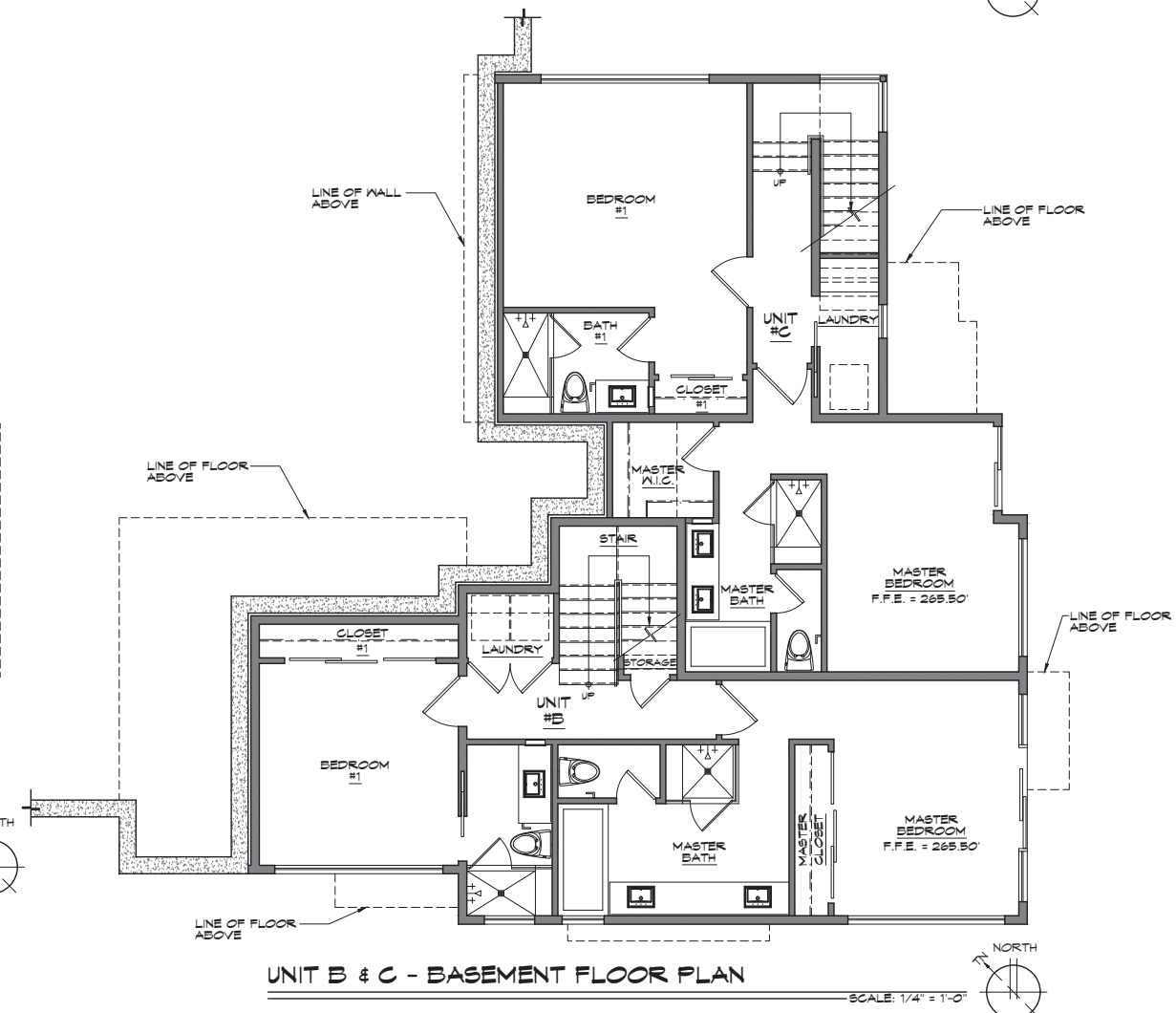
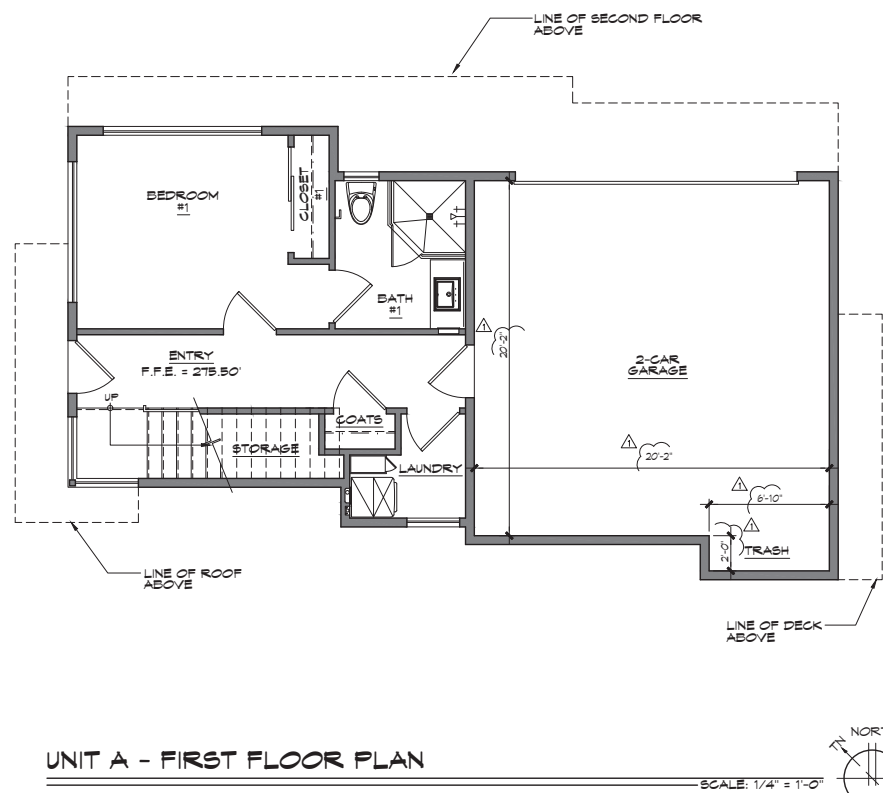
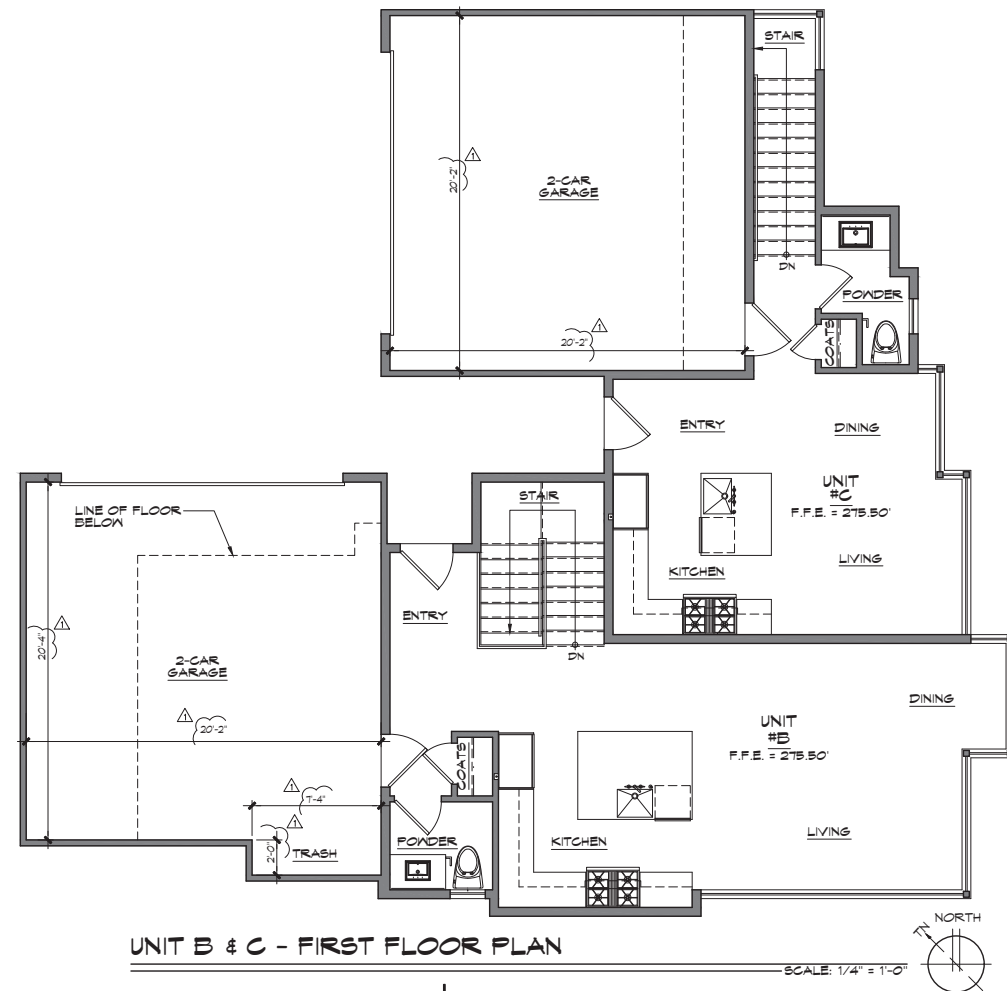
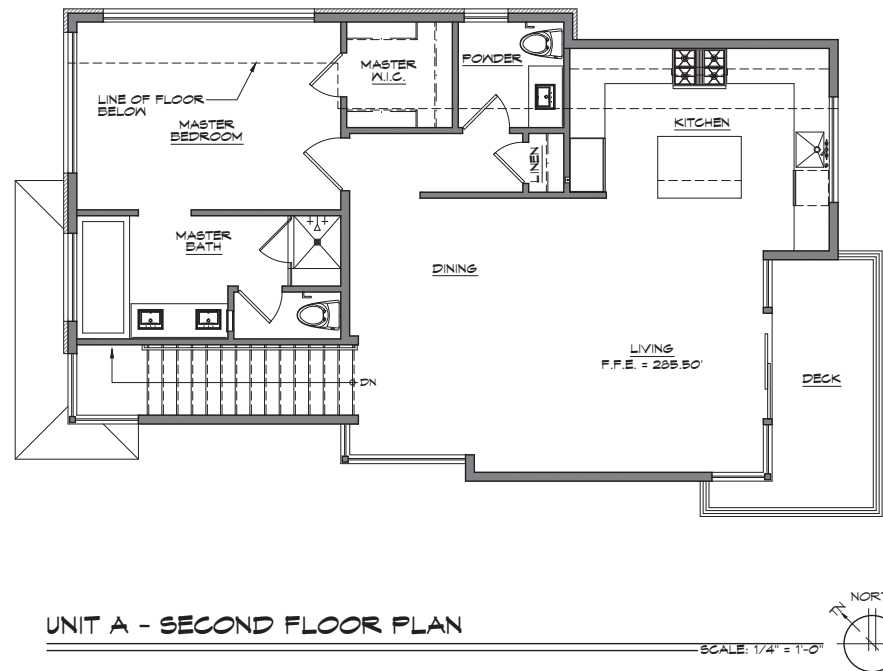
MILESTONES / REVISIONS	
NO.	DATE DESCRIPTION
1	6.4.20 SITE DEV. SUB.
2	10.08.20 PLANNING CORR
3	11.24.20 PLANNING CORR
4	12.23.20 PLANNING CORR

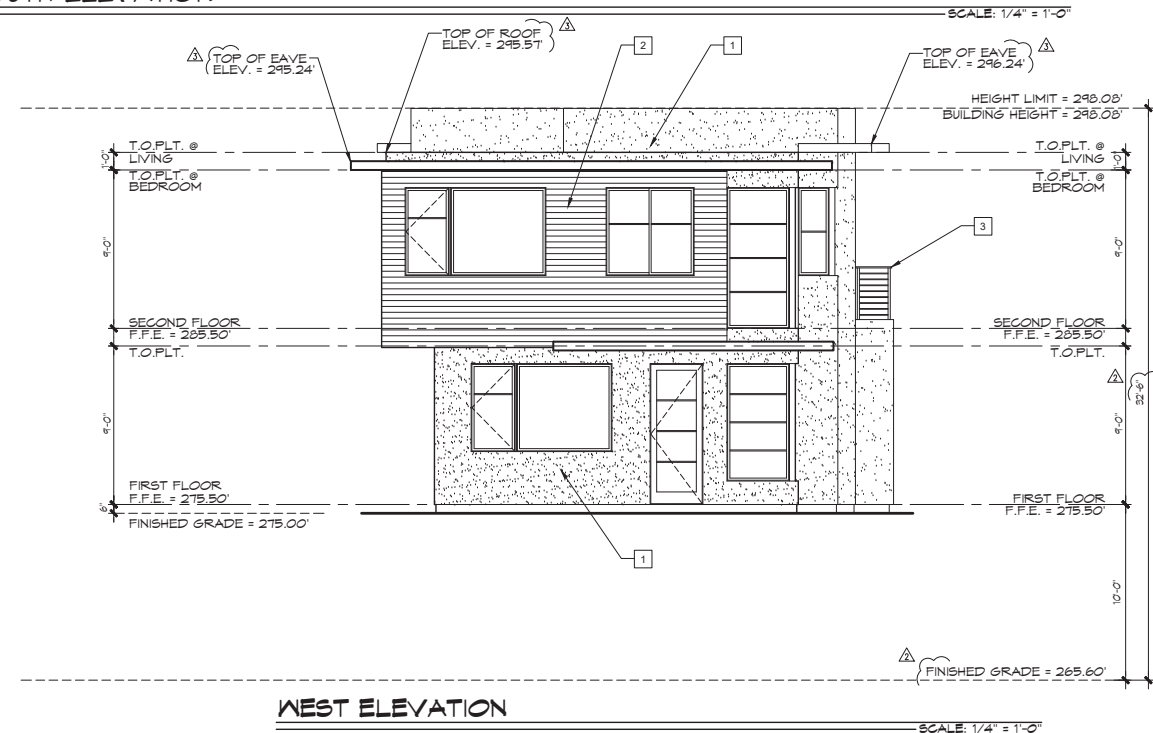
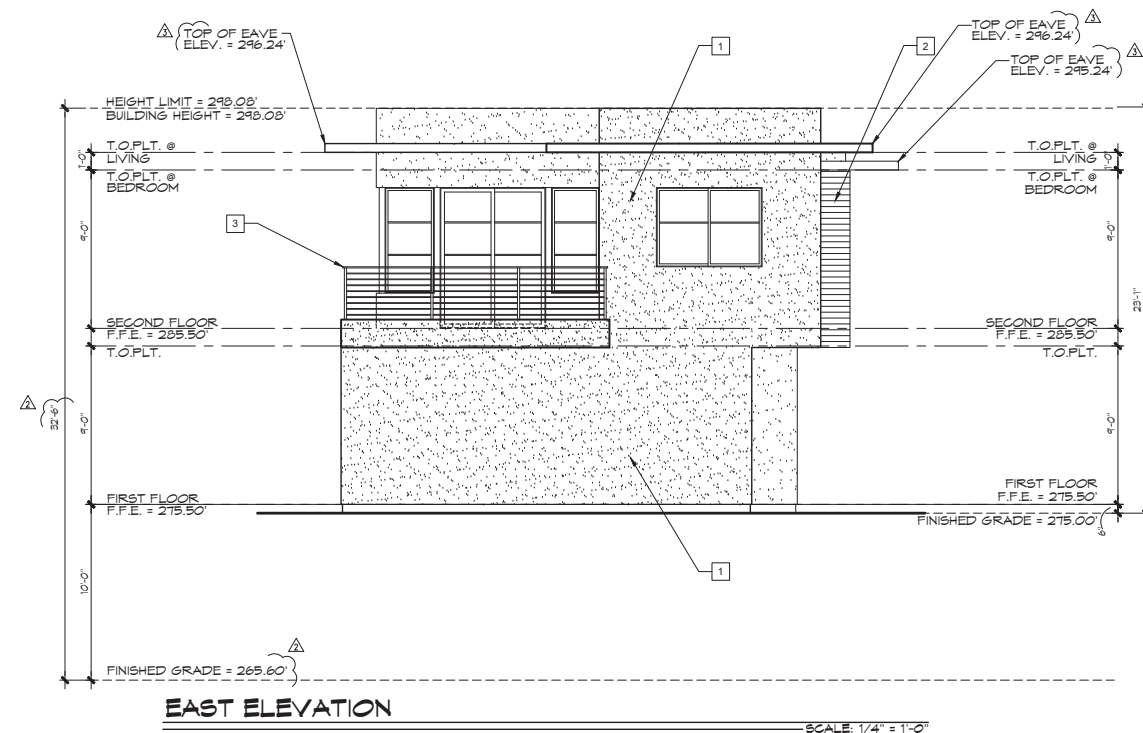
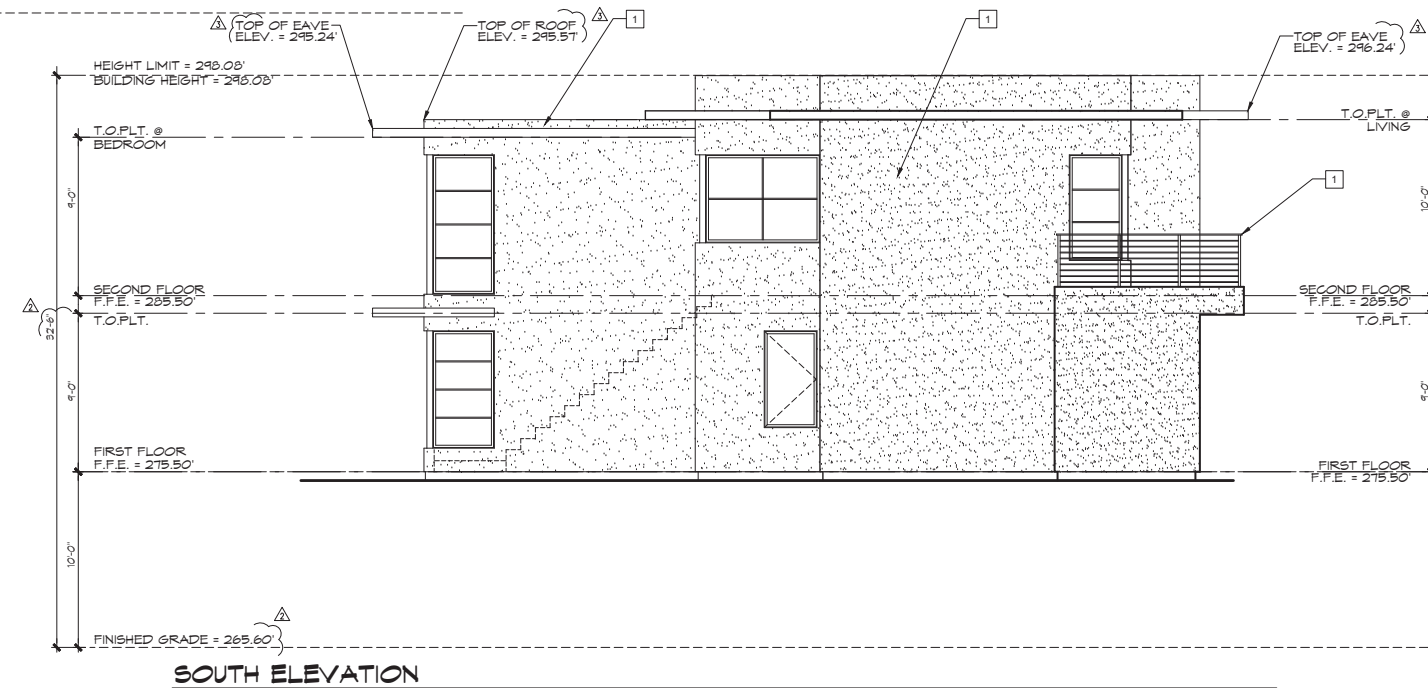
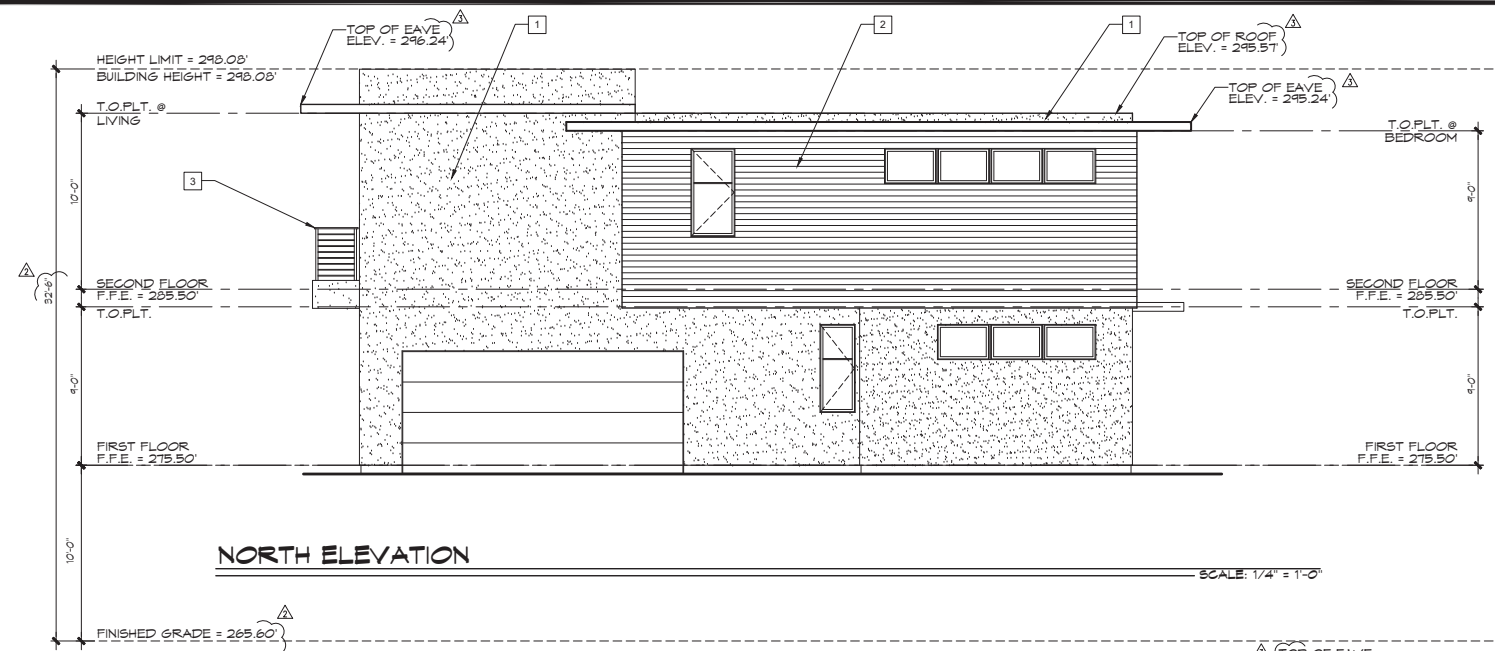


STAKING PLAN

STAKING PLAN NOTES:

1. ROOF EAVES AND RIDGES SHALL BE OUTLINED WITH BRIGHTLY COLORED STRING OR RIBBON CONNECTING THE STAKES IN ORDER TO REPRESENT THE PROPOSED ROOFLINES.





ELEVATION KEYNOTES:

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

PROJECT CONTACT:

BRIAN MUEHLBAUER
PHONE: (949) 388-5300
FAX: (949) 388-3330
brian@studio6architects.com

PROJECT TEAM:

PRINCIPAL ARCHITECT: BRIAN MUEHLBAUER
DESIGN ARCHITECT: ROBERT WILLIAMS

CLIENT:

TODD LAYMAN
XXXX
XXXX, CA XXXX

PROJECT MANAGER:

PHONE NUMBER:
FAX NUMBER:
EMAIL:

SELVA TRI-PLEX
25022 SELVA ROAD
DANA POINT, CALIFORNIA

PROJECT NUMBER:

2019016

MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION
6.4.20	6.4.20	SITE DEV. SUB.
10.08.20	10.08.20	PLANNING CORR
11.24.20	11.24.20	PLANNING CORR
12.23.20	12.23.20	PLANNING CORR

LICENSE STAMP:

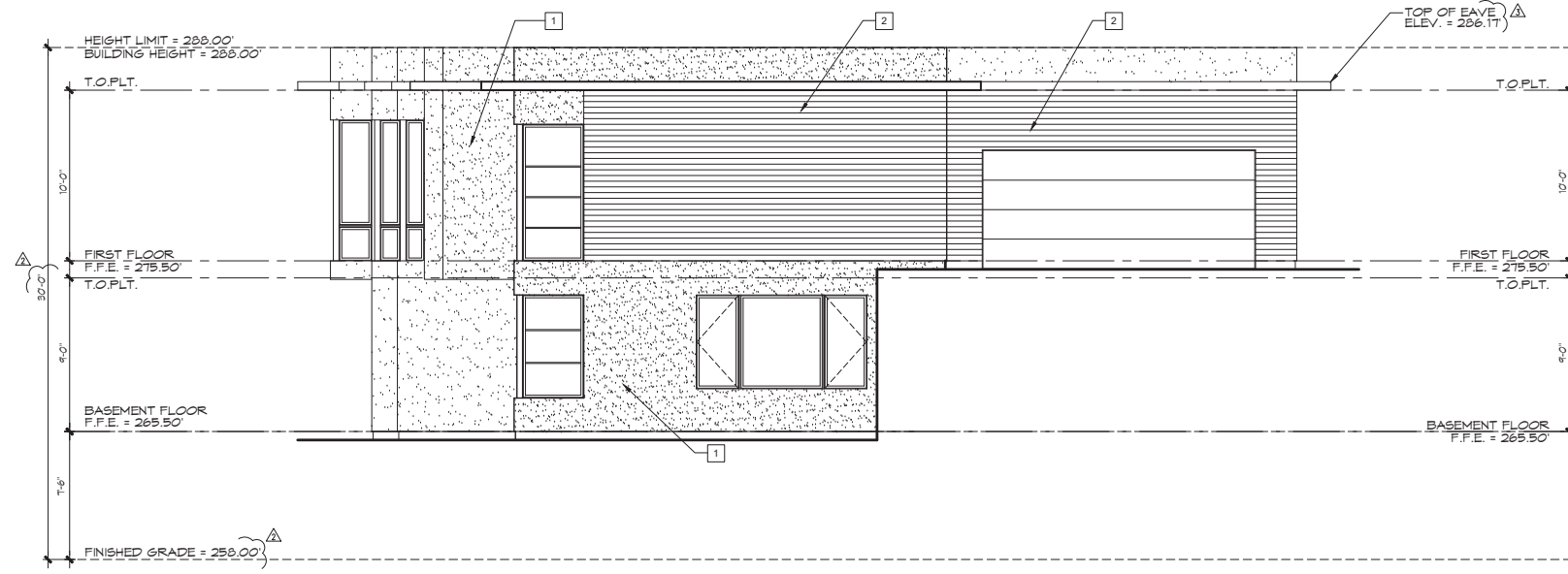


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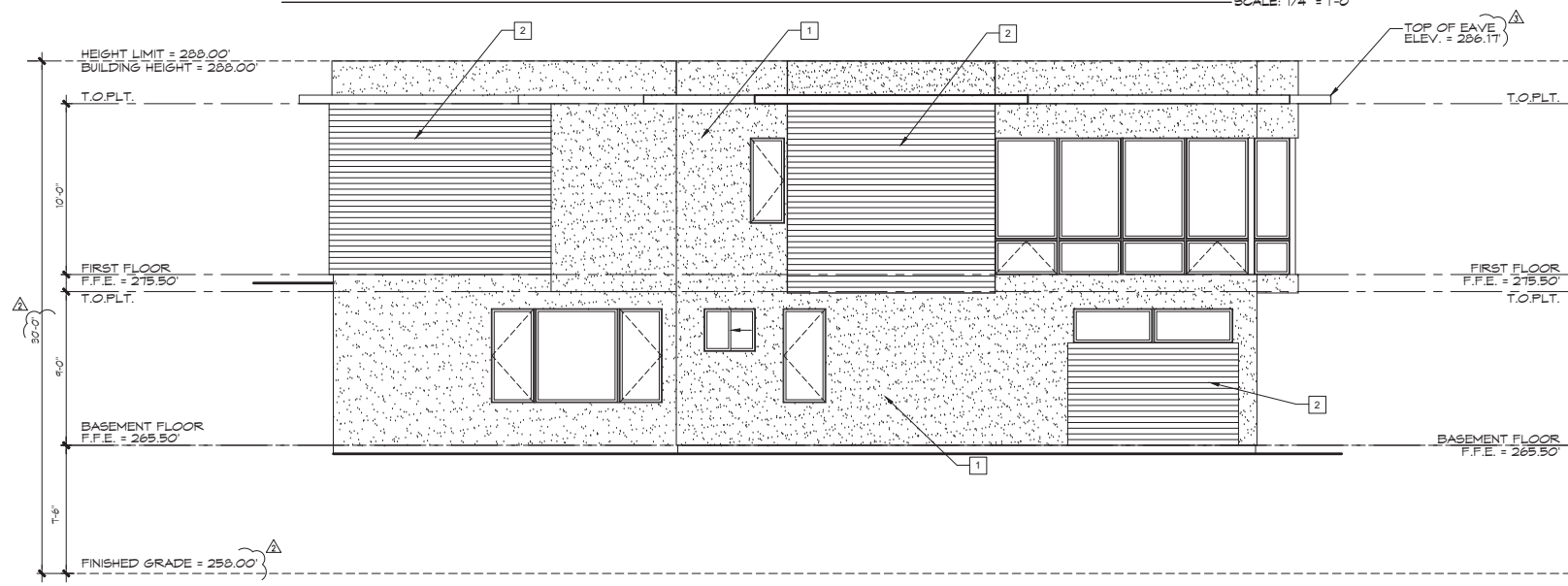
UNIT A
EXTERIOR ELEV.

SHEET NUMBER:

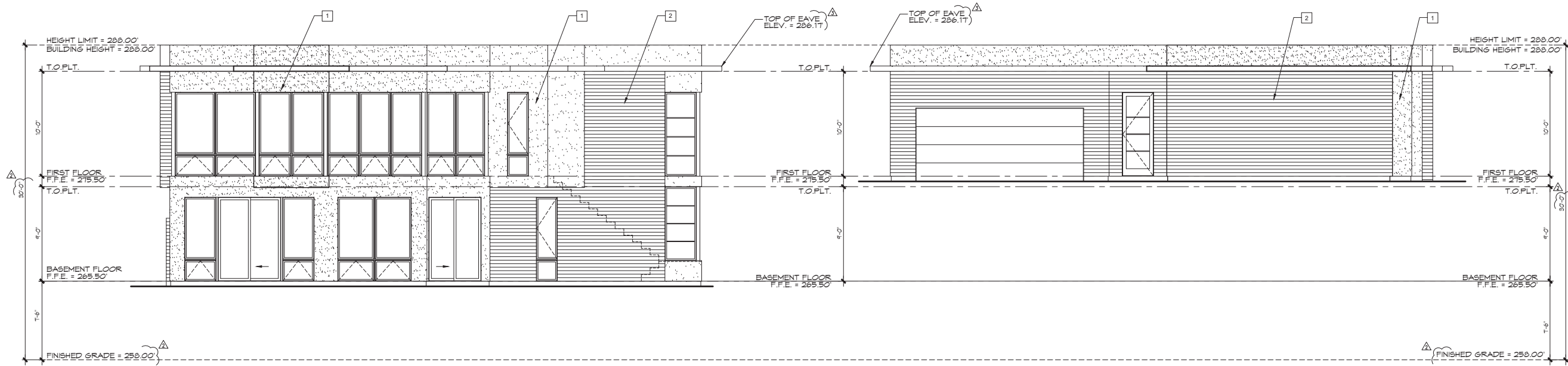
A-3



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

ELEVATION KEYNOTES:

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



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DESIGN ARCHITECT: ROBERT WILLIAMS

CLIENT:
TODD LAYMAN
XXXX
XXXX, CA XXXX

PROJECT MANAGER:
PHONE NUMBER:
FAX NUMBER:
EMAIL:

SELVA TRI-PLEX
25022 SELVA ROAD
DANA POINT, CALIFORNIA

PROJECT NUMBER:
2019016

MILESTONES / REVISIONS		
NO.	DATE	DESCRIPTION
1	6.4.20	SITE DEV. SUB.
2	10.08.20	PLANNING CORR
3	11.24.20	PLANNING CORR
4	12.23.20	PLANNING CORR



SHEET TITLE:
UNIT B & C
EXTERIOR ELEV.

SHEET NUMBER:
A-4

MILESTONES / REVISIONS		
NO.	DATE	DESCRIPTION
—	6.4.20	SITE DEV. SUB.
—	10.08.20	PLANNING CORR
Δ	11.24.20	PLANNING CORR
Δ	12.23.20	PLANNING CORR

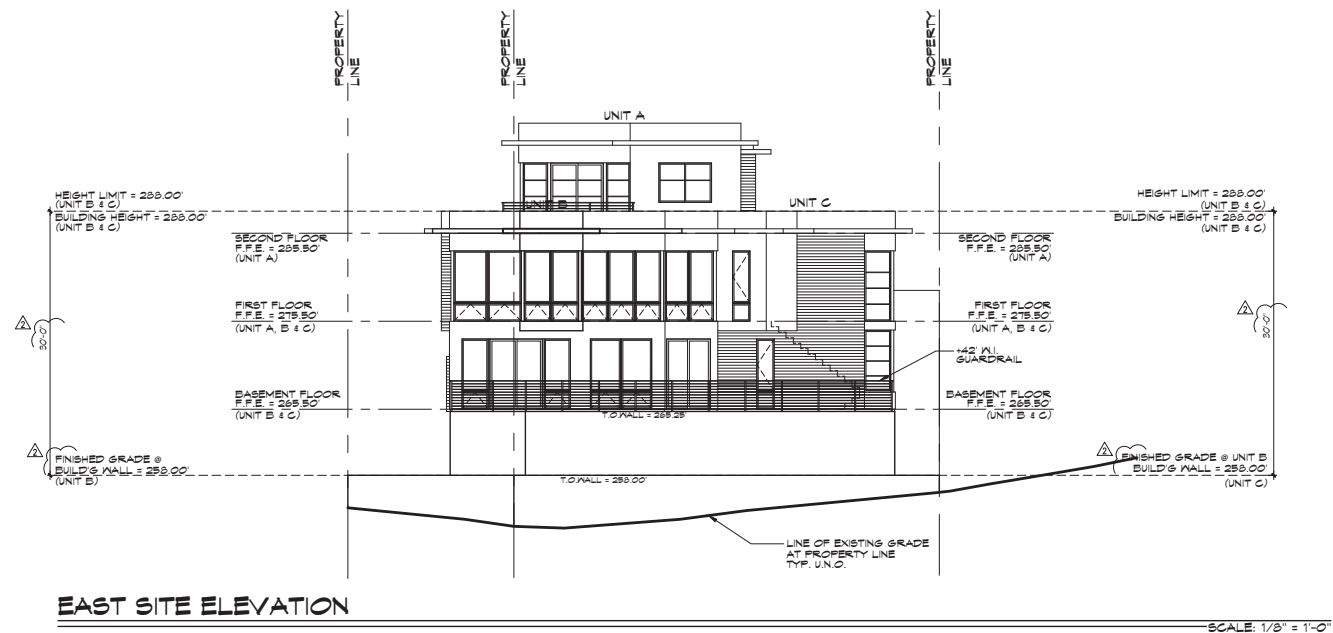
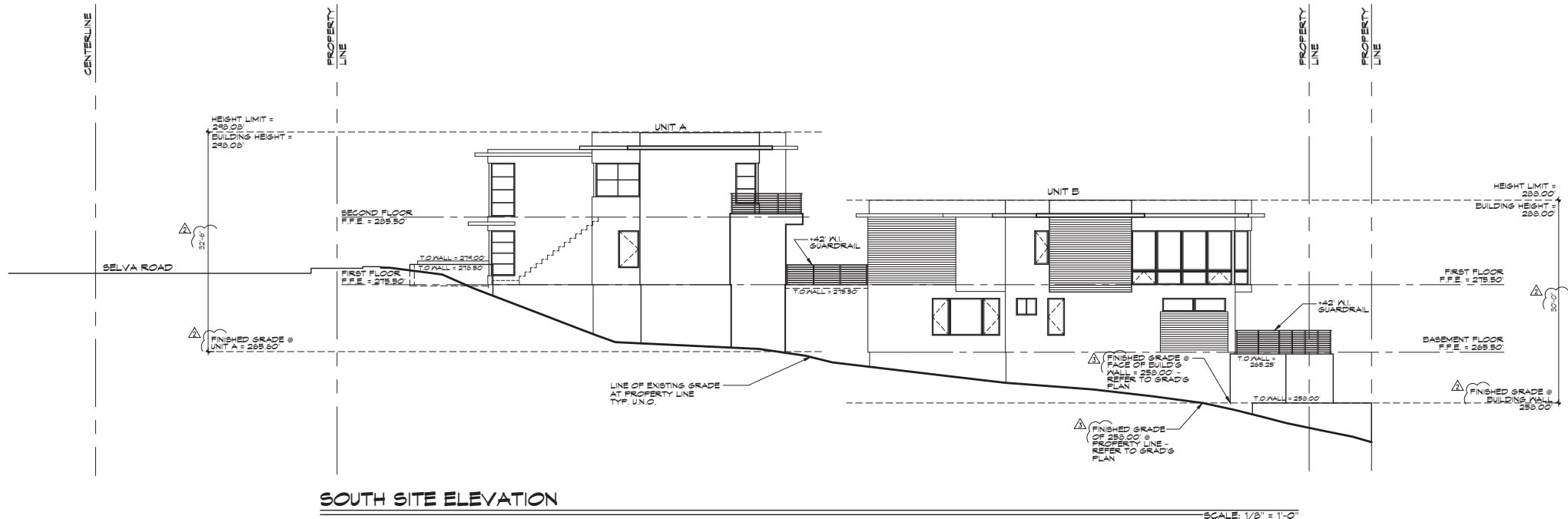
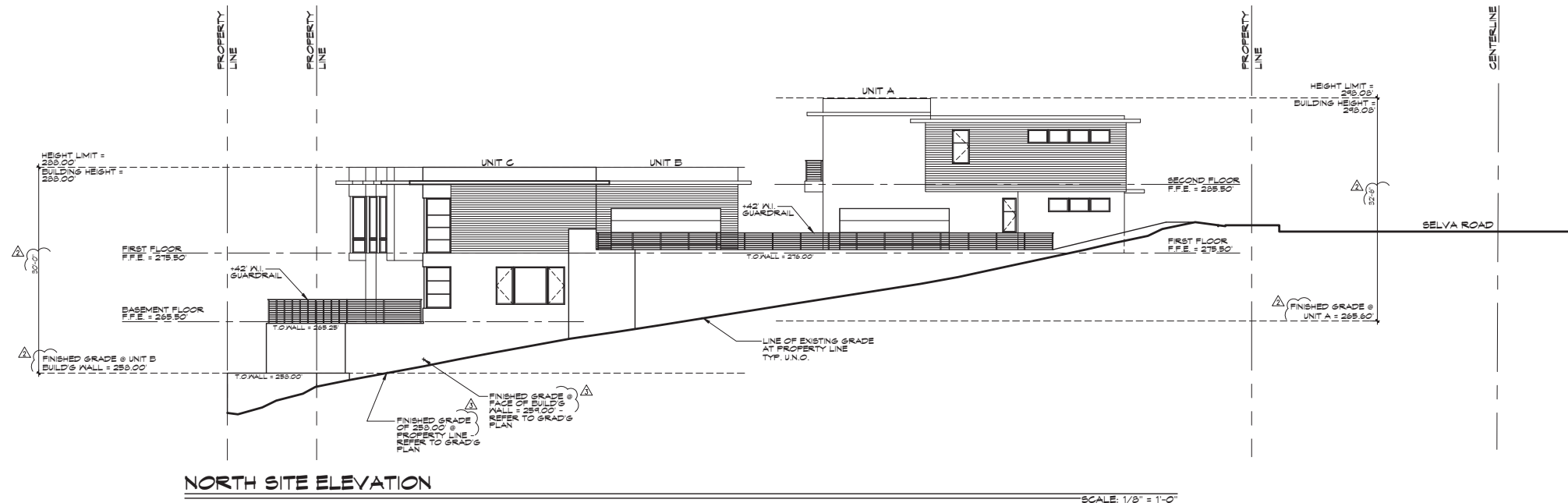
LICENSE STAMP:



SHEET TITLE:
SITE ELEVATIONS

SHEET NUMBER:

A-4.1



BRIAN MUEHLBAUER
PHONE: (949) 388-5300
FAX: (949) 388-3330
brian@studio6architects.com

PRINCIPAL ARCHITECT: BRIAN MUEHLBAUER
DESIGN ARCHITECT: ROBERT WILLIAMS

CLIENT:
TODD LAYMAN
XXXX
XXXX, CA XXX

PROJECT MANAGER:
PHONE NUMBER:
FAX NUMBER:
EMAIL:

SELVA TRI-PLEX
25022 SELVA ROAD
DANA POINT, CALIFORNIA

2019016

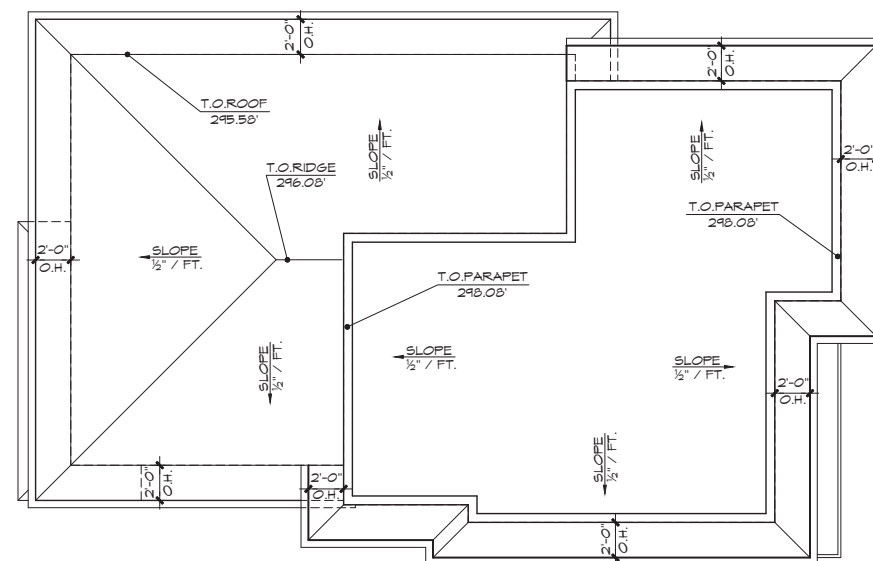
[illegible]

RECEIVED ARCHIVE
MUEHLBAUER
C35133
REN. 2/28/21
STATE OF CALIFORNIA

SHEET TITLE:
ROOF PLAN
UNIT A, B & C

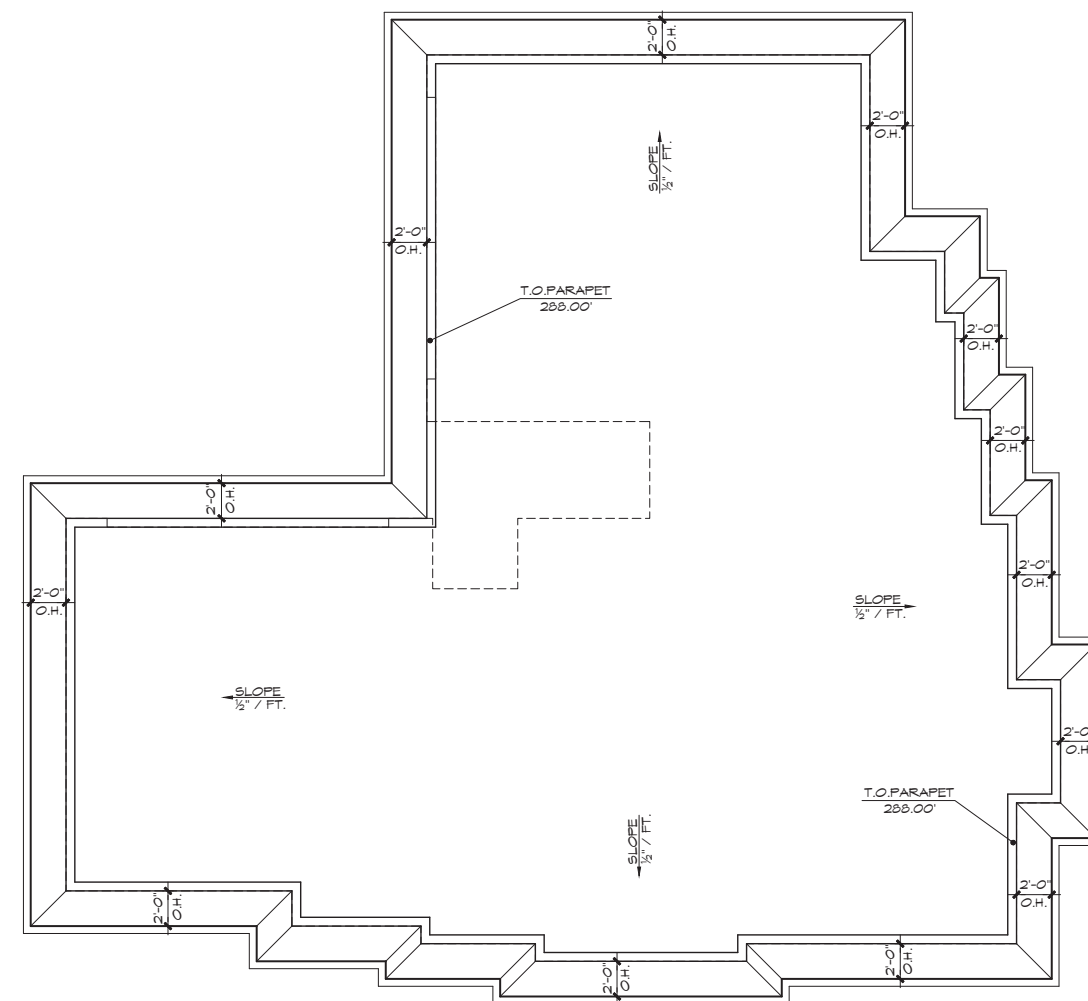
SHEET NUMBER:

A-5



ROOF PLAN - UNIT A

— SCALE: 1/4" = 1'-0"



ROOF PLAN - UNIT B & C

— SCALE: 1/4" = 1'-0"

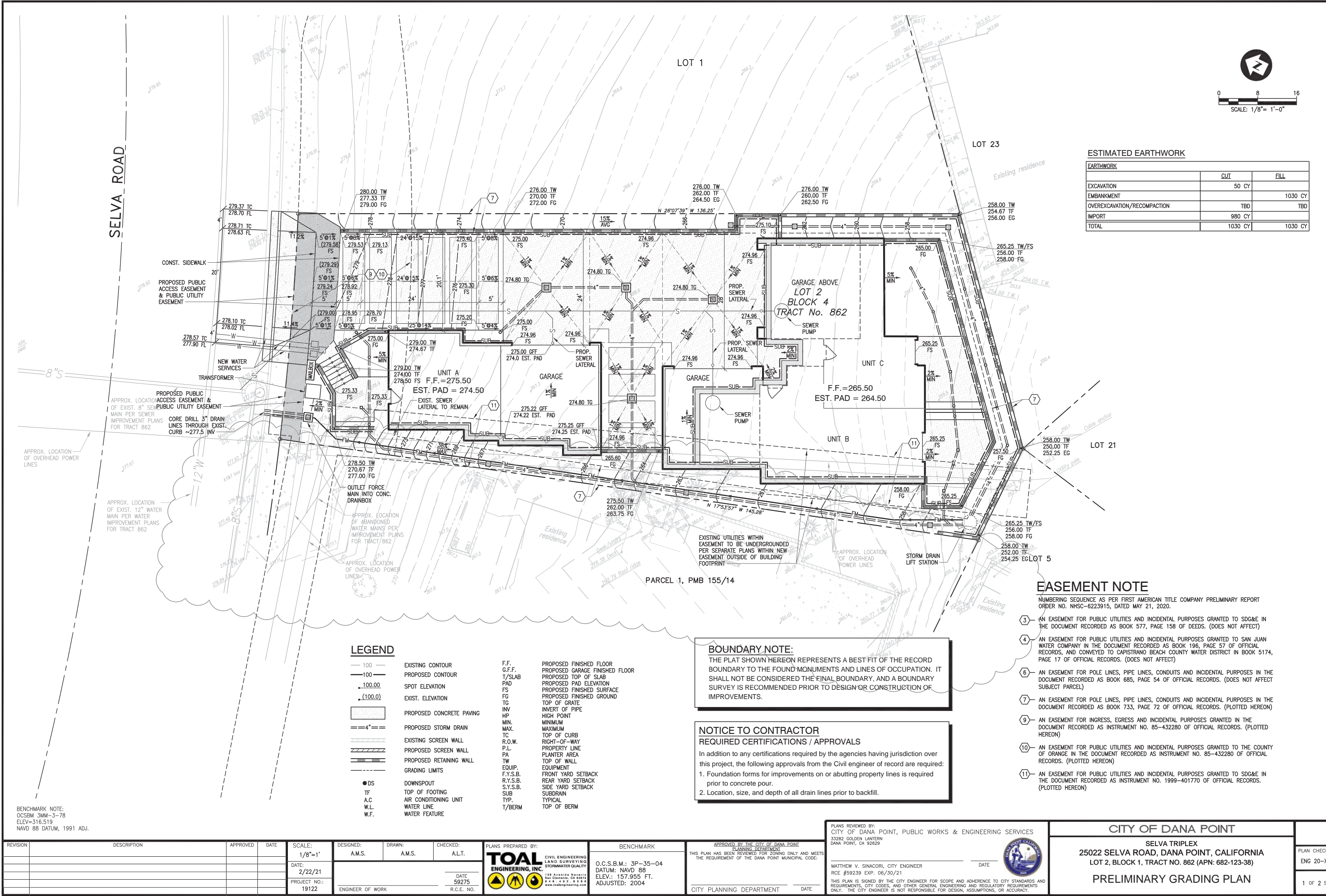






SUPPORTING DOCUMENT 10: Updated Survey, Site Plan, and Preliminary Grading Plan

ATTACHMENT



ESTIMATED EARTHWORK		
EARTHWORK	CUT	FILL
EXCAVATION	50 CY	
EMBANKMENT		1030 CY
OVEREXCAVATION/RECOMPACTION	TBD	TBD
IMPORT	980 CY	
TOTAL	1030 CY	1030 CY

- 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 SD&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)
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BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

NOTICE TO CONTRACTOR

REQUIRED CERTIFICATIONS / APPROVALS

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

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

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

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1/8"=1'	DESIGNED: A.M.S.	DRAWN: A.M.S.	CHECKED: A.L.T.
DATE: 2/22/21			
PROJECT NO.: 19122			

PLANS PREPARED BY: TOAL ENGINEERING, INC. CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY	BENCHMARK O.C.S.B.M.: 3P-35-04 DATUM: NAVD 88 ELEV.: 157.955 FT. ADJUSTED: 2004
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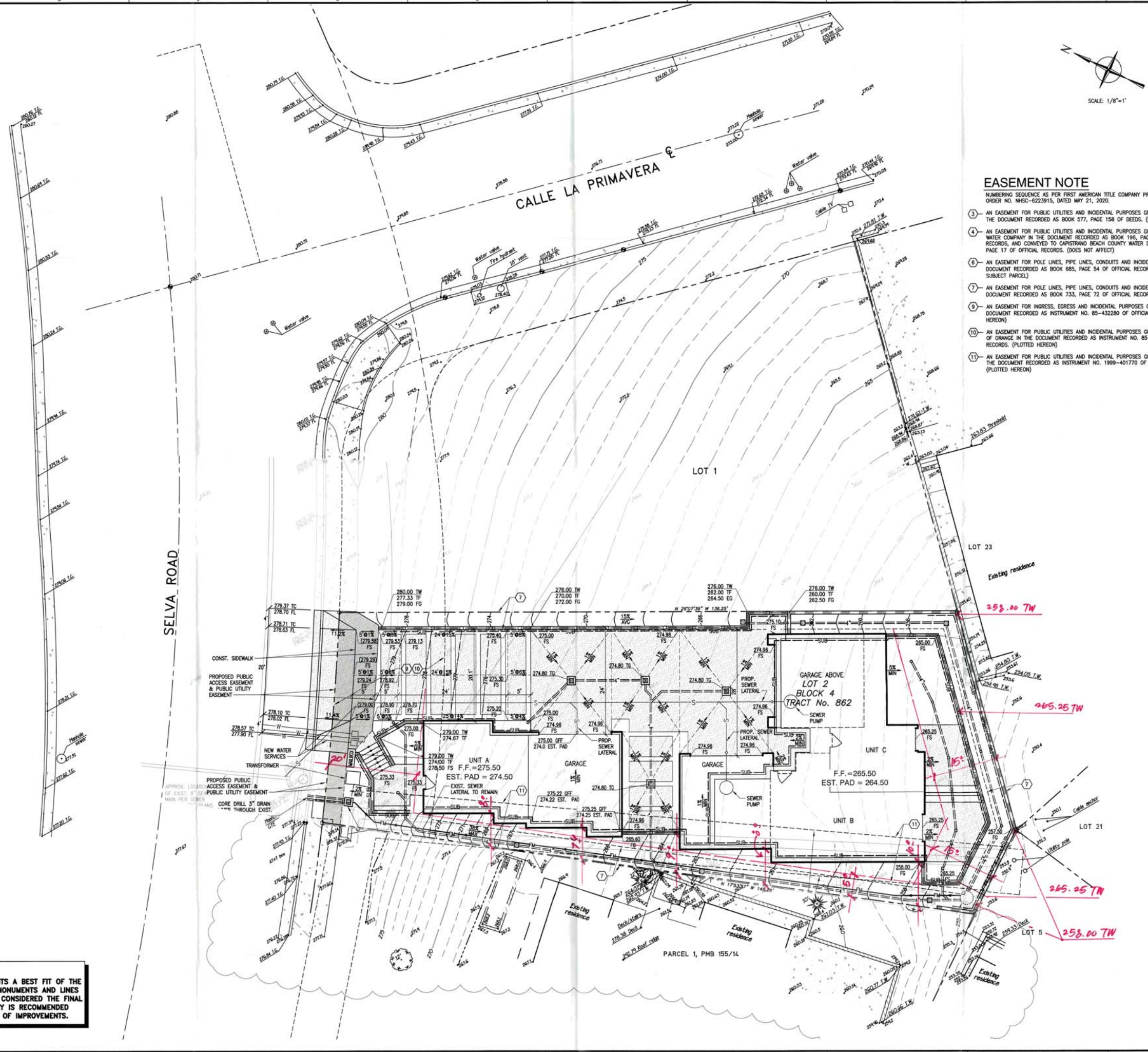
APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:	CITY PLANNING DEPARTMENT	DATE
--	--------------------------	------

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/21

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 SELVA TRIPLEX 25022 SELVA ROAD, DANA POINT, CALIFORNIA LOT 2, BLOCK 1, TRACT NO. 862 (APN: 682-123-38)	PLAN CHECK NO. ENG 20-XXXX
PRELIMINARY GRADING PLAN	1 OF 2 SHEETS



- EASEMENT NOTE**
NUMBERING SEQUENCE AS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-6223915, DATED MAY 21, 2020.
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- LEGEND**
- ESTIMATED PROPERTY LINE
 - FENCE
 - CONCRETE SURFACE
 - MASONRY WALL
 - WOOD WALL
 - ROCK WALL
 - FF FINISHED FLOOR
 - FS FINISHED SURFACE
 - TG TOP OF GRATE
 - INV INVERT OF PIPE
 - TC TOP OF CURB
 - EP EDGE OF PAVEMENT
 - TW TOP OF WALL
 - FM FOUND MONUMENT
 - SC SURVEY CONTROL POINT

BENCHMARK NOTE:
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PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
138 Avenida Navarro
San Clemente, CA 92672
P.O. Box 1000
www.toalengineering.com

REGISTERED LAND SURVEYOR
VICTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

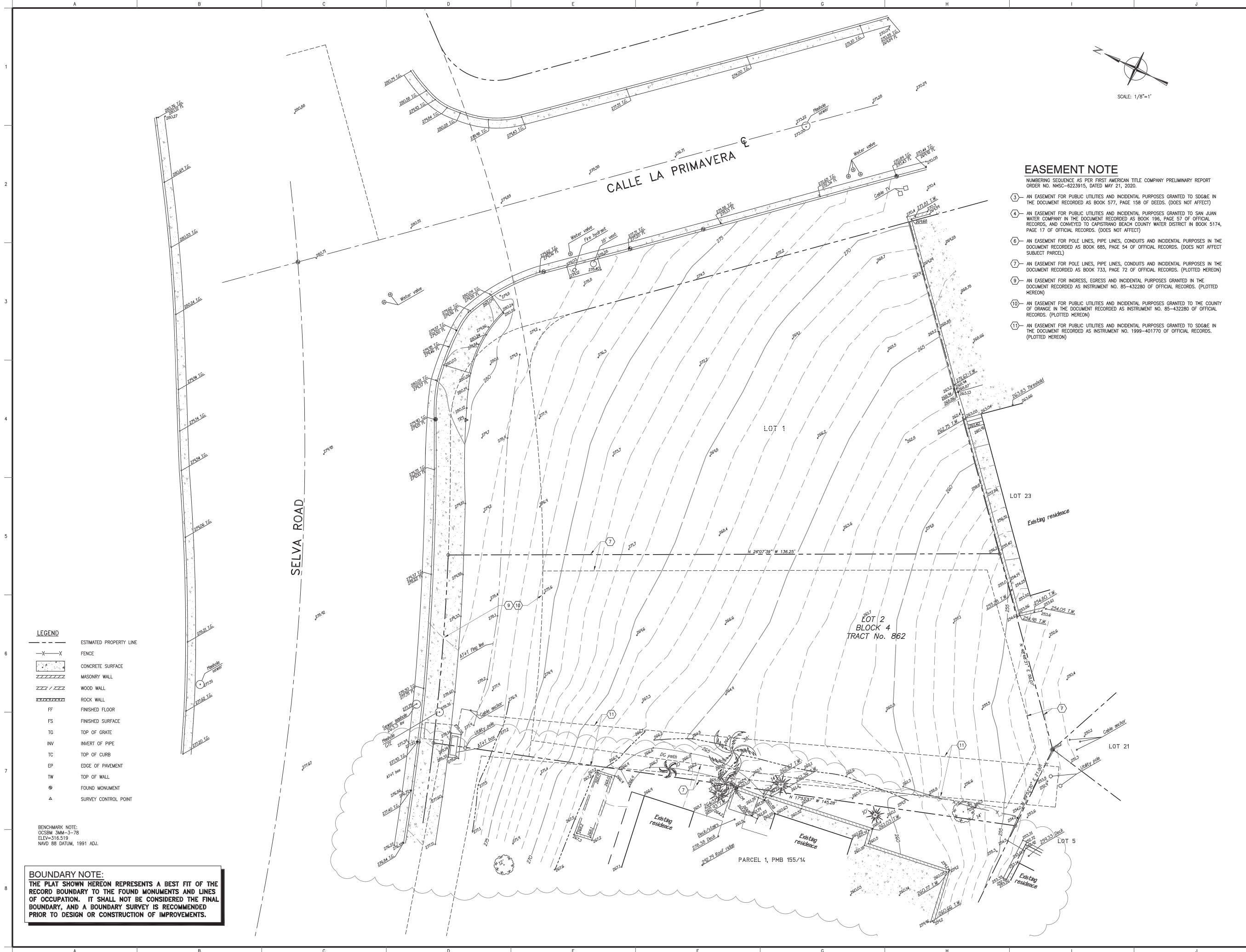
PREPARED FOR:
COASTLINE DEVELOPMENT, INC.

NO.	DATE	BY	REVISIONS
1	2-18-21		

REVISED TOPOGRAPHIC FEATURES IN CLOUDED AREA

TOPOGRAPHIC SURVEY
LOT 2, BLOCK 1, TRACT No. 862 & PORTION
OF VACATED SELVA ROAD VACATED (INST. No. 85-432280)
25022 SELVA ROAD, DANA POINT, CA

DATE: 11-17-2015 H. SCALE: 1/8"=1'
SURVEY DATE: 11-13-2015 V. SCALE: 1"=100'
DWN: C.G. DWN. NO.:
CHD: M.F. TP-01
APPR: V.M.
JOB NO. 19122 SHEET 1 OF 1



- EASEMENT NOTE**
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CIVIL ENGINEERING
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139 Avenida Navarero
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

REGISTERED LAND SURVEYOR
VICTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

VICTOR P. MEUM
P.L.S. 8682
DATE:

PREPARED FOR:
COASTLINE
DEVELOPMENT, INC.

NO.	DATE	BY	DATE	APPROVED
1	2-16-21			

REVISIONS

TOPOGRAPHIC SURVEY
LOT 2, BLOCK 1, TRACT No. 862 & PORTION
OF VACATED SELVA ROAD VACATED (INST No. 85-432280)
25022 SELVA ROAD, DANA POINT, CA

DATE: 11-17-2015 H. SCALE: 1/8"=1'
SURVEY DATE: 11-13-2015 V. SCALE:

DRN: C.G. DWG. NO.
CHD: M.F. TP-01
APPD: V.M.

JOB NO. 19122 SHEET 1 OF 1

2/16/2021 11:53:55 AM K:\Users\19122\Documents\Survey\19122-tp-01.dwg

SUPPORTING DOCUMENT 11: Project Alternative Plans

ATTACHMENT



DATE: 11-17-2015	H. SCALE: 1/8"=1'	
SURVEY DATE: 11-13-2015	V. SCALE: -	
DRN.: C.G.	D/WG. NO.	
CHD.: M.F.	TP-01	
APPD.: V.M.		
JOB NO. 19122	SHEET 1	OF 1

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

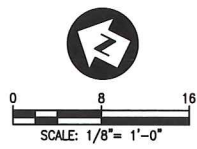
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JUL 31 2020

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:

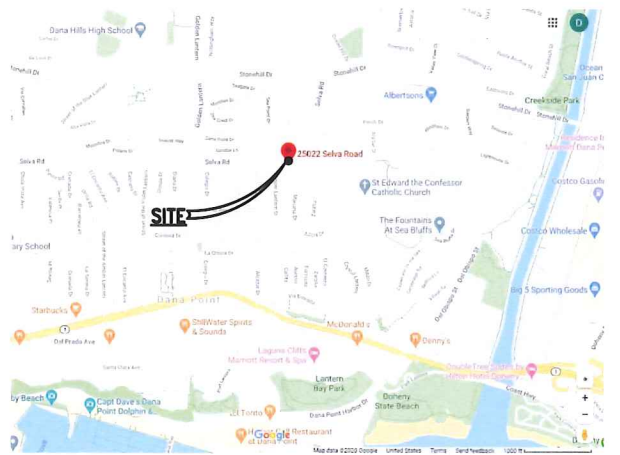
GAS SERVICE:	SOUTHERN CALIFORNIA GAS CO.
ELECTRIC SERVICE:	SAN DIEGO GAS AND ELECTRIC
SEWER:	CITY OF DANA POINT
WATER:	CITY OF DANA POINT
TELEPHONE SERVICE:	PACIFIC BELL
TELEVISION SERVICE:	COX COMMUNICATIONS

- 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

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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

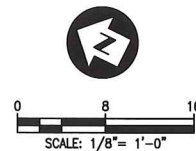
CONDOMINIUM PROJECT

TENTATIVE PARCEL MAP

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

DATE: 5/29/20	H. SCALE: 1"=10'
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



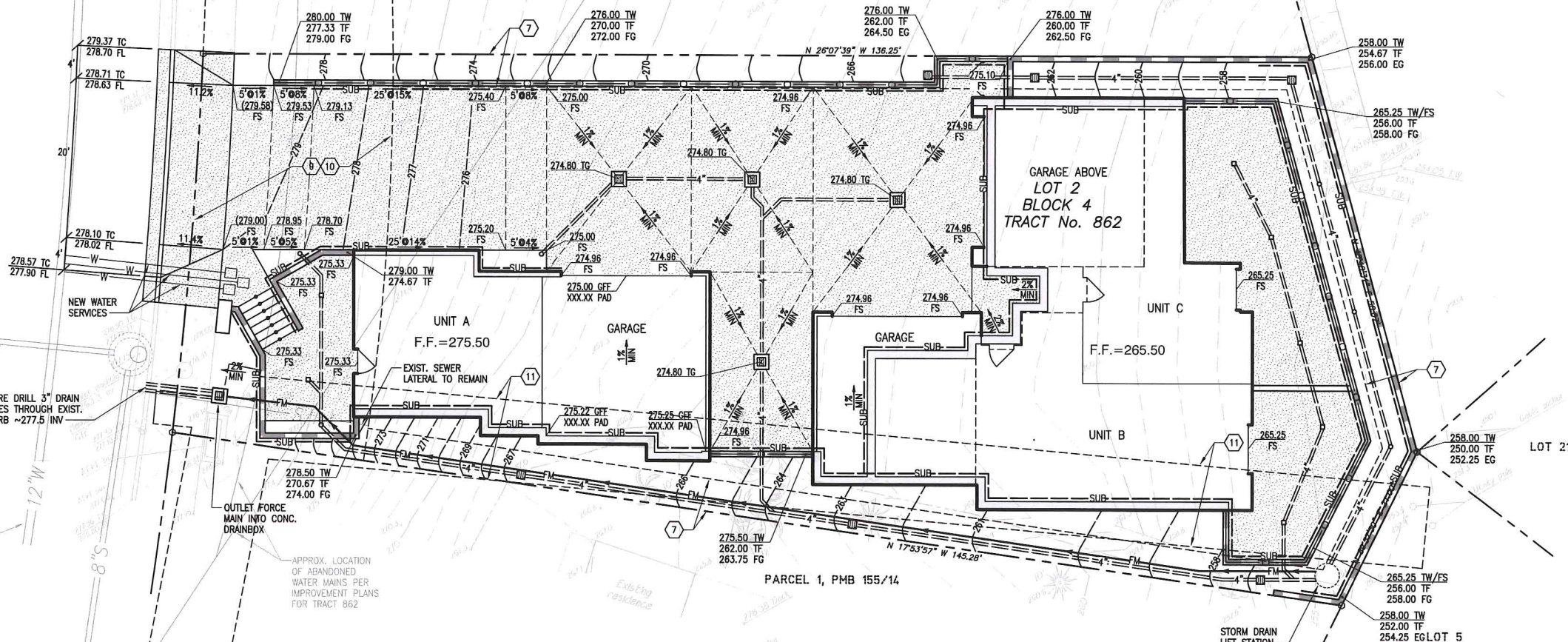
SELVA ROAD

APPROX. LOCATION
OF EXIST. 8" SEWER
MAIN PER SEWER
IMPROVEMENT PLANS
FOR TRACT 862

CORE DRILL 3" DRAIN
LINES THROUGH EXIST.
CURB ~277.5 INV.

APPROX. LOCATION
OF EXIST. 12" WATER
MAIN PER WATER
IMPROVEMENT PLANS
FOR TRACT 862

APPROX. LOCATION
OF ABANDONED
WATER MAINS PER
IMPROVEMENT PLANS
FOR TRACT 862



LEGEND

100	EXISTING CONTOUR	F.F.	PROPOSED FINISHED FLOOR
100	PROPOSED CONTOUR	G.F.F.	PROPOSED GARAGE FINISHED FLOOR
100.00	SPOT ELEVATION	T/SLAB	PROPOSED TOP OF SLAB
(100.0)	EXIST. ELEVATION	PAD	PROPOSED PAD ELEVATION
		FS	PROPOSED FINISHED SURFACE
		FG	PROPOSED FINISHED GROUND
		TG	TOP OF GRATE
		INV	INVERT OF PIPE
		HP	HIGH POINT
		MIN.	MINIMUM
		MAX.	MAXIMUM
		TO	TOP OF CURB
		R.O.W.	RIGHT-OF-WAY
		P.L.	PROPERTY LINE
		PA	PLANTER AREA
		TW	TOP OF WALL
		EQUIP.	EQUIPMENT
		F.Y.S.B.	FRONT YARD SETBACK
		R.Y.S.B.	REAR YARD SETBACK
		S.Y.S.B.	SIDE YARD SETBACK
		SUB	SUBRAIN
		TYP.	TYPICAL
		T/BERM	TOP OF BERM
DS	DOWNSPOUT		
TF	TOP OF FOOTING		
AC	AIR CONDITIONING UNIT		
W.L.	WATER LINE		
W.F.	WATER FEATURE		

NOTICE TO CONTRACTOR

REQUIRED CERTIFICATIONS / APPROVALS

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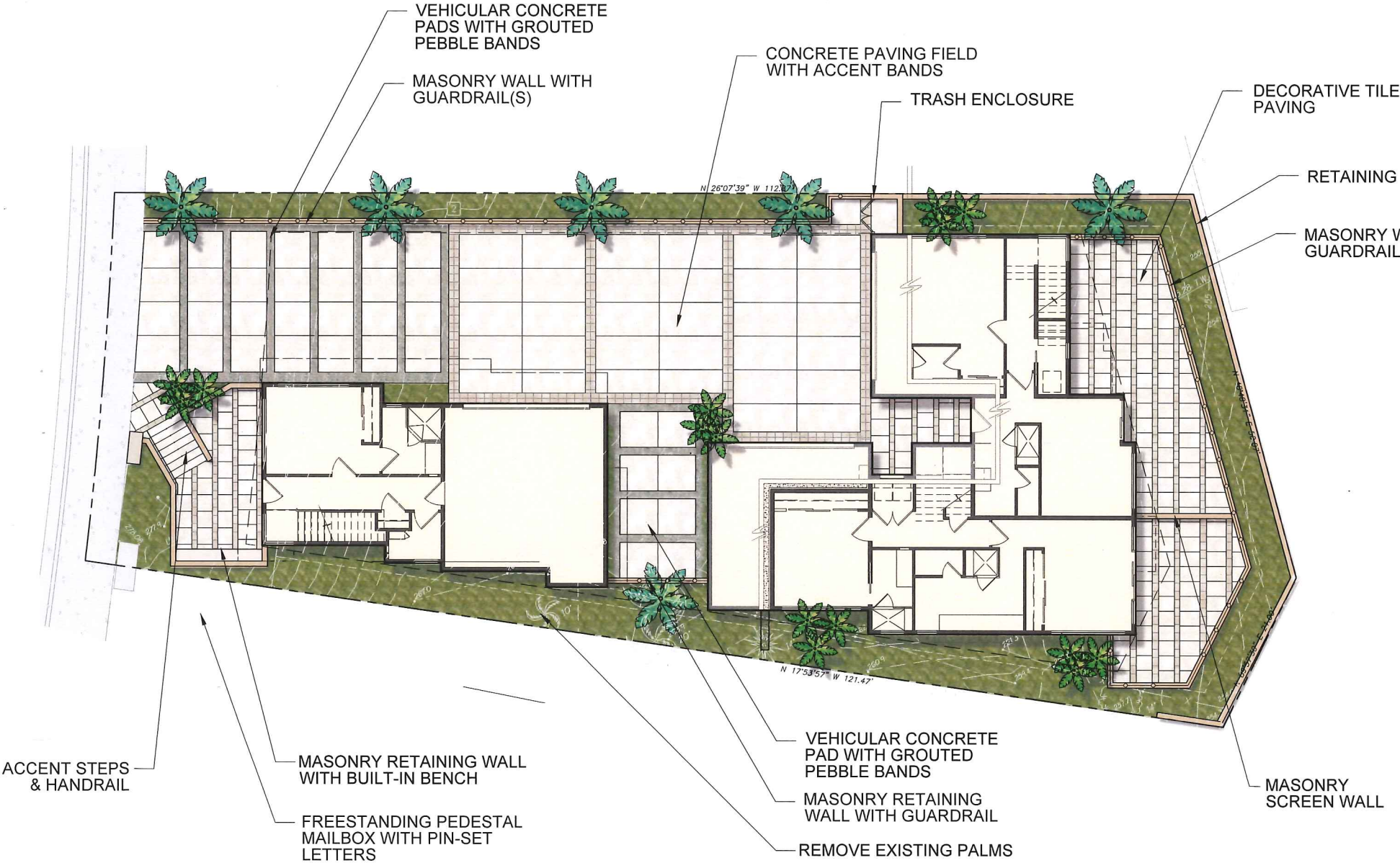
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ELEV=316.519
NAVD 88 DATUM, 1991 ADJ.

REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:	PLANS PREPARED BY:	BENCHMARK	APPROVED BY THE CITY OF DANA POINT	PLANS REVIEWED BY:	CITY OF DANA POINT	PLAN CHECK NO.
				1/8"=1'	A.M.S.	A.M.S.	A.L.T.	CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY TOAL ENGINEERING, INC. 128 Avenida Trabuco San Clemente, CA 92672 P.O. Box 408 www.toalengineering.com	O.C.S.B.M.: 3P-35-04 DATUM: NAVD 88 ELEV.: 157.955 FT. ADJUSTED: 2004	THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE: CITY PLANNING DEPARTMENT	MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/21 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.	SELVA TRIPLEX 25022 SELVA ROAD, DANA POINT, CALIFORNIA LOT 2, BLOCK 1, TRACT NO. 862 (APN: 682-123-38) PRELIMINARY GRADING PLAN	ENG 20-XXXX 1 OF 2 SHEETS



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

[illegible]

LICENSE STAMP:

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NUMBER: _____

JUL 31 2020



SITE PLAN NOTES:

1. DO NOT SCALE DRAWINGS.
2. THIS SITE PLAN IS INTENDED FOR BUILDING SETBACK, SURFACES, AND LOCATION OF UTILITIES ONLY. SEPARATE DRAWING SUBMITTALS 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 L-6.
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 CRACKED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY / STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION AND 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-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
9. OBTAIN PERMIT FROM CAL/OSHA FOR EXCAVATIONS 5 FEET OR DEEPER AND FOR CONSTRUCTION OF BUILDING OR SCAFFOLDING MORE THAN 8 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 AFFILIANT SHALL SUBMIT CERTIFICATION, BY SURVEY OR OTHERWISE, 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) PROHIBITED. NO LIMP 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 (IF ANY) .

13. FINISHED GRADE AROUND THE NEW STRUCTURE SHALL SLOPE AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES. (CRC R405.1.5.)
14. CONTRACTOR TO SCOPE AND INSPECT EXISTING SEWER LINE FROM HOUSE TO BMP 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 68% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE WITH EITHER SECTION 4.409.2, 4.409.3 OR 4.409.4.

DOCUMENTATION IS REQUIRED PER SECTION 4.409.5.

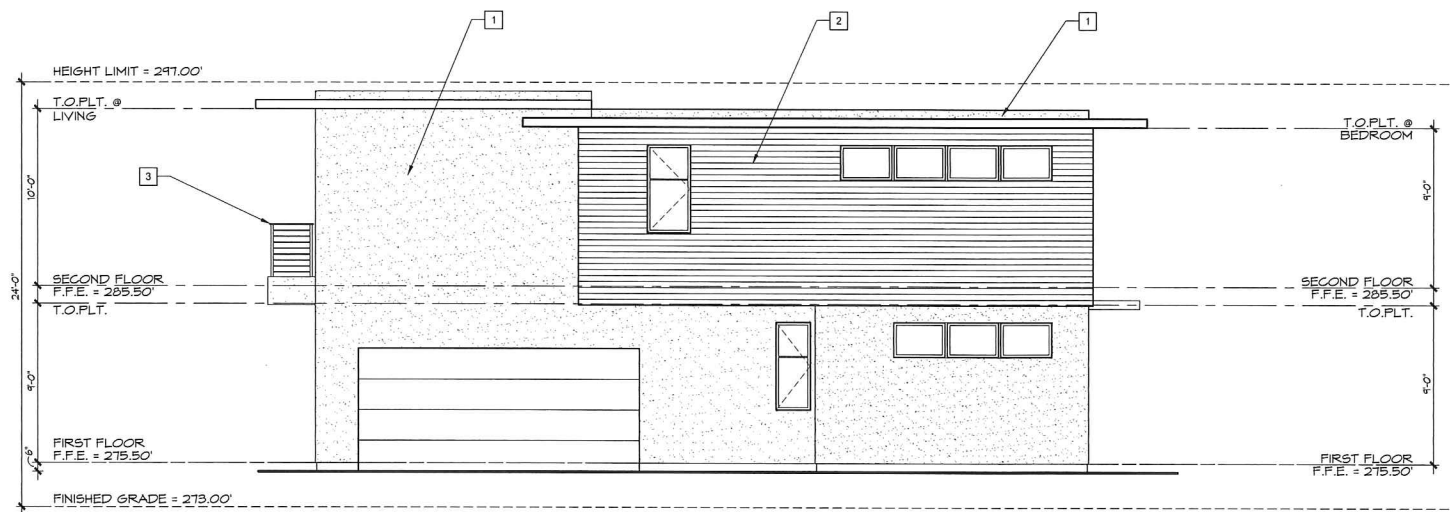
EXCEPTIONS:

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 SECTION 4.409.2 DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. WHEN THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITE ARE LOCATED IN AREAS BEYOND THE HAIL BOUNDARIES OF THE DIVERSION FACILITY.

SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN MEETING ITEMS 1 THROUGH 5 IN SECTION 4.409.2. PLANS SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE FOR EXAMINATION DURING CONSTRUCTION.

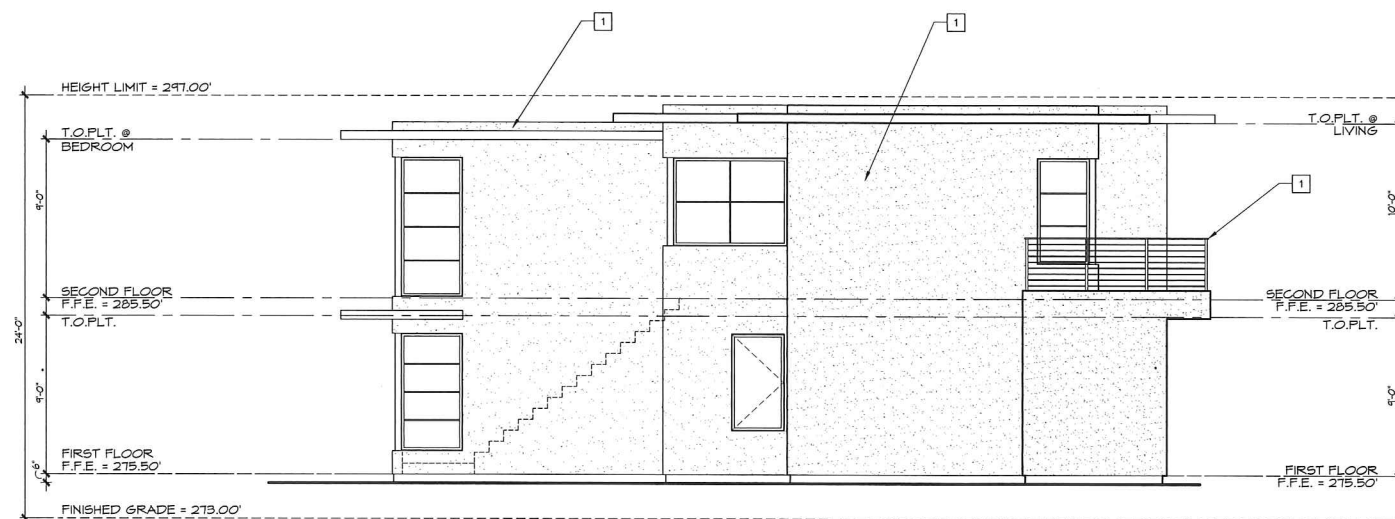
UTILIZE WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT DIVERTED CONSTRUCTION AND DEMOLITION WASTE PROJECTS MEET THE REQUIREMENTS IN SECTION 4.409.1.

WASTE REDUCTION REQUIREMENTS FOR CONSTRUCTION & DEMOLITION PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION & DEMOLITION WASTE DISPOSED IN LANDFILLS, WHICH DO NOT EXCEED 3.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 68% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.409.1.



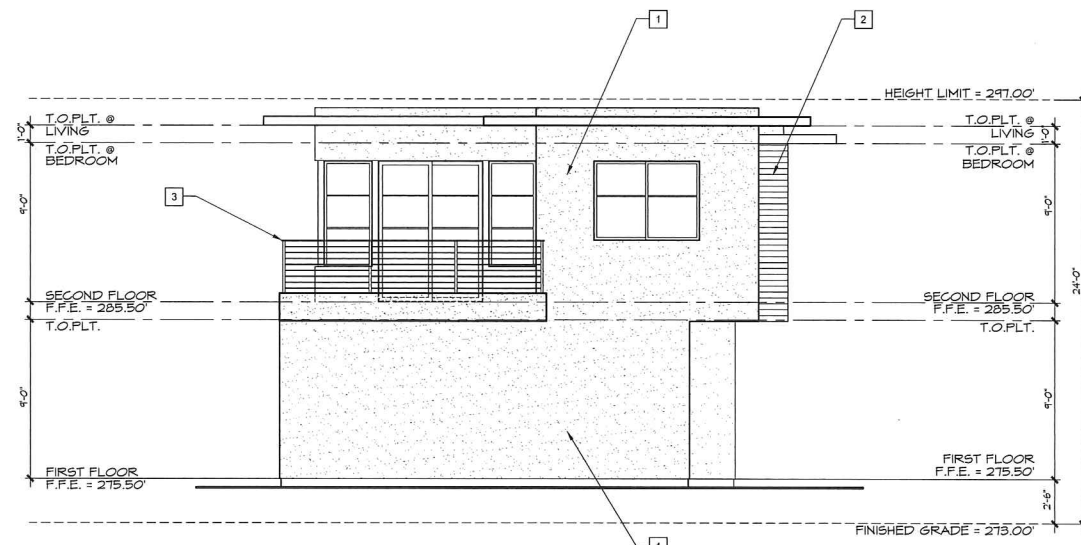
NORTH ELEVATION

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



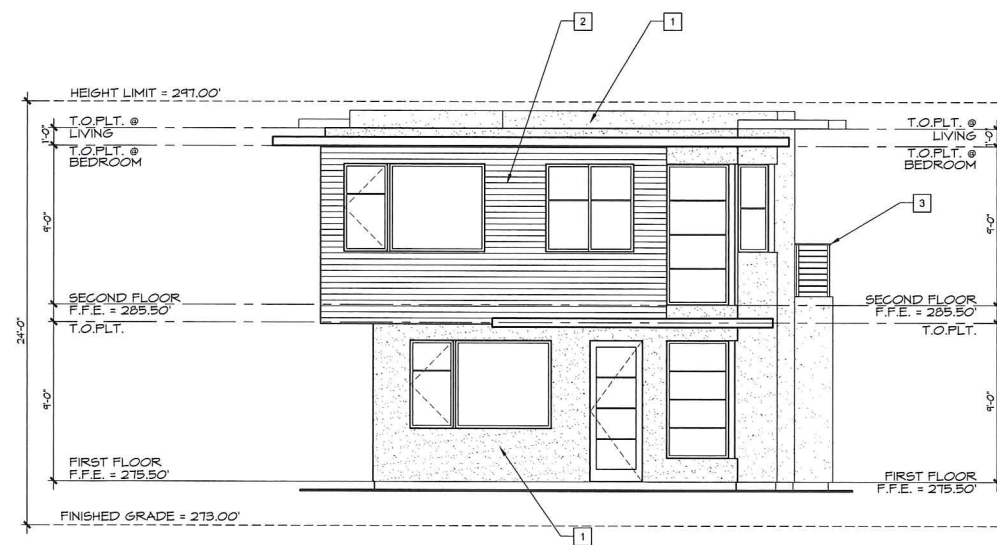
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

ELEVATION KEYNOTES:

- 1 STUCCO:
MANUFACTURER: OMEGA
SYSTEM: THREE COAT W/ CRACK
ISOLATION
TEXTURE: FINE SAND
FINISH: PAINTED
COLOR: 3B CLOUD GREY
COMPLIANCE REPORT: ICC-ES-ESR 1194
- 2 WOOD SIDING:
PRODUCT: WESTERN RED CEDAR SIDING
GRADE: CLEAR HEART
KILN-DRIED
TEXTURE: SMOOTH
PROFILE: CHANNEL SIDING
JOINT: 1/8" GAP
SIZE: 1 x 4"
FINISH: SEALED
- 3 RAILING:
MATERIAL: WROUGHT IRON
FINISH: PAINTED
COLOR: BLACK



STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2753 CAMINO CAPISTRANO, SUITE A-100
SAN CLEMENTE, CA 92672
(949) 388-3300 PHONE
(949) 388-3330 FAX
STUDIO6ARCHITECTS.COM

PROJECT CONTACT:
BRIAN MUEHLBAUER
PHONE: (949) 388-3330
FAX: (949) 388-3330
brian@studio6architects.com

PROJECT TEAM:
PRINCIPAL ARCHITECT: BRIAN MUEHLBAUER
DESIGN ARCHITECT: ROBERT WILLIAMS

CLIENT:
TODD LAYMAN
XXXX
XXXX, CA XXXX

PROJECT MANAGER:
PHONE NUMBER:
FAX NUMBER:
EMAIL:

SELVA TRI-PLEX
25022 SELVA ROAD
DANA POINT, CALIFORNIA

PROJECT NUMBER:
2019016

MILESTONES / REVISIONS
NO. DATE DESCRIPTION
6.4.20 SITE DEV. SUB.

LICENSE STAMP:

SHEET TITLE:
UNIT A
EXTERIOR ELEV.

SHEET NUMBER:

A-3

JUL 31 2020



PROJECT CONTACT:
BRIAN MUEHLBAUER
PHONE: (949) 388-5300
FAX: (949) 388-3330
brian@studio6architects.com

PROJECT TEAM:

PRINCIPAL ARCHITECT:	BRIAN MUEHLBAUER
DESIGN ARCHITECT:	ROBERT WILLIAMS

CLIENT:
TODD LAYMAN
XXXX
XXXX, CA XXX

PROJECT MANAGER:
PHONE NUMBER:
FAX NUMBER:
EMAIL:

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

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



— SCALE: 1/4" = 1'-0"



— SCALE: 1/4" = 1'-0"



—SCALE: 1/4" = 1'-0"

WEST ELEVATION

—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 B & C
EXTERIOR ELEV.

SHEET NUMBER:

A-4

JUL 31 2020

PROJECT CONTACT:
BRIAN MUEHLBAUER
PHONE: (949) 388-5300
FAX: (949) 388-3330
brian@studio6architects.com

PROJECT TEAM:

PRINCIPAL ARCHITECT:	BRIAN MUEHLBAUER
DESIGN ARCHITECT:	ROBERT WILLIAMS

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

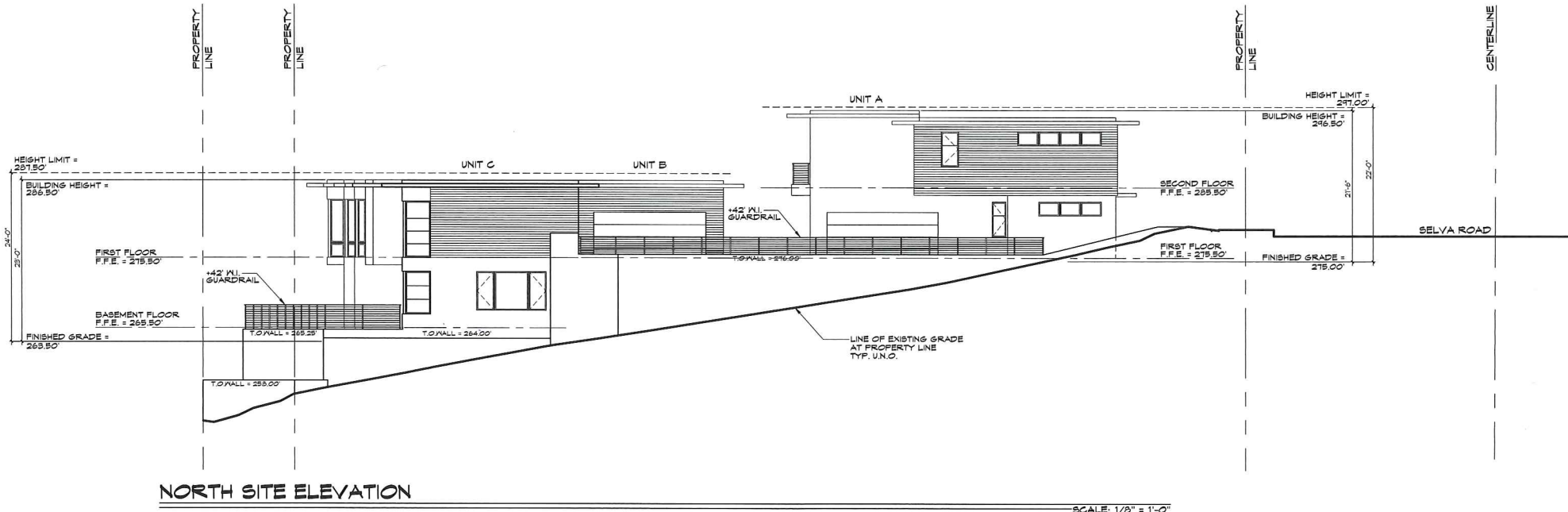
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LICENSE STAMP:

SHEET TITLE:
SITE
ELEVATIONS

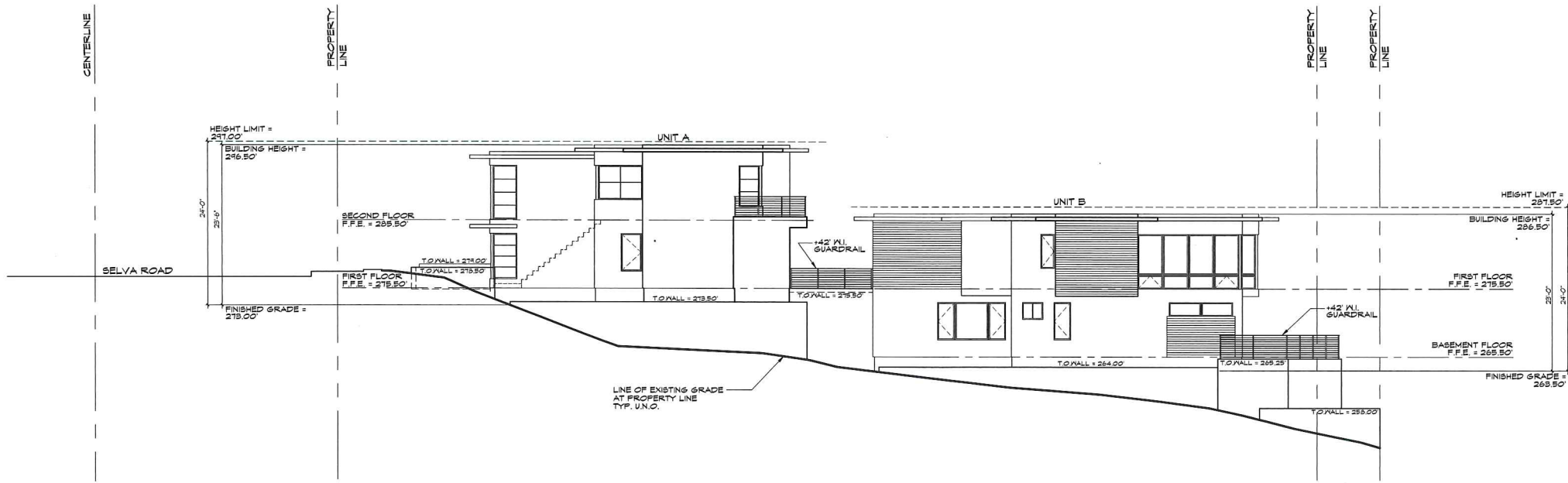
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A-4.1



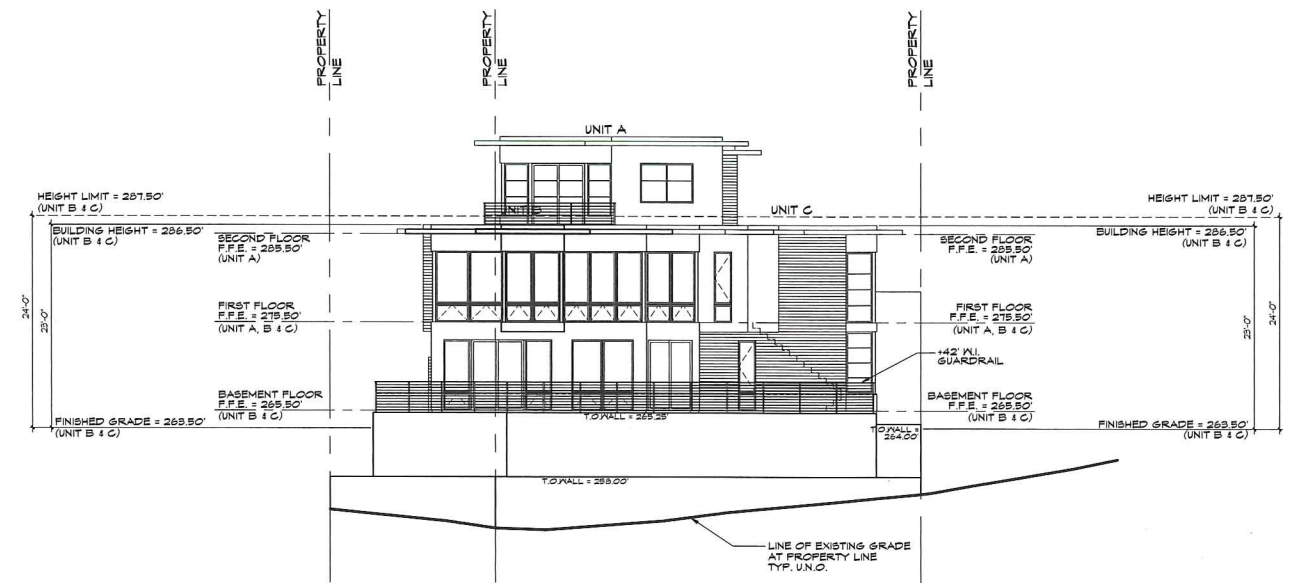
NORTH SITE ELEVATION

—SCALE: 1/8" = 1'-0"



SOUTH SITE ELEVATION

—SCALE: 1/8" = 1'-0"



EAST SITE ELEVATION

—SCALE: 1/8" = 1'-0"

JUL 31 2020

