

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

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**DATE:** OCTOBER 25, 2021

**TO:** DANA POINT PLANNING COMMISSION

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

**SUBJECT:** WITHDRAWL OF THE APPEAL AND DIRECTOR'S DETERMINATION OF SUBSTANTIAL COMPLIANCE FOR 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 EXCEEDS 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

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**RECOMMENDATION:** That the Planning Commission receive and file the Community Development Director's substantial compliance determination for the Selva Triplex.

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

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

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

**NOTICE:** No notice is required.

**BACKGROUND:**

On March 22, 2021, the Planning Commission approved the request for a condominium triplex with over height retaining walls, reduction in the required common open space, and a height variance (Resolution #21-03-22-05 – Attachment 1). The decision was subsequently appealed to the City Council by a neighbor on April 6, 2021 (Attachment 2). The City Council reviewed the appeal on May 18, 2021, and requested the project be referred back to the Planning Commission. The Council also directed the applicant, City staff, and the City Attorney to meet and see if the appellant's issues with the project could be mediated with the applicant. All parties met at the appellant's property on June 8, 2021, to discuss the project. At the meeting, the applicant proposed an alternative to the back building (units B and C) that would lower the rear portion of the structure by six feet by incorporating steps at the entry and removal of a portion of the parapet. To illustrate the new alternative to the appellant, the applicant provided conceptual plans and placed

streamers on the story poles to illustrate the lowering of the rear portion of the structure.

While the modification reduced the roof height at the rear of the property, it did not reduce the overall height of the structure. Therefore, the height variance is still needed.

Staff has confirmed the revised plans are consistent with the City's regulations. The appellant is supportive of the revised project and provided a letter formally withdrawing the appeal (Attachment 3). Therefore, the Planning Commission's approval on March 22, 2021 stands.

### Discussion

The revisions to the approved project were reviewed by the Director of Community Development and determined to be minor in nature, thereby allowing the revision to be approved administratively per Section 9.61.075 of the Dana Point Zoning Code.

Additionally, Condition No. 4 of Planning Commission Resolution 21-03-22-05 allows the Community Development Director to authorize minor amendments to the permits without a public hearing provided that the following findings can be supported:

- A. The proposed changes comply with the provisions, spirit, and intent of the original approvals. In that, the proposed changes are to eliminate the impact of the project on the adjacent neighbor by incorporating a steeper drive approach and vehicle maneuvering area, and reducing the footprint of the roof parapet for the back building and eliminating the parapet for the front building. Modifications also include incorporating steps into the floor plan of back building (units B and C) to lower the rear portion of the building six feet. The character of the project is maintained, which was supported by the Planning Commission. The neighbor of the property reviewed the project modifications and is supportive of the revised project design.
- B. That the action would have been the same for the amendment as for the approved plot plan. In that, the proposed design of the project is the same as the Planning Commission approved design. The overall project is still a triplex condominium project in the same configuration but is now modified to lower the front building by 3.24 feet and rear portion of the back building (units B and C) by six feet. The project, with the modifications, is compliant with all applicable provisions of the RMF-14 zoning district and other applicable provisions of the Dana Point Zoning Code.

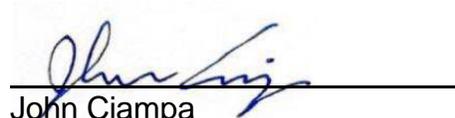
The Community Development Director's substantial compliance letter is provided as Supporting Document 4.

Since the appeal was withdrawn and the revised project is found to be minor in nature and in substantial compliance with the approved Planning Commission design, the project is now approved. The outcome of the mediation and the approval of the project are being reported to the Planning Commission to comply with the direction provided by the City

Council.

**CONCLUSION:**

Staff requests that the Planning Commission receive and file the substantial compliance determination for the revised project design.



John Ciampa  
Senior Planner



Brenda Wisneski, Director  
Community Development Department

**ATTACHMENTS:**

1. Planning Commission Resolution of Approval
2. Appeal Letter
3. Appellant's Withdrawal Letter
4. Director of Community Development Substantial Compliance Letter
5. Revised Project Plans

**SUPPORTING DOCUMENT 1: Planning Commission Resolution of Approval**

**RESOLUTION NO. 21-03-22-05**

**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(M), AND ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS21-0001 TO PERMIT THE CONSTRUCTION OF A TRIPLEX 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 25<sup>th</sup> 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 8<sup>th</sup> 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 22<sup>nd</sup> 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.

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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**

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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

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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 SDP20-0014(M)

1. That the site design is in compliance with the development

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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. No 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.

- j. No more than one of the three units shall be permitted to operate as a short-term rental.
- 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

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Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.

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

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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

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geotechnical report.

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

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current SCWD standards. Any water service and/or sanitary sewer laterals that does not meet current standards shall be upgraded if continued use is necessary or abandoned if the existing service is no longer needed. The owner/developer shall be responsible for the costs to upgrade or to abandon any existing water service or sanitary sewer later.

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 if 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-foot minimum separation (outside wall-to-outside wall) from sanitary sewer mains and laterals
  - 4-foot minimum separation from all other utilities, including storm drains, gas, and electric
  - 6-foot 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.

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80. Plans must include occupant load analysis and provide an exit plan to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
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 form 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.

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89. An As-Built Grading Plan shall be prepared by the Civil Engineer of 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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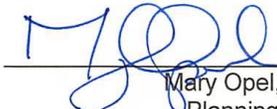
PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, CA, held on this 22<sup>nd</sup> day of March, 2021, by the following vote, to wit:

AYES: Opel, Nelson, Dohner, Murphy, Gabbard

NOES:

ABSENT:

ABSTAIN:

  
\_\_\_\_\_  
Mary Opel, Chairperson  
Planning Commission

ATTEST:

  
\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

SUPPORTING DOCUMENT 2: Appeal Letter

Bret Lindstrom  
Shannon Lindstrom  
33758 Copper Lantern St.,  
Dana Point, CA 92629



RE: Selva Triplex Project (25022 Selva Road, Dana Point), Appeal

Dear City Council,

We, as the closest neighboring property to 25022 Selva Rd, appeal the decision made by the Dana Point Planning Commission to approve the plans and variances for the Selva Triplex Project. Not only will this project negatively impact the property value of several surrounding neighbors, but the excessive mass of proposed structure and measures that will be taken to essentially raise the elevation of the lot itself is concerning. We understand that the topography of this lot is difficult to build on, but that should not be an excuse for a project that goes beyond the necessary means to be approved.

We have composed a list of our concerns and Dana Point City Codes below that are relevant to this project. We also had the opportunity to present these codes during the City Planning meeting on March 22, 2021, but did not feel that these points and our concerns were accurately addressed and considered. We left that meeting with a lot of unanswered questions and appreciate the opportunity to review and discuss them further.

**1. BUILDING HEIGHT VARIANCES & RETAINING WALL**

**CODE: 9.05.110 Measurement of Building Height**

(a) Residential Building Height.

(2) For residential structures, building height is defined as the vertical distance, by which the uppermost portion of the roof of a structure extends above the **existing grade**, finished pad elevation, (excluding the basement finished pad elevation), ceiling of a maximum ten (10) foot, zero (0) inch high basement, or eighteen (18) inches above the flood protection level, whichever is lower, as measured from the lowest portion of the structure. In no case may this vertical distance exceed the maximum height limit specified in Section 9.05.110(a)(6).

(5) 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.

(6) Additional criteria in determining maximum building height in residential districts are as follows:  
- Roof pitch of less than 3/12 has a height limit of 24 feet

Per Architect Plan (A-4.1): Maximum height of building is 298', finished grade is 258' (building height of 40 feet)

*Note: The developer is arguing that each of the two structures on this lot has its own finished grade; however, the code states in more than one place that there is only one finished grade for a property. If this is the case, the height variance for this project is not the proposed 8 - 8.5 feet. Rather, the variance for units B & C is 16 feet, 66% higher than the code.*

**CODE: SECTION 9.05.120(d)(4) Height Limit for Retaining Walls**

(d) Retaining Walls. The height of any portion of a wall which retains earth or water, in all locations except the required front yard, shall be as follows:

- (2) Retaining Walls Thirty (30) Inches or Greater in Height. Except where the subject wall was shown on an approved preliminary or precise grading plan, retaining walls that are greater than thirty (30) inches from the top of the wall to finished grade may be permitted subject to the approval of a **Minor Site Development Permit**, as described in Chapter 9.71. Approval of retaining walls higher than thirty (30) inches in height shall be considered when the wall is landscaped and **does not create conditions or situations that may be detrimental or incompatible with other permitted uses or improvements in the vicinity.**

*Note: We were informed that the original plans that Studio 6 presented to the Dana Point Planning Commission back in July 2020, included a retaining wall along our property line that would go as high as 14 feet in some areas. Senior Planer, John Ciampa, informed us and other neighbors at a meeting in January that according to code, the architect would not be required to pull any permits and could in fact build a retaining wall to the height of his discretion. This information was also stated in the January 25th meeting with the Planning Commission, inclining them to approve the height variance with the understanding that the developer could still execute these proposed heights without their consent.*

*However, upon further review of the code, Studio 6 would still need to apply for a minor site development permit as their original plans exceeded 30 inches and would be detrimental to the vicinity, being that their plan was to build the retaining wall directly on their property line, 5 feet from our front steps.*

**CODE: SECTION 9.05.110(a)(3) Measurement of Building Height Atop 30 inches Maximum Fill**

(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.

Should the proposed fill be deemed by the Director of Community Development to be proposed 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.

*Note: Building height is measured from a maximum of 30 inches of fill; therefore, the developer could not in fact build up a retaining wall to any height to meet their needs.*

**2. DRIVEWAY ENTRANCE**

**CODE: 9.35.050 Access**

(b)(3) Driveway Grades, Unless Otherwise Approved By the Director of Public Works.

# PLANNING COMMISSION AGENDA REPORT

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## (A) Entry Driveways.

1. Four (4) or Less Residential Dwellings. Whenever access is taken from a street, alley, or driveway to off-street parking serving four (4) or less dwelling units, 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.

*Note: Throughout the conversation with the Architect and the Planning commission it has been recorded that the driveway grade is in direct correlation with the building height. Below are instances in which the architect is refusing to add any slope to the driveway to elevate the buildings to the maximum height*

1. Architect plans (A-4.1) - Here you will find a 68' driveway at 276' elevation. The architect is proposing to create a 68' driveway with 0% slope. Per Code, this area can be at 15% grade. The driveway at 0% slope is creating an additional 10.2' in overall building Height. The proposed 68' driveway is there due to the location of Unit A's Garage. The architect is claiming that the Garage must be at this location because the selva end of the property does not have enough space for a driver to safely back out of their driveway. Please note that the current plans have a large patio between the street and Unit A. Please note that there is a 32' separation between the front of the unit A and the sidewalk (37' to the street). Please note that every single house that has a driveway entering selva has a garage at the closest point to Selva. Please note that the architect has strategically located the garages to maximize the height of the building to the point that THE BOTTOM FLOORS of Unit B and Unit C have ocean views.
2. *If in fact the garages must stay in their existing location, the only area on the driveway that should not be sloped is the garage themselves (40 l.f.). The remaining 28' of the driveway should be sloped at 15% per code. With this 28' at 15% grade, the overall height of the building would lower 4.2'. This additional 4.2' is not necessary and directly affects the neighboring buildings. Please note that 4.2' is roughly 16% of the total height allowed (24').*

### CODE: 9.35.050 Access (Cont'd)

(b)(1) Location of Driveway on a Corner Lot. When a building site abuts two (2) intersecting streets and a driveway or multiple driveways are proposed, the driveway shall be located on the street frontage that allows the driveway to be farthest from the intersection of the two (2) streets, and on the street that carries the least volume of traffic. If one of the intersecting streets is a Circulation Element roadway, the driveway shall be located on the other street subject to approval by the Director of Public Works.

*Note: This property is on the corner of Selva and Calle LA Primavera. Per code, the driveway entrance should be on the West end of the property. The "flipping" of the property would push Unit A to the East end of the property.*

### 3. VARIANCES

CODE: 9.67.050 Basis for Approval, Conditional Approval, or Denial of a Variance.

**PLANNING COMMISSION AGENDA REPORT**

**October 25, 2021**

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(a) The Planning Commission may grant a Variance, with such conditions as are found necessary to protect the public health, safety, and general welfare and assure compliance with the provisions and standards included in this Code, provided the following findings can be made:

(5) That the Variance request is made on the basis of a hardship condition and not as a matter of **Convenience**;

(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**;

*Note: Per Dana Point City Code, a variance request must be made on the basis of hardship not as a matter of convenience. The Architect has conveniently put the garage on a downslope. The architect has conveniently added a 68' driveway with 0% slope.*

*Materially injurious, can be defined as being harmful or having a negative affect with regards to both the tangible, i.e. the physical property, as well as the intangible, like perceived value or property value. We are aware that private views are not protected by the City of Dana Point, but it is the responsibility of this planning commission to consider the negative effects this project's variances will have on the value of the preexisting homes in the vicinity.*

City Council,

We love this city because of the sense of community it has fostered; something that many of its coastal counterparts are lacking. We also understand that towns must grow and that change is inevitable. But there is a way for that to happen, while still maintaining the social fabric of this community. For instance, enhancing mutual trust and respect between residents and its leaders/decision-makers by upholding city codes that were put in place to protect them. Please consider the concerns we've addressed here and those our neighbors presented in the two previous planning meetings.

Thank you,

Bret and Shannon Lindstrom

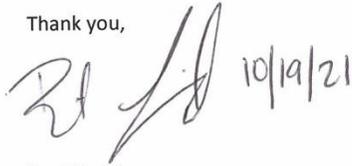
**SUPPORTING DOCUMENT 3: Appellant's Withdrawal Letter**

October 19, 2021

City of Dana Point,

I, Bret Lindstrom, am dropping my appeal of the Selva Triplex Project based on the changes made by Studio 6 demonstrated in the revised plans dated September 29<sup>th</sup>, 2021. The dropping of this appeal is contingent on Palm Tree (identified on sheet TP-01 as 20 feet) on the property line to remain. If removal is necessary, the city of Dana Point will require the planting of a new tree to match existing during the landscape design approval process. The surrounding landscape plan will be shared with myself and 33756 Copper Lantern Owners prior to any installation. No construction, equipment, or anything else connected with the Selva Triplex will occur on 33752-33758 Copper Lantern's property without prior approval from 33752-33758 Copper Lantern Owners.

Thank you,

A handwritten signature in black ink, appearing to be 'Bret Lindstrom', followed by the date '10/19/21' written vertically.

Bret Lindstrom

**SUPPORTING DOCUMENT 4: Director of Community Development Substantial Compliance Letter**

CITY OF DANA POINT



COMMUNITY DEVELOPMENT DEPARTMENT

October 21, 2021

Robert Williams  
Studio 6 Architects  
2753 Camino Capistrano, Suite A-100  
San Clemente, CA 92672

**Subject: Substantial Compliance: Selva Triplex**

Dear Mr. Williams:

On March 22, 2021, the Planning Commission approved Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of Standards AMS21-0001 associated with the project at 25022 Selva Road. The project was subsequently appealed by the neighbor on April 6, 2021, and then later withdrawn on October 15, 2021, due to the applicant's incorporation of design modifications to address the appellant's concerns. The proposed modifications to the Planning Commission approved Selva Triplex Condominium project includes:

- 1) Increase the slope of the driveway approach and vehicle maneuvering area to lower the finished floor elevations for both structures.
- 2) Reduce the footprint of the solar panel parapet for the back building (units B and C) and eliminating the parapet for the front building (unit A).
- 3) Incorporate stairs at the entry of units B and C (back building) to lower the rear portion of the structure. The new elevations for the garages, living areas, and roof are as follows:

**Table 1: Project Elevations**

Building	New Elevation
Front Building (Unit A)	Garage finished floor elevation 274.34
	Lower living area finished floor elevation 274.84
	Roof elevation 294.84
Back building (units B/ C)	Garage finished floor elevation 273.50
	Entry area finished floor elevation 274.0
	Upper living area finished floor elevation 271.50
	Lower living area finished floor elevation 261.50
	Garage roof elevations 285.00 (units B & C)
	Living area roof elevation of 282.00

Overall, the project as modified conforms to the project approved by the Planning Commission. The project will utilize the same architectural features, materials, and colors as approved by Planning Commission. Condition No. 4 of Planning Commission Resolution 21-03-22-05 allows the Community Development Director to authorize minor amendments to the permits provided that the following findings can be supported:

**PLANNING COMMISSION AGENDA REPORT**

**October 25, 2021**

**Page 33**

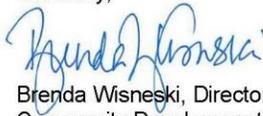
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- A. The proposed changes comply with the provisions, spirit, and intent of the original approvals. In that, the proposed changes are to eliminate the impact of the project on the adjacent neighbor by incorporating a steeper drive approach and vehicle maneuvering area, and reducing the footprint of the roof parapet for the back building and eliminating the parapet for the front building. Modifications also include incorporating steps into the floor plan of back building (units B and C) to lower the rear portion of the building six feet. The character of the project is maintained, which was supported by the Planning Commission. The neighbor of the property reviewed the project modifications and is supportive of the revised project design.
- B. That the action would have been the same for the amendment as for the approved plot plan. In that, the proposed design of the project is the same as the Planning Commission approved design. The overall project is still a triplex condominium project in the same configuration but is now modified to lower the front building by 3.24 feet and rear portion of the back building (units B and C) by six feet. The project, with the modifications, is compliant with all applicable provisions of the RMF-14 zoning district and other applicable provisions of the Dana Point Zoning Code.

Therefore, the plans for the Selva Triplex are found to be in substantial conformance with the discretionary approvals and is hereby approved. All conditions of approval of Planning Commission Resolution 21-03-22-05 shall remain in effect and applicable.

If you have any questions concerning the above noted determination or need additional clarification, please call me at (949) 248-3560.

Sincerely,



Brenda Wisneski, Director  
Community Development Department

**ATTACHMENTS**

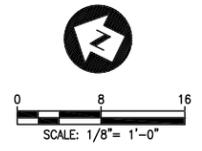
- 1) Revised Project Plans
- 2) Appeal Withdrawal Letter

**SUPPORTING DOCUMENT 5:** Revised Project Plans

ATTACHMENT



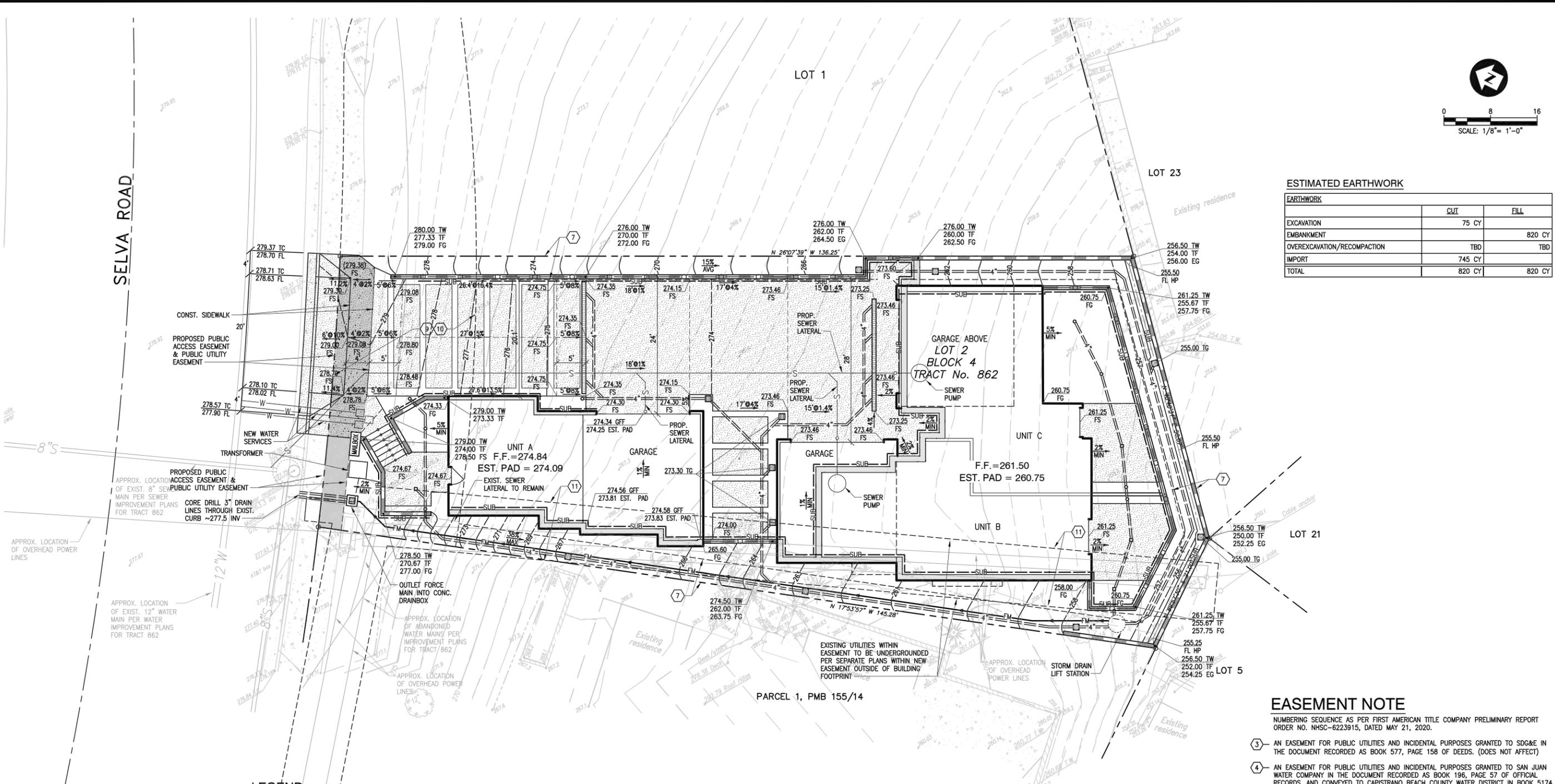




**ESTIMATED EARTHWORK**

EARTHWORK	CUT	FILL
EXCAVATION	75 CY	
EMBANKMENT		820 CY
OVEREXCAVATION/RECOMPACTION	TBD	TBD
IMPORT	745 CY	
<b>TOTAL</b>	<b>820 CY</b>	<b>820 CY</b>

SELVA ROAD



**LEGEND**

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100.00 SPOT ELEVATION
- (100.0) EXIST. ELEVATION
- ▨ PROPOSED CONCRETE PAVING
- 4" — PROPOSED STORM DRAIN
- ▨ EXISTING SCREEN WALL
- ▨ PROPOSED SCREEN WALL
- ▨ PROPOSED RETAINING WALL
- GRADING LIMITS
- DS DOWNSPOUT
- TF TOP OF FOOTING
- A.C. AIR CONDITIONING UNIT
- W.L. WATER LINE
- W.F. WATER FEATURE
- F.F. PROPOSED FINISHED FLOOR
- G.F.F. PROPOSED GARAGE FINISHED FLOOR
- T/SLAB PROPOSED TOP OF SLAB
- 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
- TC 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 SUBDRAIN
- TYP. TYPICAL
- T/BERM TOP OF BERM

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

**EASEMENT NOTE**

- NUMBERING SEQUENCE AS PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. NHSC-6223915, DATED MAY 21, 2020.
- ③ 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)
  - ④ 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)
  - ⑥ 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)
  - ⑦ 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)
  - ⑧ AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES GRANTED IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 85-432280 OF OFFICIAL RECORDS. (PLOTTED HEREON)
  - ⑩ 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)
  - ⑪ 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)

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

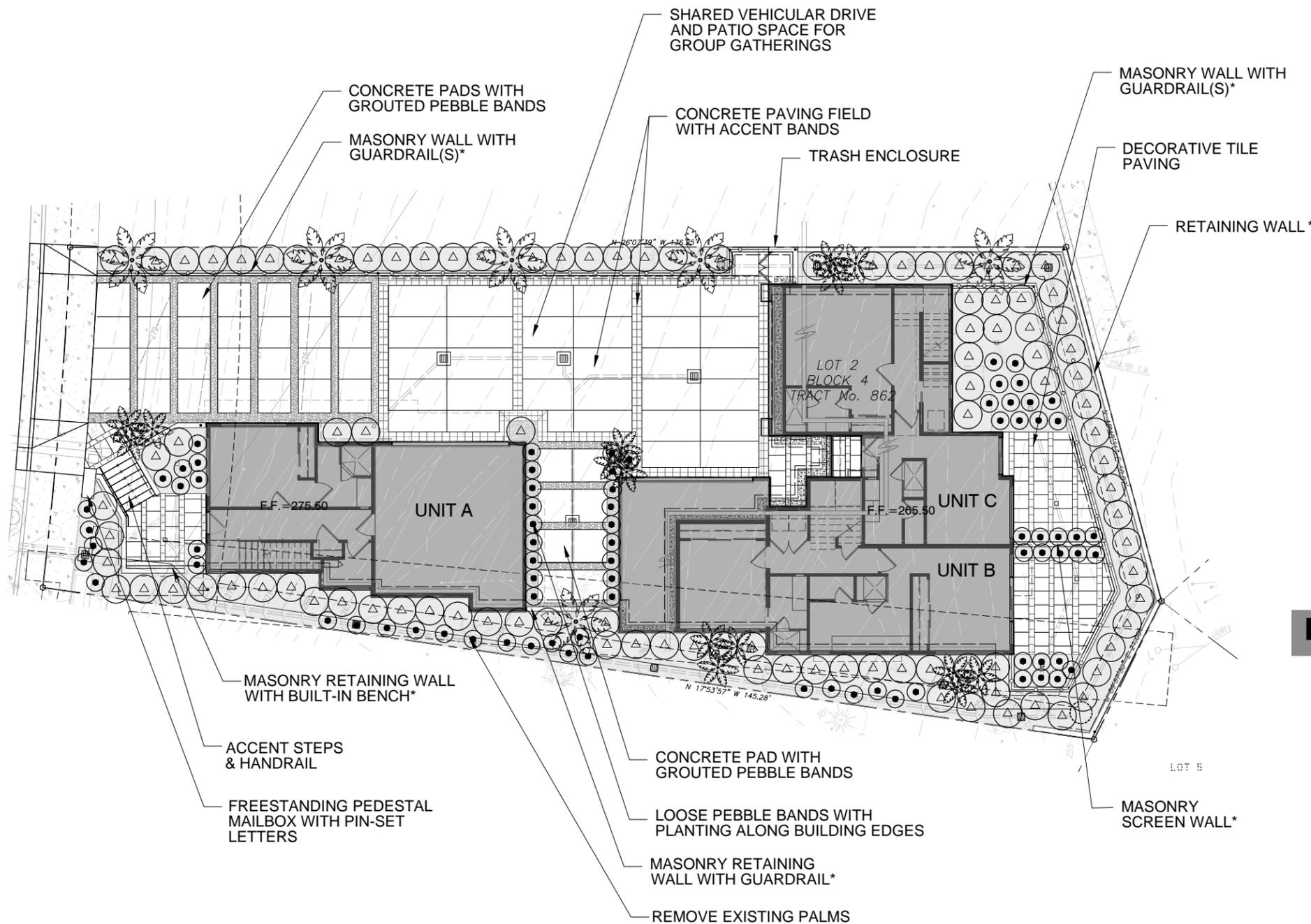
<b>REVISION</b>	<b>DESCRIPTION</b>	<b>APPROVED</b>	<b>DATE</b>	<b>SCALE:</b> 1/8"=1'	<b>DESIGNED:</b> A.M.S.	<b>DRAWN:</b> A.M.S.	<b>CHECKED:</b> A.L.T.	<b>PLANS PREPARED BY:</b> <b>TOAL ENGINEERING, INC.</b> CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY	<b>BENCHMARK</b> O.C.S.B.M.: 3P-35-04 DATUM: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

ORIGINAL SCALE: 1"=16'

# Selva Triplex | Conceptual Landscape Plan

Dana Point, CA | Studio 6 Architects | 11-23-20

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



## Planting Legend

### Proposed Trees

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

### Proposed Shrubs/ Groundcover

SYMBOL	BOTANICAL NAME:	COMMON NAME:	WUCOLS
<b>FOUNDATION SHRUBS:</b>			
	JUNIPERUS C. 'SPARTAN'	SPARTAN JUNIPER	M
	LAURUS NOBILIS	BAY LAUREL	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
	STRELITZIA NICOLAI	BIRD OF PARADISE	M
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
<b>MEDIUM AND SMALL SHRUBS / GROUNDCOVER:</b>			
	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
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	M
	PHORMIUM HYBRID	NEW ZEALAND FLAX	L
	RHAPHIOLEPIS SP.	INDIAN HAWTHORN	L
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	L

## LANDSCAPE PERCENTAGES

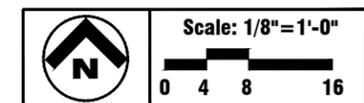
SYMBOL	DESCRIPTION	AREA
	PLANTER AREA	2,180 SF
	HARDSCAPE AREA	3,052 SF

### 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

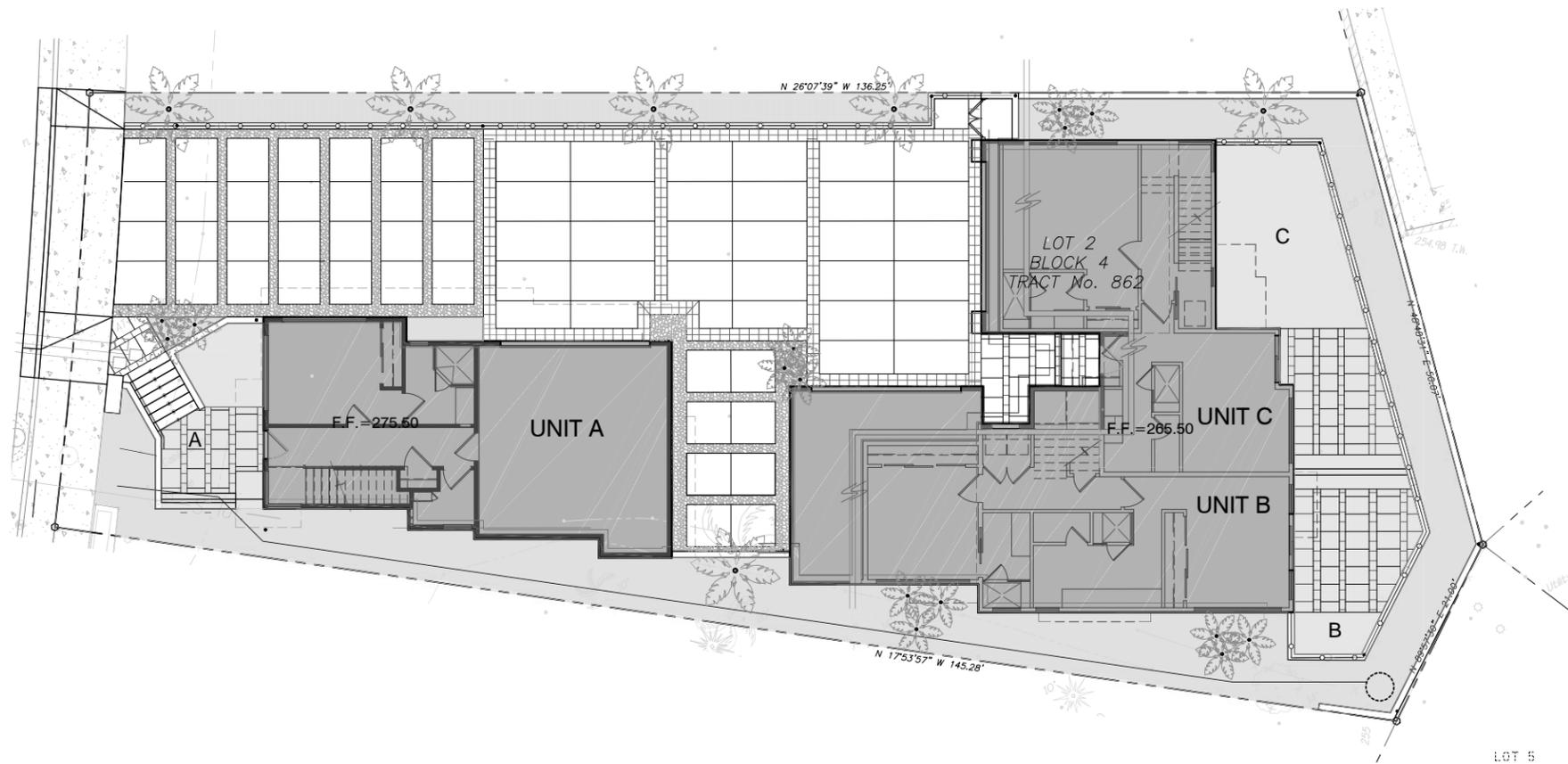
SYMBOL	DESCRIPTION	AREA
	PRIVATE SPACE(S) UNIT A UNIT B UNIT C	244 SF 220 SF 437 SF
	COMMON SPACE	1,663 SF

## SQUARE FOOTAGE CALCULATIONS

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

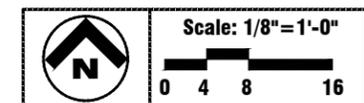
TOTAL %: 20%

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.



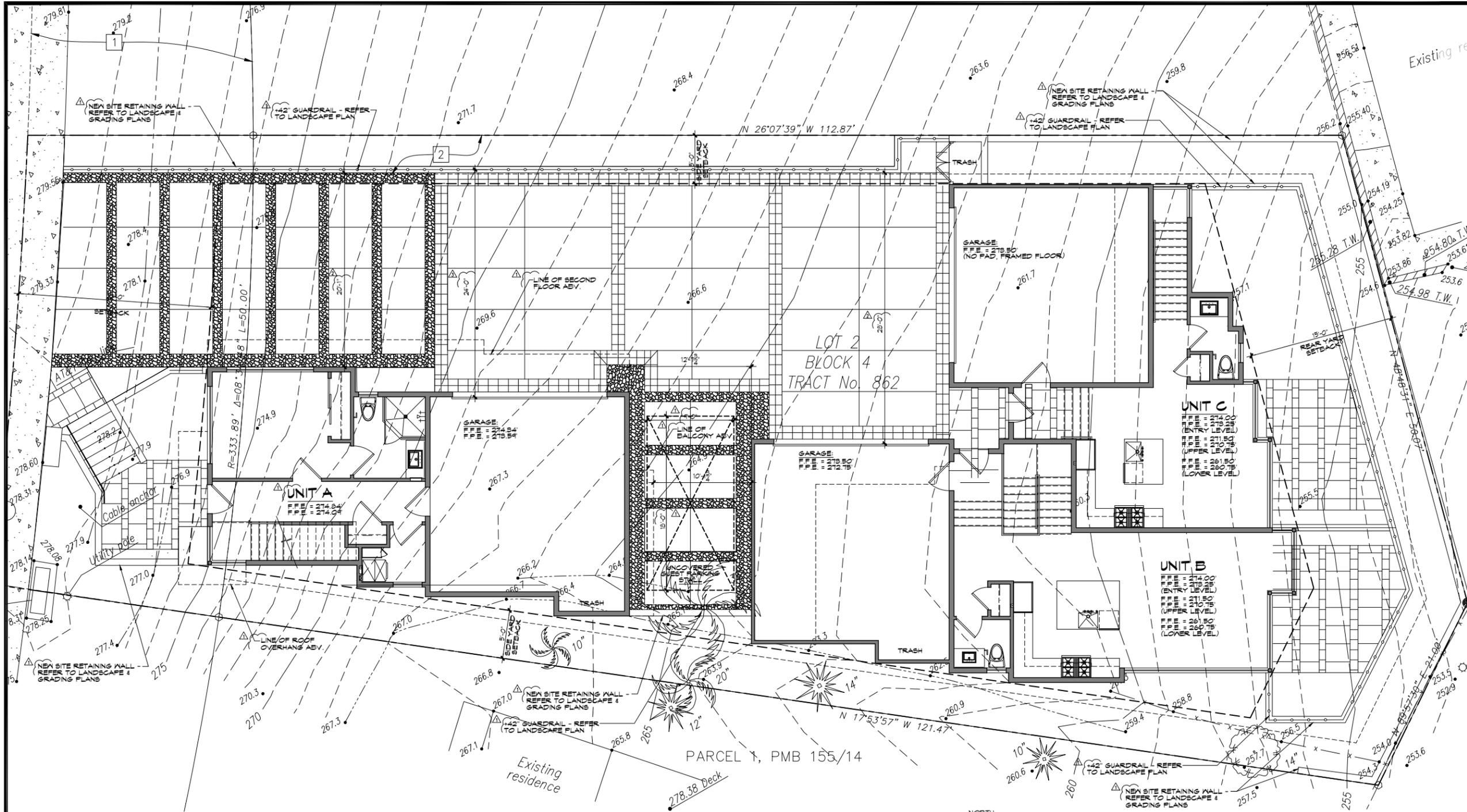
# Selva Triplex | Public vs Private Space Exhibit

Dana Point, CA | Studio 6 Architects | 11-23-20



MILESTONES / REVISIONS

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



**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 3 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, CURBS AND GUTTER, AND ALLEY / STREET PAVEMENT SHALL 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 3 STORIES (36 FEET) HIGH. (CAL/OSHA CCR TITLE 8 DIV. 1, CHAPTER 9.2, SUBCHAPTER 2, SECTION 241)
- 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.
- 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 FLAGGED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM (IF ANY).

**DEMOLITION NOTES:**

- SITE IS TO BE FENCED.
- ALL DEBRIS SHALL BE NET 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.

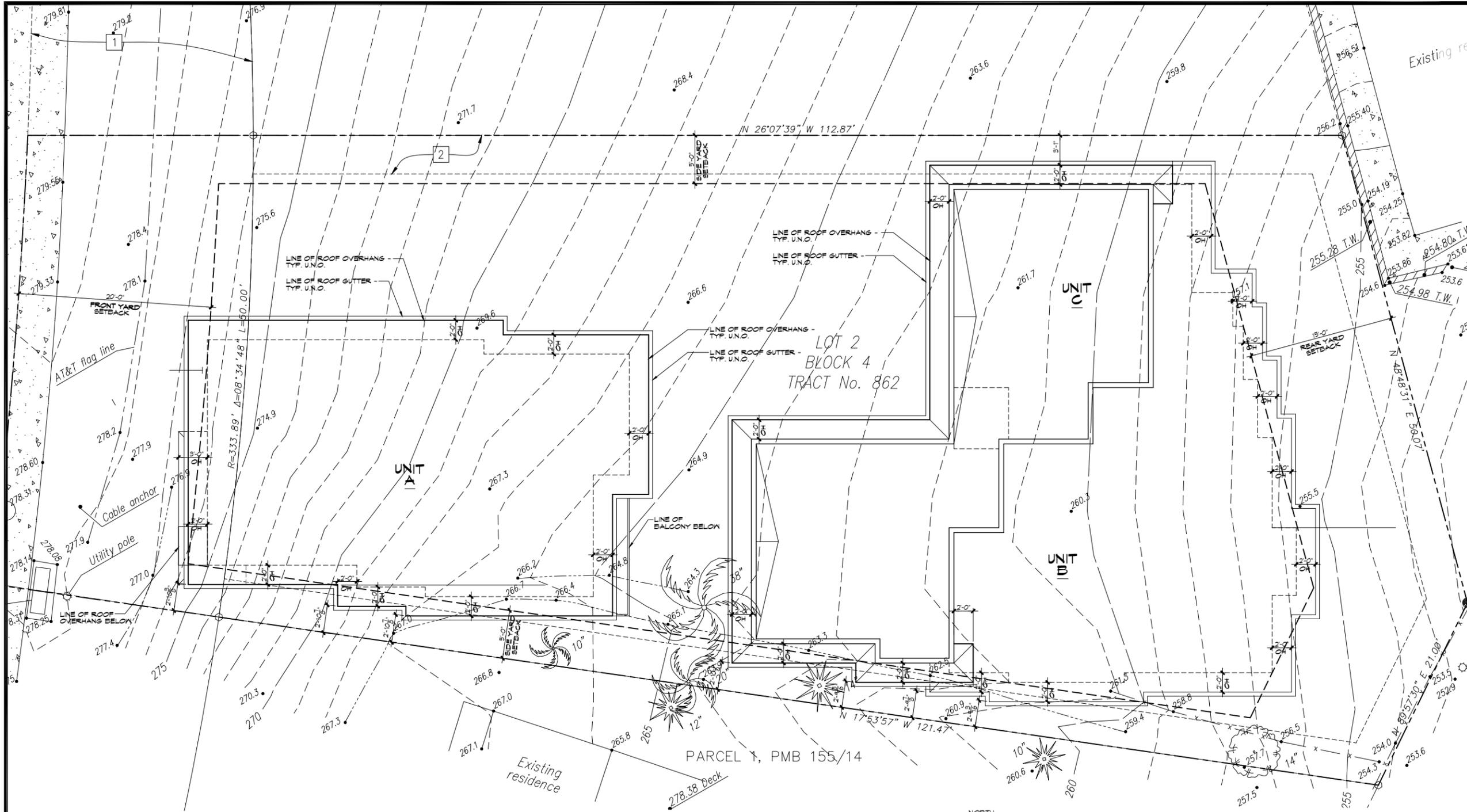
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION & DEMOLITION WASTE DISPOSED IN LANDFILLS, WHICH DO NOT EXCEED 8.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

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



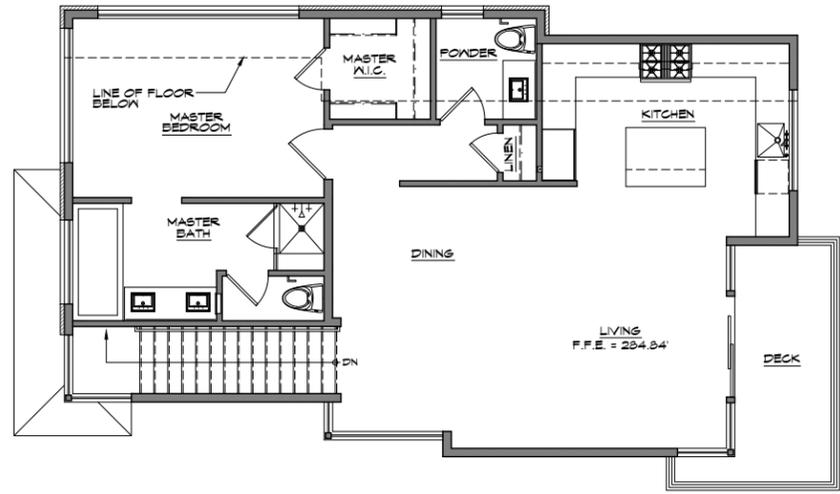
MILESTONES / REVISIONS

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.



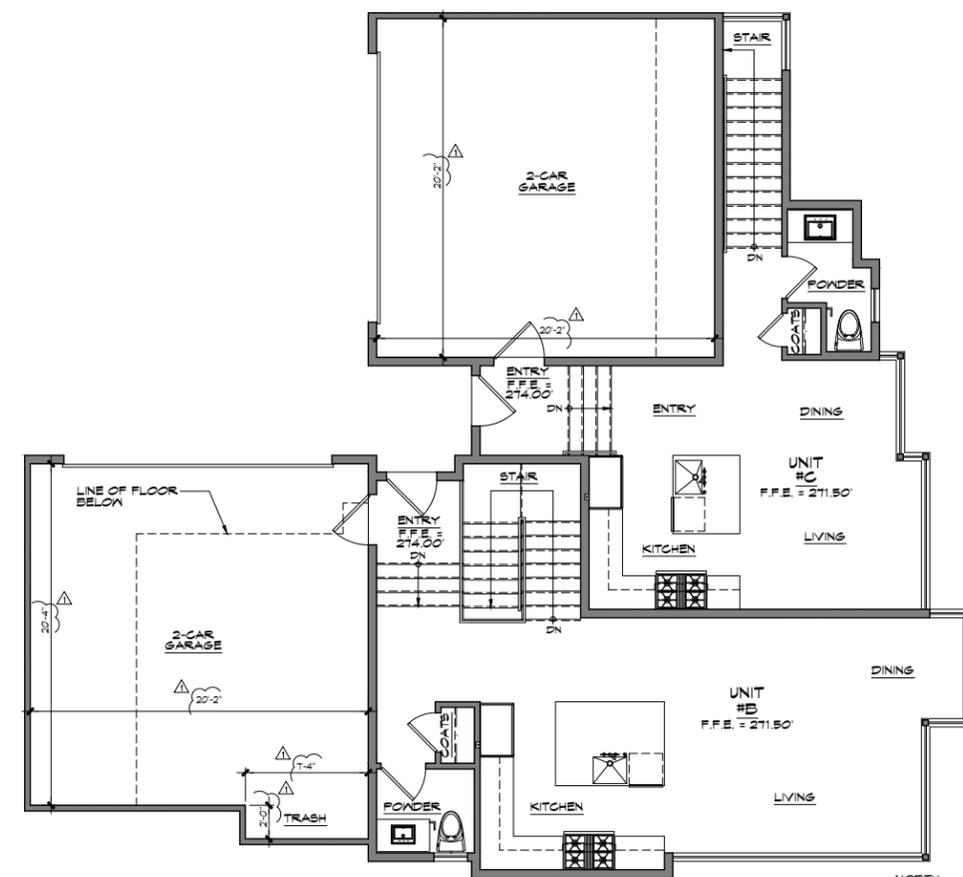
**ARCHITECTURAL SITE PLAN W/ ROOF OVERHANGS**  
SCALE: 1/4" = 1'-0"





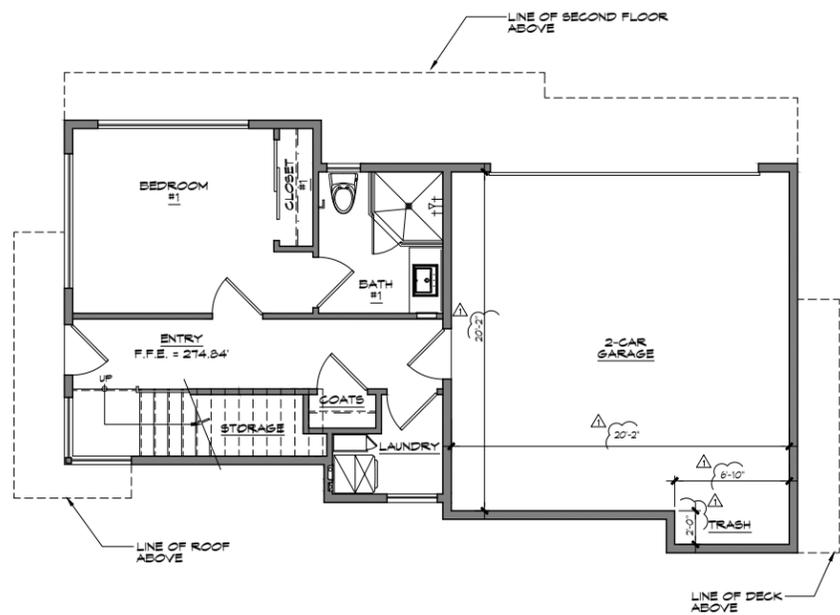
UNIT A - SECOND FLOOR PLAN

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



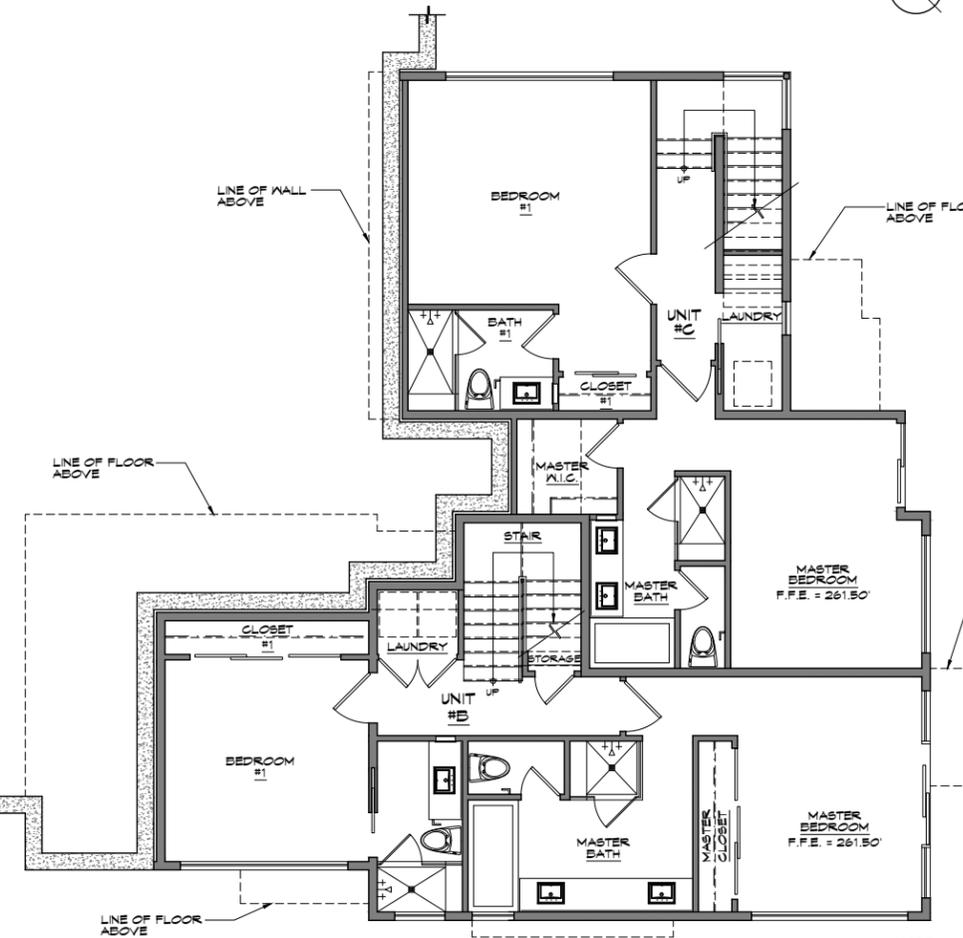
UNIT B & C - FIRST FLOOR PLAN

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



UNIT A - FIRST FLOOR PLAN

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



UNIT B & C - BASEMENT FLOOR PLAN

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



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

PROJECT NUMBER:  
**2019016**

MILESTONES / REVISIONS

NO.	DATE	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:  
**UNITS A, B & C  
FLOOR PLANS**

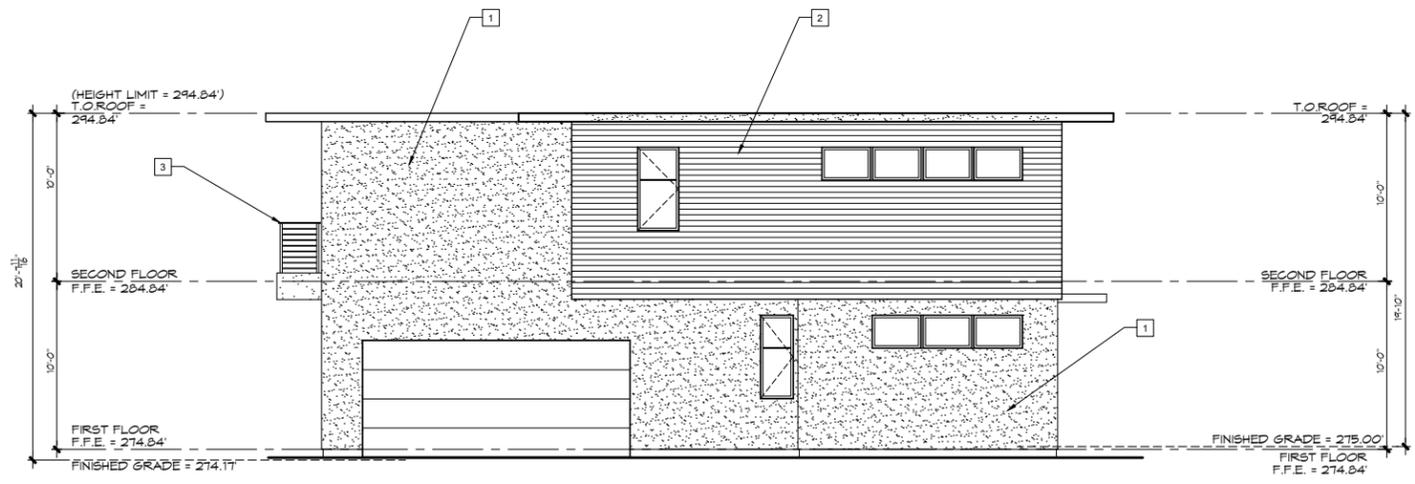
SHEET NUMBER:

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



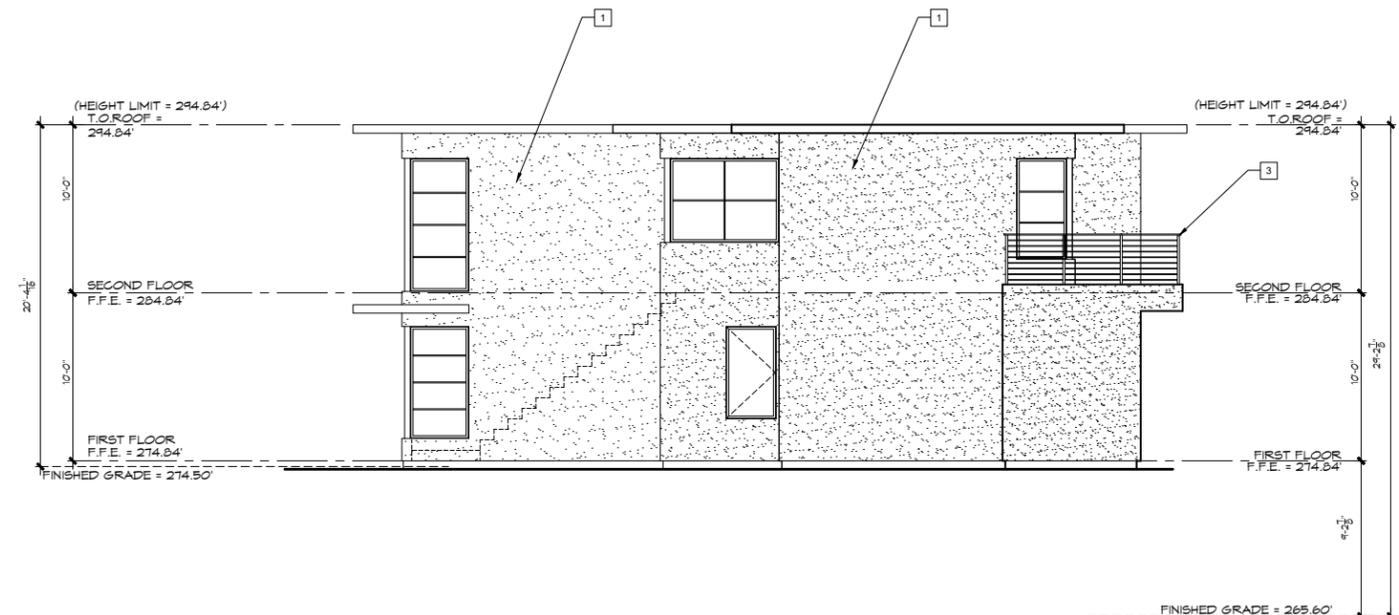
**ELEVATION KEYNOTES:**

- 1 STUCCO:  
MANUFACTURER: OMEGA  
SYSTEM: THREE COAT W/ CRACK  
ISOLATION  
TEXTURE: FINE SAND  
FINISH: PAINTED  
COLOR: 88 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



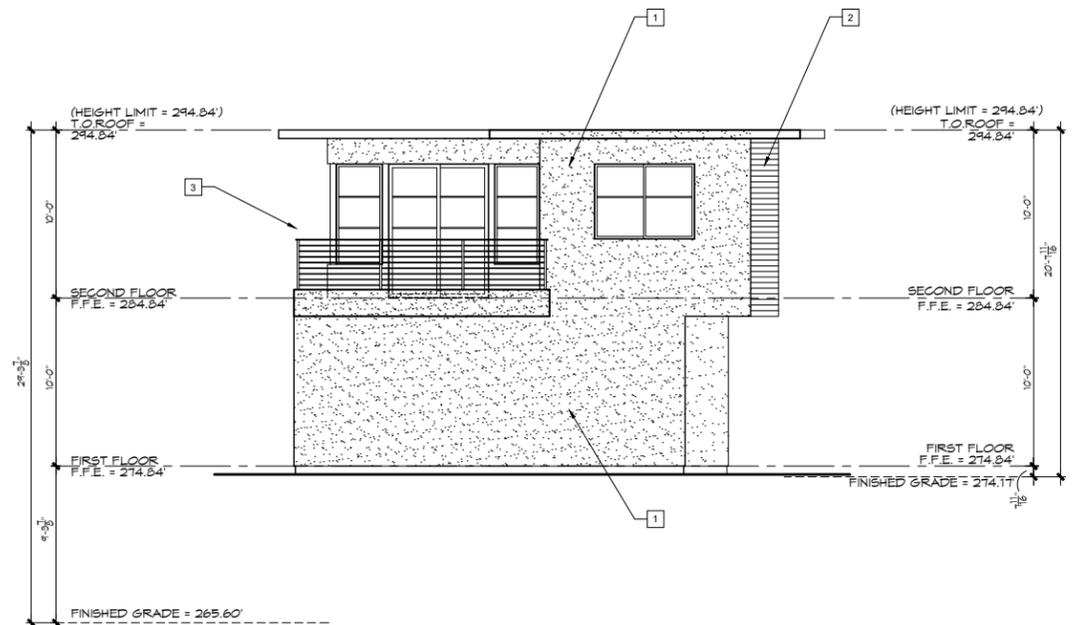
**NORTH ELEVATION**

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



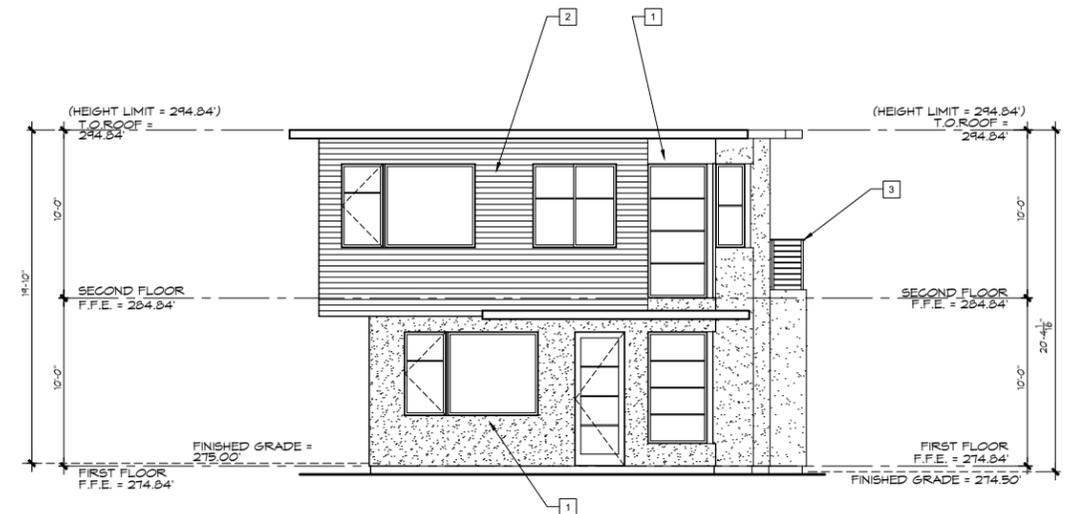
**SOUTH ELEVATION**

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



**EAST ELEVATION**

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

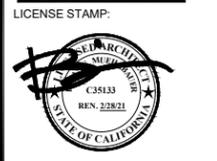


**WEST ELEVATION**

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

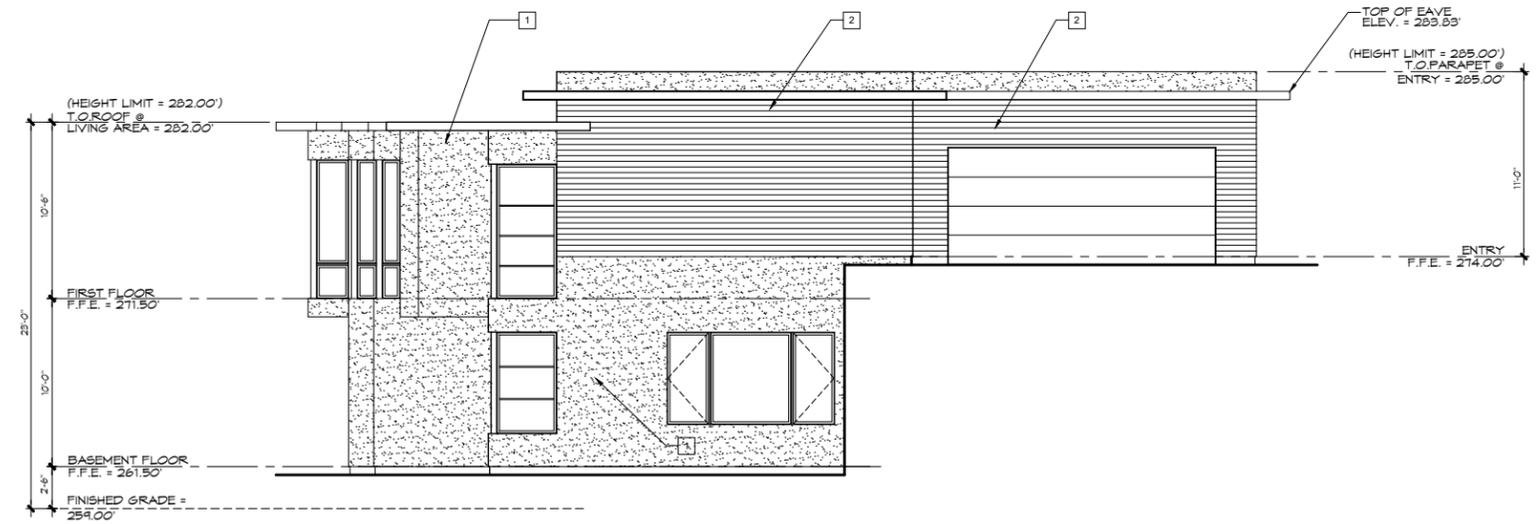
MILESTONES / REVISIONS

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.

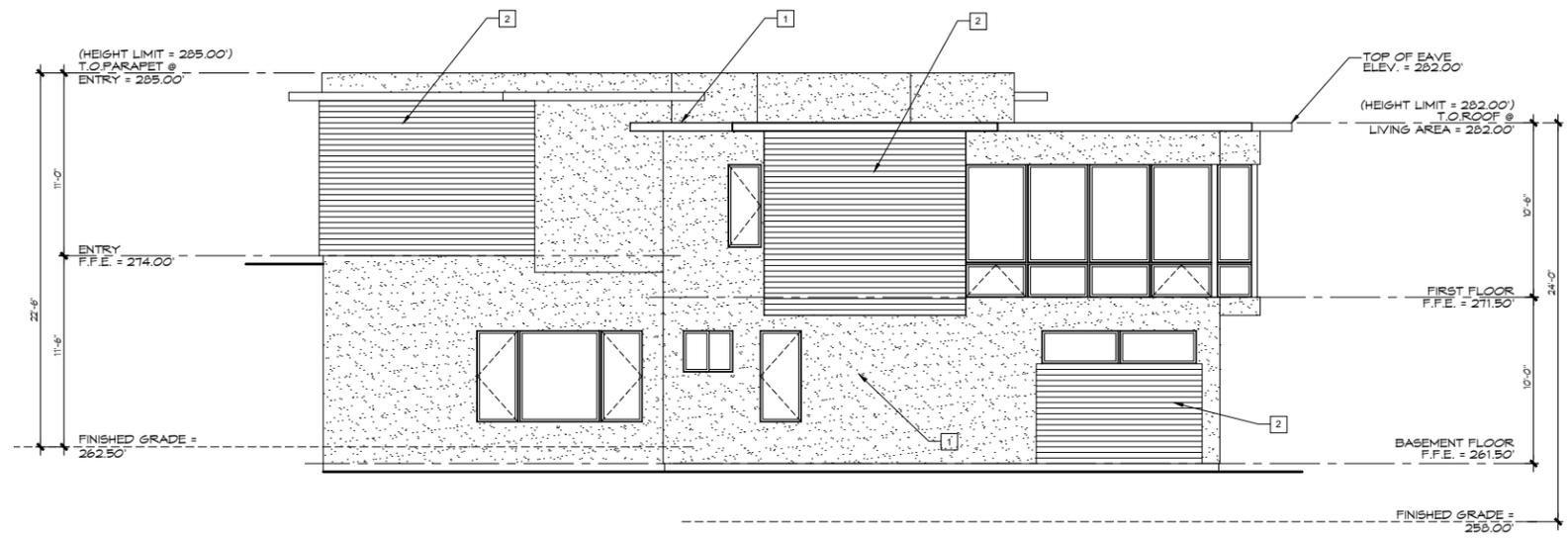


**ELEVATION KEYNOTES:**

- 1 STUCCO:  
MANUFACTURER: OMEGA  
SYSTEM: THREE COAT W/ CRACK ISOLATION  
TEXTURE: FINE SAND  
FINISH: PAINTED  
COLOR: 55 CLOUD GREY  
COMPLIANCE REPORT: ICC-ES ESR 1194
- 2 WOOD SIDING:  
PRODUCT: WESTERN RED CEDAR SIDING  
GRADE: CLEAR HEART  
TEXTURE: KILN-DRIED  
PROFILE: SMOOTH  
JOINT: CHANNEL SIDING  
SIZE: 1/8" GAP  
FINISH: SEALED



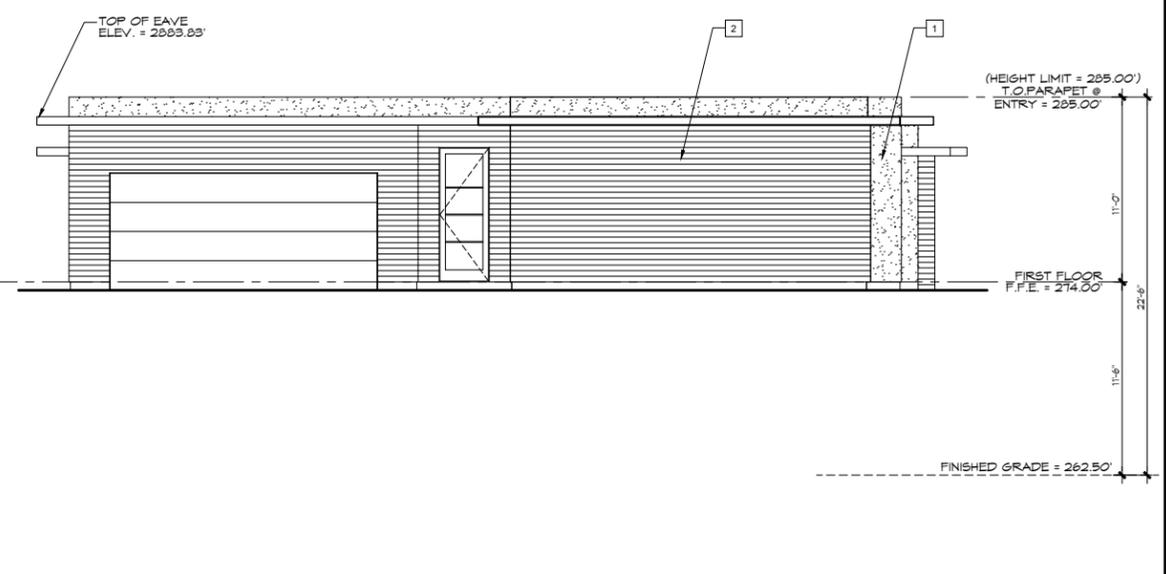
**NORTH ELEVATION**



**SOUTH ELEVATION**

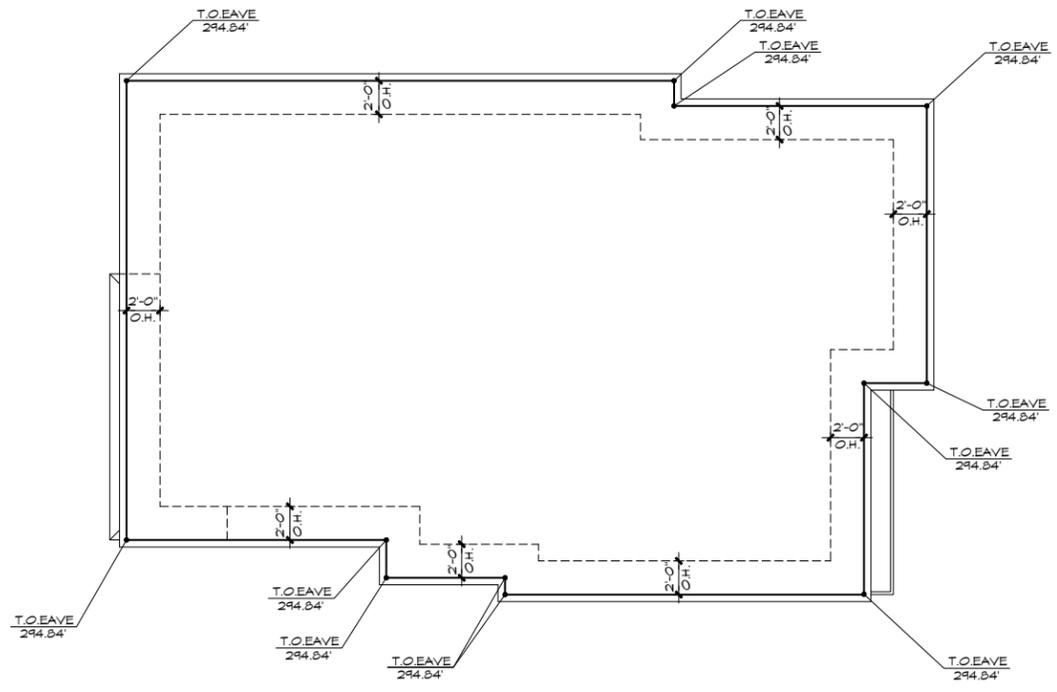


**EAST ELEVATION**



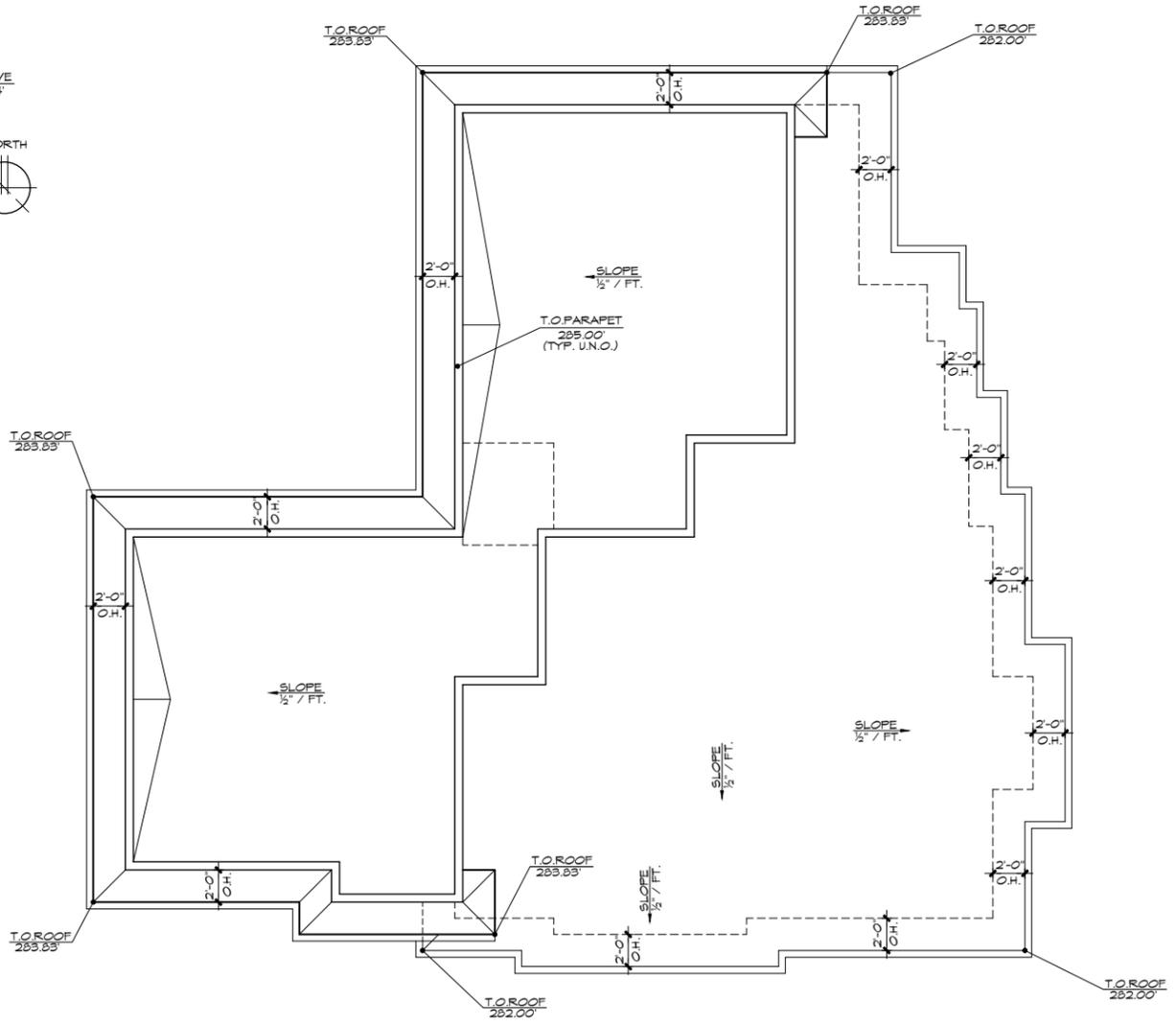
**WEST ELEVATION**





ROOF PLAN - UNIT A

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



ROOF PLAN - UNIT B & C

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



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

PROJECT NUMBER:  
**2019016**

MILESTONES / REVISIONS

NO.	DATE	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:  
ROOF PLAN  
UNIT A, B & C

SHEET NUMBER:

**A-5**



