

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

DATE: NOVEMBER 22, 2021

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT
DANNY GIOMETTI, SENIOR PLANNER

SUBJECT: TENTATIVE PARCEL MAP TPM20-0004 & CONDITIONAL USE PERMIT
CUP21-0012

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Tentative Parcel Map TPM20-0004 and Conditional Use Permit CUP21-0012.

APPLICANT: Adam Tancredi

PROPERTY OWNERS: Loughcal Property, LLC

REQUEST: Approval of a Tentative Parcel Map and a Conditional Use Permit located at 26371 Via Canon A & B (Parcel 1) and 26373 Via Canon A & B (Parcel 2) to convert four units, currently under construction, into individual condominiums. In 2015, entitlements were approved for the subdivision of 26371 Via Canon into two parcels and the construction of two, detached, residential duplexes on each of the new parcels located at 26371 and 26373 Via Canon.

LOCATION: 26371 and 26373 Via Canon (APN: 123-141-28.1 & 28.2)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius on November 12, 2021, published within a newspaper of general circulation on November 12, 2021, and posted on November 12, 2021, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, Dana Point Library, as well as on the City of Dana Point website.

ENVIRONMENTAL: The proposed project qualifies for Class 1 and Class 15 (Sections 15301 and 15315) exemptions pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the division of two (2) duplex dwellings into common-interest ownership where no

physical changes occur which are not otherwise exempt.

ISSUES:

- Project consistency with the Dana Point General Plan and the Dana Point Zoning Code (DPZC).
- Project satisfaction of all findings required pursuant to the DPZC for approval of a Tentative Parcel Map and a Conditional Use Permit.
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The properties at 26371 (Parcel 1) and 26373 (Parcel 2) Via Canon are bordering lots zoned Residential Duplex (RD 14), located just south of the Interstate 5 freeway offramp at PCH within the Capistrano Beach community of Dana Point (Supporting Document 1 – Vicinity Map). Prior to 2015, the site was one, previously undeveloped 26,364 square foot parcel of land. In 2015, an application was approved for a Tentative Parcel Map (TPM14-0001) and a Site Development Permit (SDP14-0010) to allow the subdivision of the parcel into two conforming building sites, in conjunction with the construction of two detached residential duplexes on each of the new parcels. (Supporting Document 2 – Tentative Parcel Map).

Soon after approval of the abovementioned entitlements, the applicant secured building and engineering permits and began construction of the two, detached duplex structures on Parcels 1 and 2. Each detached unit is two stories and contains three bedrooms and provides compliant parking for two vehicles in a garage. Additionally, there are three uncovered parking stalls provided on site for the shared use of the homeowners (Supporting Document 3 – Site Plan). When the project was originally approved, the applicant sought to defer the individual ownership (condominiums) of the four residential units and so no subdivision of airspace was originally proposed. In 2020, the applicant submitted the subject Tentative Parcel Map and Conditional Use Permit application to convert the combined four (4) units from apartments into individual condominiums.

DISCUSSION:

The applicant proposes to process the subject Tentative Parcel Map and Conditional Use Permit to convert the four (4) detached dwelling units into condominiums allowing each unit to be sold separately. Since development on the site has already been approved and construction activities are underway on both parcels, both a Tentative Parcel Map and a Conditional Use Permit in accordance with Section 9.09.040(b)(3) of the Dana Point Zoning Code (DPZC) must be processed to allow the units to be converted to condominiums.

TENTATIVE PARCEL MAP

A Tentative Parcel Map is requested to allow the four dwelling units previously approved by the City to be subdivided allowing individual ownership of the units. A preliminary condominium plan has been provided by the applicant illustrating that the “air-space” will be divided into four separate areas ranging in size for each unit. Each of the “air-space” areas includes one of the dwelling units, their private decks, attached garages, and the surrounding yard area. Maintenance of each defined “air-space” will be the responsibility of the unit’s owner and shall include all improvements. The condominium plan also identifies a 12-foot-wide driveway with two open parking stalls on Parcel 1 and a 20-foot-wide driveway with one open parking stall on Parcel 2 as common areas which are provided for the sole use and responsibility of the homeowners, collectively (Supporting Document 4 – Preliminary Condominium Map No. 2020-XX).

Additionally, the project has been conditioned to require the applicant to submit a draft of the Covenants, Conditions and Restrictions (CC&R’s) which includes specifics relating to the maintenance standards and responsibilities as well as architectural guidelines. As is customary, the CC&R’s will be reviewed by City Staff and the City Attorney to ensure compliance with both the conditions of approval, and the requirements of the Subdivision Map Act and the City’s Subdivision Ordinance.

Section 7.05.060 of the Dana Point Subdivision Code establishes findings required to approve a subdivision. These findings relate to consistency with the General Plan and Zoning Code, adequacy of the site to accommodate the development and density, potential environmental impacts, and that there are adequate utilities and improvements proposed to serve the subdivision. Overall, the tentative parcel map meets the requirements of the City’s Subdivision Ordinance and is consistent with the property’s General Plan and Zoning designations. The site is suitable for the proposed type and density of development, and Staff believes the proposed findings supporting approval of the TPM can be made.

Section 7.05.060 of the Dana Point Municipal Code identifies the following findings to approve a subdivision of land, requiring:

1. That the proposed map is consistent with the City’s General Plan; and
2. That the design and improvement of the proposed subdivision is consistent with the City’s General Plan; and
3. That the site is physically suitable for the proposed type of development; and
4. That the requirements of the California Environmental Quality Act have been satisfied; and

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

CONDITIONAL USE PERMIT

Pursuant to Section 9.09.040(b)(3) of the DPZC, conversion of dwelling units into a condominium project also requires the review and approval of a CUP. Condominium conversions are required to comply with the applicable development standards of the zoning district in which they are located. In the case of the subject site, the structures were designed in compliance with all development standards of the RD 14 Zoning District when it was approved in 2015.

Condominiums are also required to provide high quality urban design through architectural enhancement, landscape improvements, and construction. These items were reviewed and approved under the original entitlements in 2015 by the Planning Commission. Condominium conversions must also provide improved privacy between units, and individual metering systems for each unit, and trash collection. Since the development is

currently under construction and the owner anticipated the conversion of the dwelling units for individual ownership, these requirements have been included in the approved construction documents. A landscape plan was also reviewed and approved by the City, and landscaping will be installed towards the end of construction activities on the site.

Section 9.65.060(b) of the Dana Point Municipal Code identifies the following findings to approve a Conditional Use Permit, requiring:

1. That the proposed project is consistent with the Dana Point General Plan; and
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures; and
3. That the proposed site is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping, and other land use development features prescribed in the City's Zoning Code and required by the Director of Community Development to integrate the use with existing and planned uses in the vicinity.

CORRESPONDENCE:

To date, no correspondence has been received concerning the subject project.

CONCLUSION:

Based on the above analysis, as well as the projects consistency with the City's General Plan, and Zoning and Subdivision Ordinances, Staff determines that required findings supporting the project can be made. Accordingly, Staff recommends that the Planning Commission adopt the attached Draft Resolution approving TPM20-0004 and CUP21-0012.



Danny Giometti
Senior Planner



Brenda Wisneski
Director of Community Development

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 21-11-22-XX

Supporting Documents

2. Vicinity Map
3. Tentative Parcel Map
4. Site Plan
5. Preliminary Condominium Map No. 2020-XX

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-11-22-XX

RESOLUTION NO. 21-11-22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP TPM20-0004 AND CONDITIONAL USE PERMIT CUP21-0012 TO CONVERT FOUR UNITS, CURRENTLY UNDER CONSTRUCTION, INTO INDIVIDUAL CONDOMINIUMS LOCATED AT 26371 VIA CANON A&B (PARCEL 1) AND 26373 VIA CANON A&B (PARCEL 2).

Applicant: Adam Tancredi

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

WHEREAS the applicant filed a verified application for a Tentative Parcel Map and Conditional Use Permit to allow the conversion of four units (two duplex dwellings), currently under construction, into four individual condominiums located at 26371 (Parcel 1) and 26373 (Parcel 2) Via Canon (APN: 123-141-28.1 & 28.2); and

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

WHEREAS the Planning Commission did, on the 22nd day of November, 2021, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS the proposed project qualifies for Class 1 and Class 15 (Sections 15301 & 15315) exemptions pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the division of two (2) duplex dwellings into common-interest ownership where no physical changes occur which are not otherwise exempt; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to a Tentative Parcel Map TPM20-0004 and Conditional Use Permit CUP21-0012.

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 are incorporated herein.

Findings:

- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Tentative Parcel Map TPM20-0004, subject to conditions
- 1) That the proposed map is consistent with the City's General

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Plan in that it satisfies the intent of the Land Use Element Goal 1 pertaining to balanced development for the City, which states, *"Achieve a desirable mixture of land uses to meet the residential, commercial, industrial, recreational, open space, cultural and public service needs of the City residents."*

- 2) That the design and improvement of the proposed subdivision is consistent with the City's General Plan in that the proposed density and design conforms to the applicable City standards and policies related to residential development for the General Plan Land Use Designation "Residential 14 DU/AC," and the proposed subdivision will provide for individual responsibility of the four individual "air space" areas of the property as defined on the preliminary condominium plan.
- 3) That the site is physically suitable for the proposed type of development in that both Parcel 1 and Parcel 2 are of a reasonable shape, size, and topography to accommodate a residential condominium subdivision for the four units now being developed on the two sites.
- 4) That the requirements of the California Environmental Quality Act have been satisfied in that project qualifies for Class 1 and Class 15 (Sections 15301 & 15315) exemptions pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves division of two (2) duplex dwellings into common-interest ownership where no physical changes occur which are not otherwise exempt.
- 5) That the site is physically suitable for the proposed density of development in that required development standards have already been met through the approval Tentative Parcel Map (TPM14-0001) and a Site Development Permit (SDP14-0010) and that Parcel 1 and Parcel 2 are each large enough to accommodate the proposed density and land area requirements for the four (4) units being developed on Parcel 1 and Parcel 2.
- 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

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habitat in that the subdivision is located within an urbanized area and proposed on two parcels which are currently under construction and do not contain any 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 condominium subdivision will only enable individual ownership of the four (4) units previously approved and will not result in further construction activities on the parcels that have not already been considered as part of the current site development.
- 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 easement issues were previously reviewed during review of the original construction entitlements and there is no easement on Parcel 1 or Parcel 2 related to access through or use of the property.
- 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 previously approved two (2) duplex dwelling units which were designed and approved in conformance with the Residential Duplex RD 14 Zoning District.
- 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 have been collected prior to issuance of construction permits for the duplex dwelling units currently being developed at the two parcels or will be collected prior to issuance of a certificate of occupancy 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

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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 have been made available through the ongoing development of the four units previously approved for Parcel 1 and Parcel 2 and prior to the application request for the condominium conversion currently proposed.**

- C) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Conditional Use Permit CUP21-0012:
- 1) That the proposed project is consistent with the Dana Point General Plan **in that the project does not exceed the maximum intensity of development allowed within the surrounding zone.**
 - 2) That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that surrounding development was considered during the review of the two (2) duplexes currently being developed on Parcel 1 and Parcel 2 and the proposed condominium conversion will not negatively impact surrounding property and will enhance the neighborhood through the individual ownership of the dwelling units and the individual responsibility of the maintenance and appearance of the three "air space" areas defined through the preliminary condominium plan.**
 - 3) That the proposed site is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping, and other land use development features prescribed in the City's Zoning Code and required by the Director of Community Development in order to integrate the use with existing and planned uses in the vicinity **in that all proposed improvements related to Parcel 1 and Parcel 2 have been deemed adequate for the proposed site through previous entitlements and the proposed condominium subdivision will not change these improvements or result in the need for additional**

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improvements to integrate the three units with surrounding development.

Conditions:

A. General:

1. Approval of this application is to convert four units, currently under construction, into individual condominiums located at 26371 Via Canon A&B (Parcel 1) and 26373 Via Canon A&B (Parcel 2). 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 the Dana Point Zoning Code.
2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved and such work is not commenced with such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable, grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions and in accordance with the appropriate sections of the Dana Point Zoning and Subdivision Ordinances.
3. The application is approved for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plans, the Director may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

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5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

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.

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.

6. 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.
7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
8. The Final Condominium Map No. 2020-XX is subject to approval by the City Council. The Final Map must be in substantial compliance with Tentative Parcel Map TPM2014-134, as determined by the Director of Community Development and the Director of Public Works. If the Final Map is approved, the Map shall be recorded with the Office of the County Recorder.
9. The applicant shall be responsible for coordination with SDG&E, AT&T California, SCWD, Southern California Gas Company, and Cox

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Communication Services for the provision of all utility services.

10. The applicant shall obtain all applicable permits for the proposed improvements, including any that may be required from outside agencies.
11. Unless and until the tentative parcel map for the condominium conversion is recorded the applicant shall comply with the provisions of the 2020 CBC Chapter 11A Housing Accessibility (Sections 110A, 1102A & 1104A).

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

12. 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 TPM2014-134, as determined by the Director of Community Development, the Director of Public Works, and the City Engineer. Said map shall be prepared as required by the City of Dana Point Subdivision Code.
13. All taxes and fees shall be paid to the County of Orange and the County Treasurer-Tax Collector's Certificate shall be signed.
14. 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.
15. 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.
16. 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.
17. The Final Map shall clearly state that the subdivision is for condominium purposes.
18. Applicant shall provide to the City a copy of a current title report not

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less than six months old and any other survey documentation in relation to the subject subdivision.

19. The applicant shall submit a copy of the proposed CC&R's and Articles of Incorporation of the Owners' Association(s) for review and approval by the Directors of Public Works and Community Development, the City Engineer, and the City Attorney. The CC&R's shall be recorded with the Final Map and shall include:
 - a. A statement that prohibits amendment of the document without review and approval by the City Attorney, the Directors of Public Works and Community Development, and the City Engineer at any time prior to or preceding recordation of the Final Parcel Map.
 - b. A method to ensure resolution of any disputes regarding maintenance of any commonly held portions of the lot, any common walls, or disputes regarding the maintenance of the proposed structures shall be included in CC&R's.
 - c. A method to ensure proper maintenance of the common walls in the development, specifically the perimeter shoring walls and walls between units.
 - d. Reflect common access easements, and maintenance responsibility of all recreation areas, common walls, access ways, parking areas, landscaping and grounds by the parties common to the CC&R's.
 - e. An acceptable means for maintaining the easements within the subdivision and to distribute the cost of such maintenance in an equitable manner among the owners of the units within the subdivision.
 - f. If not included in the CC&R's, a copy of the proposed condominium plan shall be provided illustrating the way the airspace of the project is proposed for subdivision and illustrations of any commonly held portions of the site ensuring consistency between the definitions and descriptions contained in the proposed CC&R's.
 - g. Require a private drainage easement and maintenance agreement for all existing and proposed storm drain facilities and appurtenant structures. Said easement and agreements shall address existing drainage conditions, cross-lot drainage, and any easement documents.

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- h. Provisions which prohibit any obstructions within any fire protection access easement and shall also require approval of the Fire Chief for any modifications, such as speed bumps, control gates, or changes in parking plans within said easement.
 - i. Clearly assign maintenance responsibility of the Owners' Association(s) for landscaping, irrigation and other improvements installed on City property for the benefit of the Project.
 - j. Implement and maintain all structural and non-structural improvements and Best Management Practices (BMPs) indicated in the Final WQMP.
- 20. The applicant shall reimburse the City for staff time and City Attorney costs associated with the review of the CC&R's, easement, and maintenance agreement documents.
- 21. 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.
- 22. 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.
- 23. The applicant/owner shall submit the Condominium Map to the Public Works Department and Community Development Department for review and approval prior to recordation. Applicant/owner shall provide the City with the copy of the recorded Condominium Map.
- 24. 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.
- 25. Applicant/owner shall notify the City if the units on Parcel 1 and Parcel 2 are occupied prior to recordation of the Final Parcel Map and shall provide/demonstrate to the City that the following provisions will be or have been satisfied:
 - By certified mail or other verifiable means the property owner shall provide tenants a ninety (90) day preemptive right to purchase a unit or right of exclusive occupancy upon more favorable terms and conditions than those on which such unit or share will be

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initially offered to the public. Such right shall be in writing and shall be irrevocable for a period of ninety (90) days after the commencement of sales and notification of the tenant of such right.

- By certified mail or other verifiable means, the property owner shall provide, in writing, all tenants a minimum of one hundred and eighty (180) days advance notice of termination of their tenancy due to an approved conversion plan.
- All other applicable provisions of Section 66427.1 of the State Subdivision Map Act shall be observed if the duplex is occupied prior to recordation of the Final Parcel Map.

26. The applicant shall pay park in-lieu fees in accordance with the provisions of Chapter 7.36 of the City's Subdivision Ordinance.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric Nelson, Chairman
Planning Commission

ATTEST:

Brenda Wisneski, Director
Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map

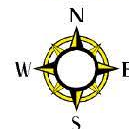


City of Dana Point
TPM20-0004 & CUP21-0012
Danny Giometti, Senior Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

VICINITY MAP



Project: TPM20-0004 & CUP21-0012
Applicant: TANCO Development
Location: 26371 and 26373 Via Canon



SUPPORTING DOCUMENT 3: Tentative Parcel Map

DUPLICATE

392 45

SHEET 1 OF 2 SHEETS
AREA: 36,338 SF
NO. OF PARCELS: 2 NUMBERED
BEING ALL OF TENTATIVE PARCEL MAP
NO. 2014-134
DATE OF SURVEY MAY 26, 2016

PARCEL MAP NO. 2014-134

IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOT 32 AND A PORTION OF LOT 16 IN BLOCK 21 OF TRACT NO. 735, AS SHOWN ON MAP RECORDED IN BOOK 22, PAGES 21 THROUGH 28 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER.
PAUL C. BERGER, R.C.E. 20239 MAY 26, 2016

ACCEPTED AND FILED AT THE REQUEST OF
LAWYERS TITLE COMPANY
DATE November 21, 2017
TIME 11:56 am FEE \$ 8.00
INSTRUMENT NO. 10170455339
BOOK 392 PAGE 15-16 P/M
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY Angel Lindero
DEPUTY

SUBDIVIDER'S CERTIFICATE:
I, THE UNDERSIGNED, BEING THE SUBDIVIDER OF THE LAND COVERED BY THIS MAP, THE RECORD OWNER, OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNER'S CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
LOUGHAL PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
Deery Lougchal
DEERY LOUGHAL, PRESIDENT/OWNER
LOUGHAL PROPERTY, LLC

ENGINEER'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DEERY LOUGHAL IN MAY 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITION ON OR BEFORE JANUARY 1, 2018, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.
Paul Berger
PAUL C. BERGER, RCE 20239
MY REGISTRATION EXPIRES SEPTEMBER 30, 2017

CITY ENGINEER'S STATEMENT:
I HEREBY STATE THAT I, MATTHEW V. SINACORI, CITY ENGINEER FOR THE CITY OF DANA POINT, STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION ORDINANCES HAVE BEEN COMPLIED WITH.
DATED THIS 24th DAY OF OCT, 2017
Matthew V. Sinacori BY: CITY ENGINEER
MATTHEW V. SINACORI, RCE 59239
CITY ENGINEER, CITY OF DANA POINT

CITY CLERK'S CERTIFICATE:
STATE OF CALIFORNIA)
COUNTY OF ORANGE)
I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE ~~CITY COUNCIL~~ CITY OF DANA POINT ~~AS A REGULAR MEETING THEREOF HELD ON THE~~ 30th DAY OF October, 2017 AND THAT THEREUPON SAID COUNCIL ~~DID BY A~~ DID ~~ORDER~~ ORDER ~~BEING PASSED AND ENTERED~~ BEING PASSED AND ENTERED APPROVED SAID MAP AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66439(a)(3)(A) OF THE SUBDIVISION MAP ACT.
DATED THIS 30th DAY OF October, 2017
Matthew Ward BY: DEPUTY CITY CLERK
CITY CLERK OF THE CITY OF DANA POINT

COUNTY SURVEYOR'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.
DATED THIS 15th DAY OF November, 2017
KEVIN R. HILLS, COUNTY SURVEYOR L.S. 6417
Kevin R. Hills BY: DEPUTY COUNTY SURVEYOR
L.S. 6417

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:
STATE OF CALIFORNIA)
COUNTY OF ORANGE)
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.
AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.
DATED THIS 31st DAY OF July, 2017
SHARI L. FROENKICH
COUNTY TREASURER-TAX COLLECTOR
BY Shari L. Froenkich
TREASURER-TAX COLLECTOR

EASEMENT HOLDERS:
SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY THE HOLDER OF EASEMENTS FOR POLE LINES RECORDED OCTOBER 1, 1928 IN BOOK 16R, PAGE 455, AND IN BOOK 203, PAGE 272 BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY.
THE FIRST BANK OF SANTA ANA, A CORPORATION, HOLDER OF A 4-FOOT WIDE EASEMENT FOR POLE LINES WITH CROSS ARMS FOR TRANSMISSION OF ELECTRICITY, AND FOR TELEPHONE LINES, OR TELEGRAPH AND WATER OR GAS MAINS AS RESERVED PER DEED RECORDED MAY 10, 1928 IN BOOK 78, PAGE 531 AND RECORDED FEBRUARY 10, 1930 IN BOOK 78, PAGE 458, BOTH OF OFFICIAL RECORDS.
PACIFIC TELEPHONE AND TELEGRAPH COMPANY THE HOLDER OF EASEMENTS FOR POLE LINES AND CONDUITS, POLE LINES AND CROSS ARMS RECORDED MAY 10, 1928 IN BOOK 78, PAGE 531, AND FEBRUARY 10, 1930 IN BOOK 78, PAGE 458, BOTH OF OFFICIAL RECORDS. RECORDED JUNE 14, 1951 IN BOOK 2201/PAGE 170 ALL OF OFFICIAL RECORDS OF ORANGE COUNTY. THIS DOCUMENT DOES NOT AFFECT THE PROPERTY MAPPED.

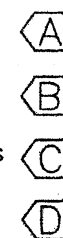
PARCEL MAP NO. 2014-134

IN THE CITY OF DANA POINT, COUNTY OF ORANGE,
STATE OF CALIFORNIA

PAUL C. BERGER R.C.E. 20239

MAY 26, 2016

EASEMENT NOTES:



4' POLE LINE EASEMENT IN FAVOR OF SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY PER BOOK 198, PAGE 455 O.R. SE'LY 4' OF LOT 16, NW'LY & SW'LY 4' LOT 32.
4' POLE LINE EASEMENT IN FAVOR OF SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY PER BOOK 203, PAGE 272 O.R. REAR 2' ALL LOTS IN TRACT 735
POLE LINES AND CROSS ARMS EASEMENT IN FAVOR OF THE FIRST NATIONAL BANK OF SANTA ANA AS RESERVED IN BOOK 78, PAGE 459 O.R. 4' REAR AND SIDELINES LOT 32, BLOCK 21
POLE LINES AND CROSS ARMS EASEMENT IN FAVOR OF THE FIRST NATIONAL BANK OF SANTA ANA AS RESERVED IN BOOK 78, PAGE 331 O.R. 4' REAR AND SIDELINES LOT 16, BLOCK 21
POLE LINES AND CROSS ARMS EASEMENT QUITCLAIMED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER BOOK 2201, PAGE 170 O.R. UNABLE TO DETERMINE FROM RECORD. THIS DOCUMENT DOES NOT AFFECT THE PROPERTY MAPPED

SCALE: 1" = 40'

SHEET 2 OF 2 SHEETS
AREA: 26,338 SF
NO. OF PARCELS: 2 NUMBERED
BEING ALL OF TENTATIVE PARCEL MAP
NO. 2014-134
DATE OF SURVEY MAY 26, 2016

MONUMENT NOTES:

- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC CAP SET FLUSH STAMPED RCE 20239
- INDICATES SET 2" IRON PIPE WITH PLASTIC CAP, OR LEAD & TACK SET FLUSH STAMPED RCE 20239
- ▲ INDICATES FD. OCS G.P.S. HORIZONTAL CONTROL STATION MONUMENT AS NOTED, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- MM MISCELLANEOUS MAPS
- PMB PARCEL MAP BOOK
- SFN SEARCHED FOUND NOTHING
- FD FOUND
- DN DOWN
- INT. INTERSECTION
- TTTT ACCESS RIGHTS RELEASED AND RELINQUISHED TO THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS R/W MAP NO. F 1690-1

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 4339 AND STATION NO. 4432 R1 BEING N 76° 34' 53" E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (OCS 83), ZONE VI, 1983 NAD (2007.00 EPOCH OCS GPS ADJUSTMENT)

| G.P.S. NUMBER | NORTHING(PT) | EASTING(PT) |
|---------------|--------------|-------------|
| 4339 | 2114149.14 | 6127616.10 |
| 4432 R1 | 2114559.53 | 6129336.27 |

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED
TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99995408
MEAN VALUE

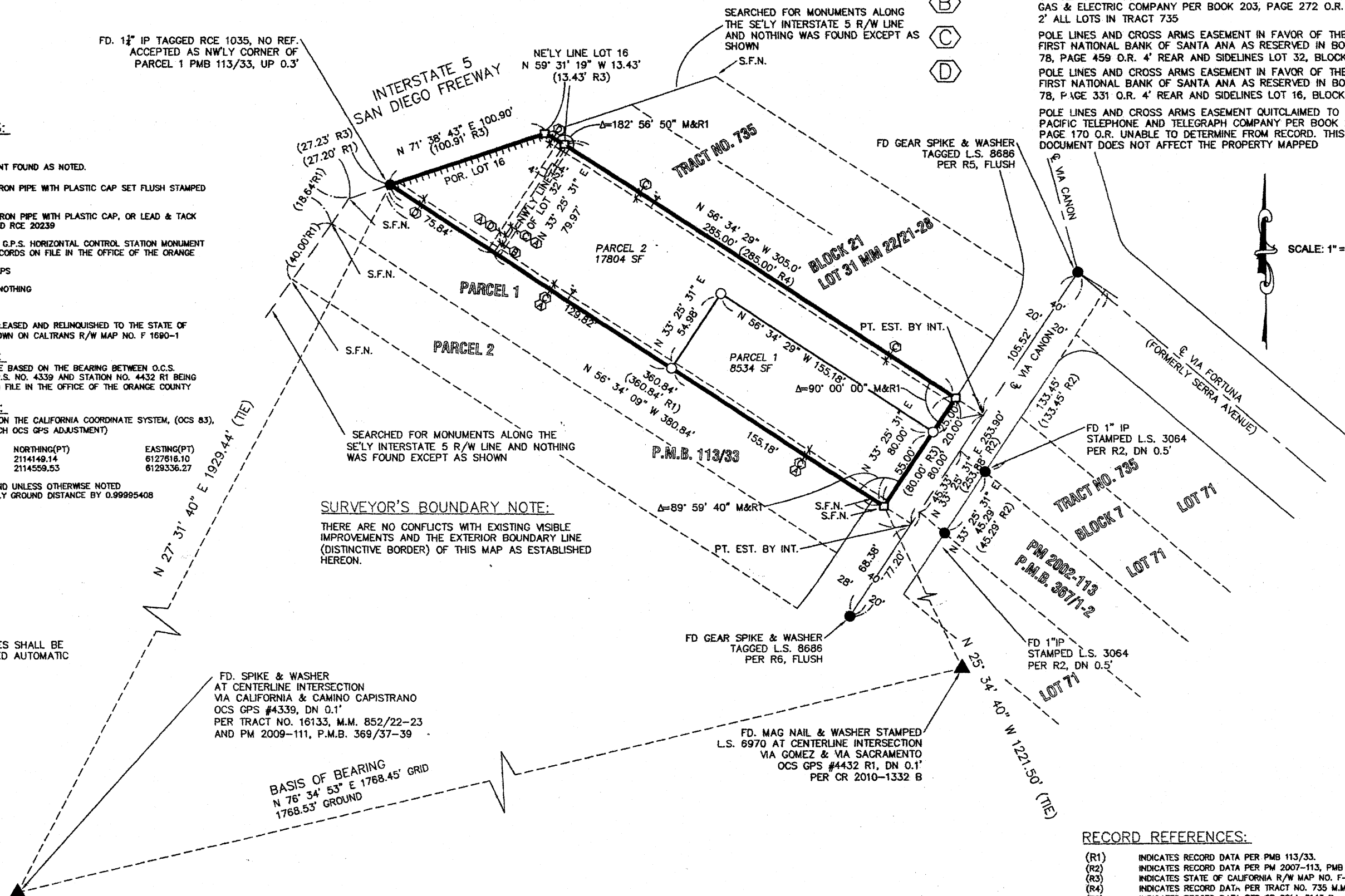
FIRE PROTECTION NOTE:
ALL RESIDENTIAL STRUCTURES SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

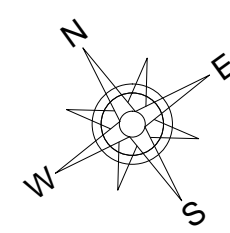
BASIS OF BEARING
N 76° 34' 53" E 1768.45' GRID
1768.53' GROUND

FD. SPIKE & WASHER
AT CENTERLINE INTERSECTION
VIA CALIFORNIA & CAMINO CAPISTRANO
OCS GPS #4339, DN 0.1'
PER TRACT NO. 16133, M.M. 852/22-23
AND PM 2009-111, P.M.B. 369/37-39

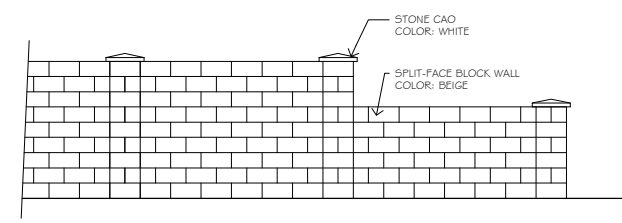


SUPPORTING DOCUMENT 4: Site Plan

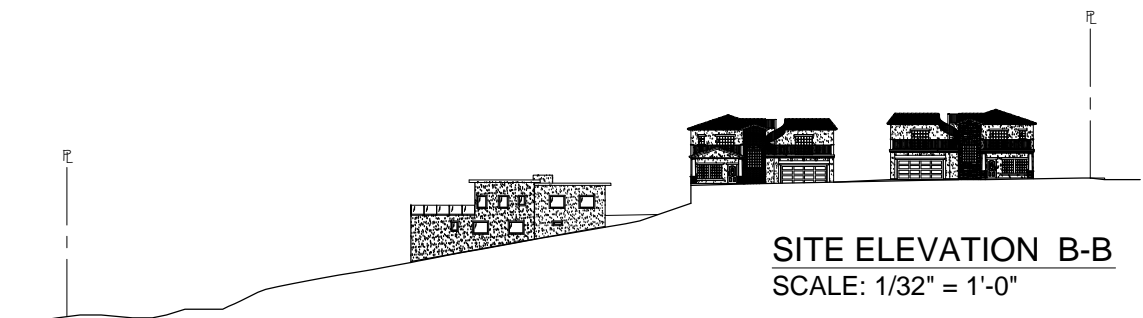
ATTACHMENT



SITE PLAN
SCALE: 1/16" = 1'-0"



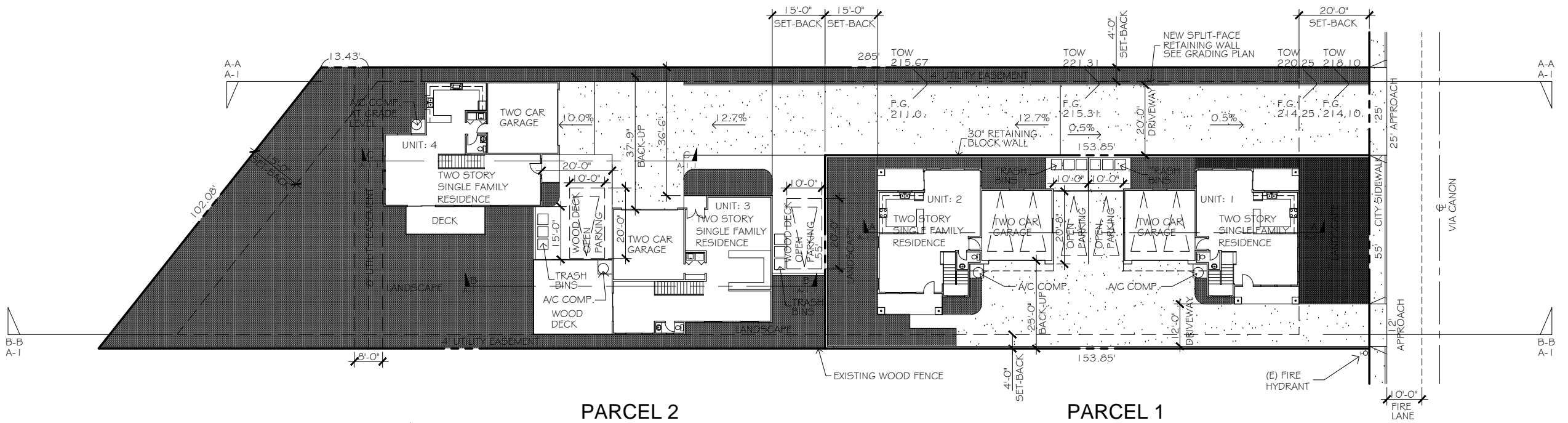
TYPICAL RETAINING WALL ELEVATION



SITE ELEVATION B-B
SCALE: 1/32" = 1'-0"



SITE ELEVATION A-A
SCALE: 1/32" = 1'-0"

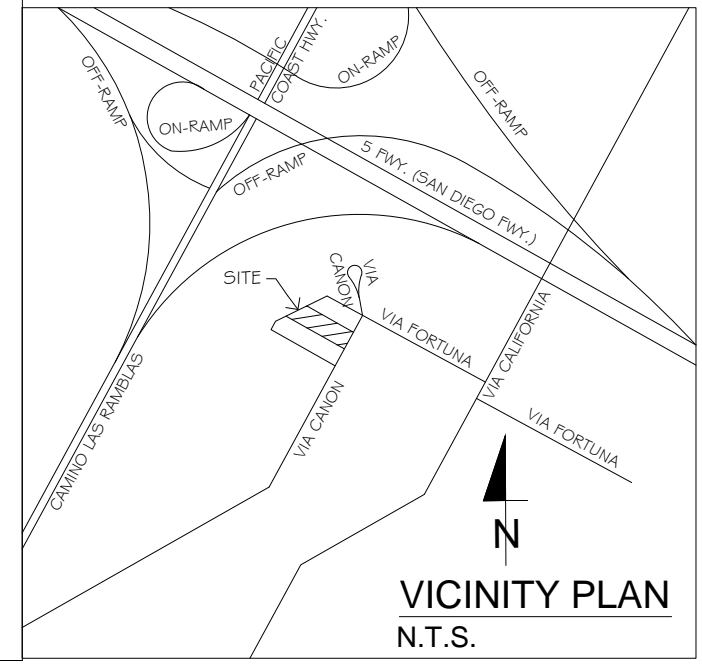


PARCEL 2 **PARCEL 1**

PLANS TO COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC), 2013 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC), 2013 EDITION OF THE CALIFORNIA ELECTRIC CODE (CEC) , 2010 EDITION OF THE CALIFORNIA ENERGY CODE (TITLE 24) AND THE 2013 EDITION OF THE CALIFORNIA GREEN CODE (CAL-GREEN).

SCOPE OF WORK:
TWO DETACHED TWO STORY WOOD FRAMED RESIDENTIAL DUPLEX. EACH UNIT TO HAVE THREE BEDROOMS AND THREE AND ONE HALF BATHS.
UNITS 1 AND 2 WITH A 218 S.F. ROOF DECK.
UNITS 3 AND 4 WITH DECKS OVER FIRST FLOOR.
UNITS 3 AND 4 ARE BUILT OVER SLOPES, REQUIRING RETENTION WALLS WITHIN THEIR DESIGN.

| TWO DETACHED RESIDENTIAL DUPLEX | |
|---|---|
| ZONING: RD-14 OCCUPANCY: R-3 CONSTRUCTION TYPE: VB | PROJECT ADDRESS: 26371 VIA CANON DANA POINT, CA. 92624 PARCEL 1: LOT AREA: 8462 S.F. AREA OF UNIT 1: FIRST FLOOR: 913 S.F. SECOND FLOOR: 1170 S.F. TOTAL LIVING AREA: 2083 S.F. FRONT PORCH: 110 S.F. REAR PATIO: 20 S.F. GARAGE: 427 S.F. AREA OF UNIT 2: FIRST FLOOR: 950 S.F. SECOND FLOOR: 1170 S.F. TOTAL LIVING AREA: 2120 S.F. FRONT PORCH: 55 S.F. REAR PATIO: 20 S.F. GARAGE: 427 S.F. PARCEL 2: LOT AREA: 17902 S.F. AREA OF UNIT 3: SECOND FLOOR: 1206 S.F. FIRST FLOOR: 883 S.F. TOTAL LIVING AREA: 2089 S.F. FRONT PORCH: 22 S.F. GARAGE: 417 S.F. AREA OF UNIT 4: SECOND FLOOR: 1115 S.F. FIRST FLOOR: 878 S.F. TOTAL LIVING AREA: 1993 S.F. FRONT PORCH: 40 S.F. GARAGE: 425 S.F. |
| OWNER: LOUGHCAL PROPERTY'S, LLC 4667 MACARTHUR BLVD SUITE 240 NEWPORT BEACH, CA 92660 PHONE: (714) 328-3600 | |
| DESIGNER: FERNANDO MIAGANY 9815 CARMENITA RD. UNIT D WHITTIER, CA. 90605 PHONE: (562) 479-1896 | |
| TOTAL LOT AREA: PARCEL 1 AREA: 8462 S.F. TOTAL BUILDING FOOTPRINT: 3098 S.F. LOT COVERAGE: 36.6% LANDSCAPE AREA: 2515 S.F. LANDSCAPE PERCENTAGE: 29.7% PARCEL 2 AREA: 17902 S.F. TOTAL BUILDING FOOTPRINT: 3818 S.F. LOT COVERAGE: 21.3% LANDSCAPE AREA: 7341 S.F. LANDSCAPE PERCENTAGE: 41.0% | |



VICINITY PLAN
N.T.S.

DRAWN BY:
FERNANDO MIAGANY
9815 CARMENITA RD. UNIT D
WHITTIER, CA 90605
PHONE: (562) 479-1896

INDEX:
A-9 FLOOR PLANS AND ROOF PLAN: UNIT 4
A-10 EAST AND WEST ELEVATIONS: UNIT 4
A-11 NORTH AND SOUTH ELEVATIONS: UNIT 3

INDEX:
A-1 SITE PLAN
A-1.1 DIMENSIONAL SITE PLAN, SECTIONS, AND DEVELOPMENT STANDARD MATRIX
A-2 FLOOR PLANS AND ROOF PLAN: UNIT 1
A-3 ELEVATIONS: UNIT 1
A-4 FLOOR PLANS AND ROOF PLAN: UNIT 2
A-5 ELEVATIONS: UNIT 2
A-6 FLOOR PLANS AND ROOF PLAN: UNIT 3
A-7 NORTH AND SOUTH ELEVATIONS: UNIT 3
A-8 EAST AND WEST ELEVATIONS: UNIT 3

| DATE: | 2/07/14 | 5/09/14 | 6/27/15 | | |
|-------|---------|---------|---------|--|--|
|-------|---------|---------|---------|--|--|

TWO DETACHED RESIDENTIAL DUPLEX
ADDRESS: 26371 VIA CANON
DANA POINT, CA 92624
OWNERS: LOUGHCAL PROPERTY'S, LLC
ADDRESS: 4667 MACARTHUR BLVD SUITE 240
NEWPORT BEACH, CA 92660
PHONE: (714) 328-3600
LEGAL: LOT 32 OF TRACT 735
APN: 123-141-28

PLANTING SPECIFICATIONS

- I. PREPARATION:
- A. Coordination: All irrigation work shall be completed and approved by the Owner's representative prior to starting planting work.
- B. Soil Test: contractor is to supply complete soil test, including pH, nutrients, texture, salinity, etc., as per Note II A-2 below.
- II. PLANTING:
- A. Soil Preparation:
- Cultivate all lawn and planting areas to a depth of 6 inches. Dispose of all debris and rocks over 3 inches in size.
 - Soil amendments and quantities shall be determined by soil analysis. The Contractor shall take 2 samples from 2 different areas 6 to 12 inches deep and submit these to a local agricultural soil testing laboratory, who shall test for nutrients, pH, soil texture, and salts. A copy of the test results and amendment recommendations shall be sent directly to the Owner's representative. For bidding purposes, the following shall be used: (quantities per 1000 s.f.)

4 c.y. soil amendment

150 lbs. soil conditioner

100 lbs. agricultural gypsum
 - Spread soil amendments evenly over all areas and till into top 4 inches of soil.
- B. Finish Grading:
- Grade all lawn and planting areas to smooth, uniform levels or slopes without abrupt changes of surface. Soil areas adjacent to buildings shall be graded to allow free flow of water to drainage devices.
 - Finish grade after adding soil amendment and settlement shall be one inch below curbs, headers, and paving in lawn areas, and two inches below in planting areas.
- C. Shrub and Tree Planting:
- Planting pits shall be as shown on detail. Backfill mix shall be determined by soil test per section A-2 above. For bidding purposes, the following mix shall be used:

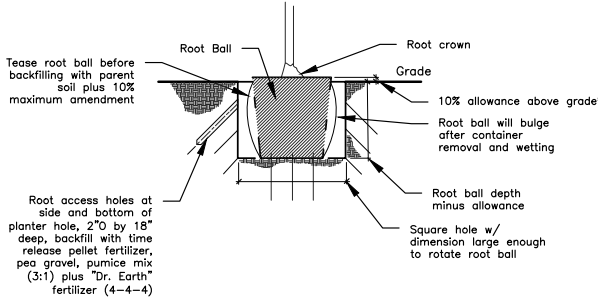
6 parts by volume rock-free on-site soil

4 parts by volume soil amendment
 - Plant tablets shall be installed in plant pits as shown on detail. Tablets shall be Gro-Power 7-gram tablets at the following rates:

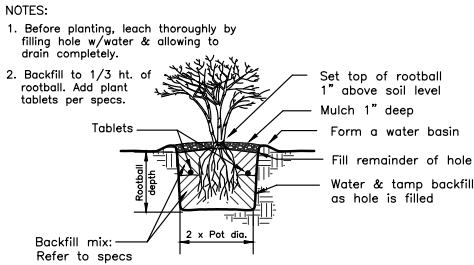
1-gallon plant = 2 tablets

5-gallon plant = 6 tablets

15-gallon plant = 12 tablets
 - Water each plant immediately after planting. Apply water in such a manner as to not disturb backfill and in such a quantity that all materials in hole are wet.
 - Trees shall be staked per detail. Remove all nursery stakes and ties.
 - Agaves and Succulents soil amendment to be mixed at a rate of 1/3 Whitney Farms Citrus, Palm & Cactus Mix (or equivalent product) to 2/3 native soil, or per manufacturers specs. Plant tablets to be added at 1/2 the rate of suggestion in step 2.
- D. Ground Cover Planting:
- Grade out earth berms around shrubs and trees before planting ground cover.
 - Spacing and varieties of ground covers shall be as shown on plan. Soil shall be firmly pressed around each plant and excess soil removed from the crown.
 - Each section of ground cover shall be thoroughly watered immediately after planting.
 - All ground cover areas shall be treated with a pre-emergent per mfr's instructions before final inspection. Weed all areas prior to application.
 - Spread mulch 2 inches deep in all planting areas.
- III. MISCELLANEOUS:
- A. Cleanup: Upon completion of all planting work and before final acceptance, Contractor shall remove all material and debris resulting from his work. Remove all tags, labels, nursery stakes, and ties from plants. All paved areas shall be swept clean and site left in a neat and acceptable condition as approved by Owner's representative.
- B. Guarantees: Contractor shall guarantee all plants, 15-gallon and larger for a period of one year. All other plants shall be guaranteed for a period of 90 days. Plants which die or lose more than 30% of their original leaves during this period shall be replaced by the Contractor. Replacements shall be made within 7 days of written notification to Contractor.
- C. Maintenance:
- Entire project shall be satisfactorily maintained for a period of sixty (60) days prior to final approval.
 - 30 days after planting, fertilize all lawn and ground cover areas with 16-6-8 commercial fertilizer at the rate of 6 lbs. per 1,000 s.f. (apply per mfr's instructions).



TREE PLANTING PIT NO SCALE

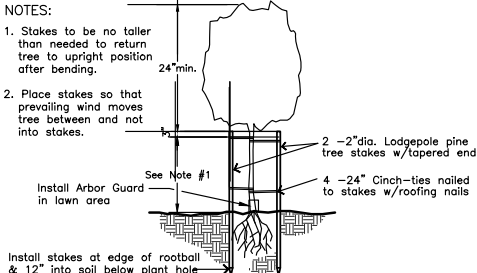


PLANTING HOLE DETAIL NO SCALE

TOTAL LANDSCAPE AREA

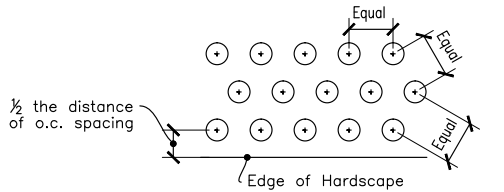
LOT 1
Total landscape area: 2515 sq ft.
Planted area shown: 993 sq. ft.
Landscape area by home owner: 1522 sq ft.

LOT 2
Total landscape area: 7341 SQ FT



TREE STAKING DETAIL NO SCALE

NOTE:
Spread 2" layer of mulch in ground cover areas.



GROUND COVER PLANTING NO SCALE

PLANT LIST/LEGEND

TREES:

| ALIAS | SCIENTIFIC NAME | COMMON NAME | QTY | SIZE | COMMENTS | WUCOLS | | |
|-------------|------------------------------------|---------------------|-----|---------|-------------|--------|---|---|
| | | | | | | L | M | H |
| Arb.mar. | Arbutus 'Marina' | Marina Arbutus Tree | 2 | 24" box | Multi-Trunk | x | | |
| Gre.rob. | Grevillea robusta | Silk oak | 3 | 15-gal. | Std. | x | | |
| Lep.RG.Tree | Leptospermum scoparium 'Ruby Glow' | Ruby Glow Tea Tree | 2 | 15-gal. | Std. | | x | |
| Lop.con. | Lophostemon confertus | Brisbane Box | 8 | 15-gal. | Std. | | x | |

SHRUBS

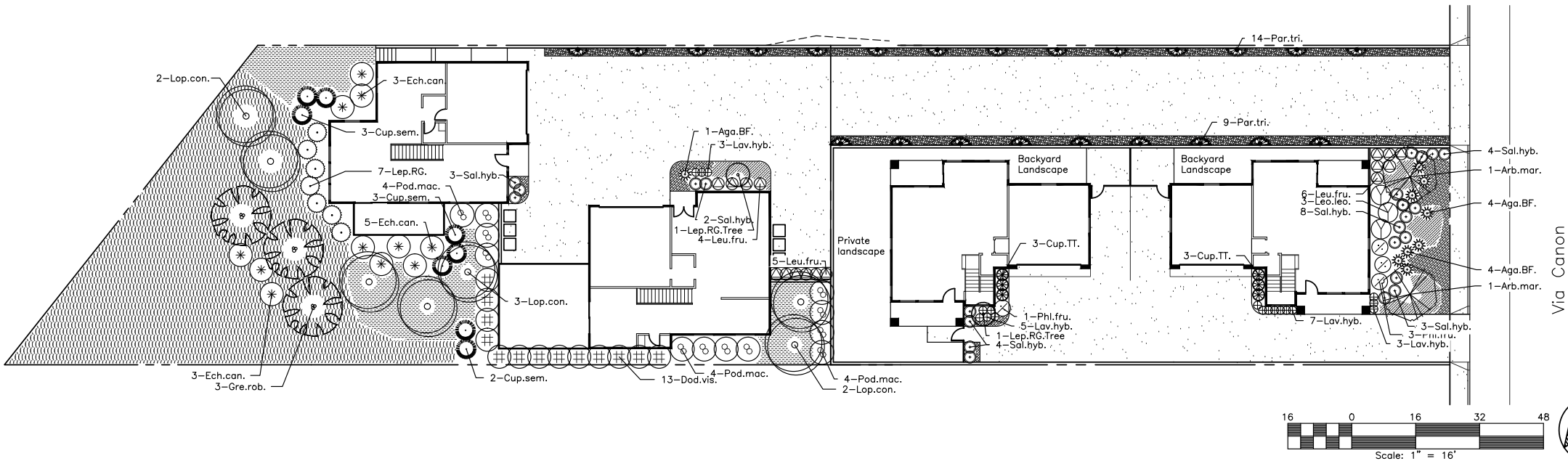
| ALIAS | SCIENTIFIC NAME | COMMON NAME | QTY | SIZE | COMMENTS | WUCOLS | | |
|----------|-------------------------------------|----------------------------|-----|---------|------------|--------|---|---|
| | | | | | | L | M | H |
| Aga.BF. | Agave 'Blue Flame' | Blue Flame Agave | 9 | 5-gal. | | x | | |
| Cup.sem. | Cupressus sempervirens | Italian cypress | 8 | 15-gal. | | x | | |
| Cup.TT. | Cupressus sempervirens 'Tiny Tower' | Tiny Tower Italian cypress | 6 | 5-gal. | | x | | |
| Dod.vis. | Dodonaea viscosa 'Purpurea' | Purple Hopseed Bush | 13 | 5-gal. | | x | | |
| Ech.can. | Echium candicans | Pride of Madeira | 11 | 5-gal. | | x | | |
| Lav.hyb. | Lavendula munstead | Munstead Lavender | 18 | 1-gal. | | x | | |
| Leo.leo. | Leonotis leonurus | Lion's Tail | 3 | 5-gal. | | x | | |
| Lep.RG. | Leptospermum scoparium 'Ruby Glow' | Ruby Glow Tea Tree | 7 | 5-gal. | Shrub form | | x | |
| Leu.fru. | Leucophyllum frutescens 'Compacta' | Compact Texas Ranger | 15 | 5-gal. | | x | | |
| Phl.fru. | Phlomis fruticosa | Jerusalem Sage | 4 | 5-gal. | | x | | |
| Pod.mac. | Podocarpus macrophyllus | Yew Pine | 8 | 15-gal. | | | x | |
| Sal.hyb. | Salvia greggii 'Furman's Red' | Furman's Red Autumn Sage | 24 | 5-gal. | | x | | |

VINES & ESPALIERS

| ALIAS | SCIENTIFIC NAME | COMMON NAME | QTY | SIZE | COMMENTS | WUCOLS | | |
|----------|-----------------------------|-------------|-----|--------|---------------|--------|---|---|
| | | | | | | L | M | H |
| Par.tri. | Parthenocissus tricuspidata | Boston ivy | 24 | 5-gal. | Train on wall | | x | |

GROUND COVERS:

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | WUCOLS | | |
|----------|------------------------------------|------------------------|-----------|------------------------|--------|---|---|
| | | | | | L | M | H |
| [Symbol] | Dymondia margaretae | Silver Carpet | Flats | Plant at 12" o.c. | x | | |
| [Symbol] | Carpobrotus chilensis | Ice Plant | Flats | Plant at 12" o.c. | x | | |
| [Symbol] | Lantana 'Spreading White' | White Lantana | Flats | White blooms | x | | |
| [Symbol] | Osteospermum fruticosum | Trailing African Daisy | Flats | Plant at 12" o.c. | x | | |
| [Symbol] | Gravel mulch over landscape fabric | Arizona Cobble | 1.5" - 3" | From Southwest Boulder | | | |



SHEET 1 OF 2 SHEETS
AREA: 26,338 SQFT
No. OF PARCELS: 4 NUMBERED
AND 2 COMMON AREA
BEING ALL OF PARCEL MAP
NO.2014-134
DATE OF SURVEY: FEB 20, 2020

CONDOMINIUM MAP NO. 2020-_____

VIA CANON DUPLEX AND RESIDENTIAL CONDOS - A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF PARCELS 1 AND 2, AS SHOWN ON MAP RECORDED IN BOOK
392, PAGES 45 THROUGH 46 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF
THE COUNTY RECORDER

FOR CONDOMINIUM PURPOSES

PLUMP ENGINEERING, INC

OCTOBER 2020

ACCEPTED AND FILED
AT THE REQUEST OF
ADAM TANCREDI

DATE: _____
TIME: _____ FEE: \$ _____
INSTRUMENT NO. _____
BOOK: _____ PAGE: _____

COUNTY CLERK-RECORDER
BY _____
(DEPUTY)

SUBDIVIDER'S CERTIFICATE:

I, THE UNDERSIGNED BEING THE SUBDIVIDER OF THE LAND COVERED BY THIS MAP, THE RECORD
OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO
THE PREPARATION AND RECORDECTION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

LOUGICAL PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

GERRY LOUGICAL, PRESIDENT/OWNER
LOUGICAL PROPERTY, LLC

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF
THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO
THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON _____, BEFORE ME _____, A NOTARY PUBLIC
PERSONALLY APPLIED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/ THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE

PRINTED NAME, NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS:

MY COMMISSION EXPIRES _____

COMMISSION # OF NOTARY _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT
THE REQUEST OF ADAM TANCREDI IN DECEMBER 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH A
POSITION ON OR BEFORE _____ AND THAT SAID MONUMENTS ARE SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Ethan Z. Remington
ETHAN Z. REMINGTON, L.S.# NO. 9220
MY REGISTRATION EXPIRES SEPTEMBER 30, 2021

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I _____, CITY ENGINEER FOR THE CITY OF DANA POINT
COUNTY, STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN
CONFORMANCE WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF, THAT ALL
PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISIONS ORDINANCES HAVE BEEN COMPLIED
WITH.

DATED THIS _____ DAY OF _____, 2020

CITY ENGINEER, CITY OF DANA POINT

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF DANA POINT AND
ALL APPLICABLE CITY MAP ACTS AND ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF
SECTION 66426(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2020

BY _____
CITY CLERK OF THE CITY OF DANA POINT

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL THE MAP PROVISIONS
OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED SAID MAP IS
TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2020

COUNTY SURVEYOR, PLS

EASEMENT HOLDERS:

SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY THE HOLDER OF EASEMENTS FOR POLE LINES,
RECORDED OCTOBER 1, 1928 IN BOOK 198, PAGE 453, AND IN BOOK 203, PAGE 272 BOTH OF
OFFICIAL RECORDS OF ORANGE COUNTY.

THE FIRST BANK OF SANTA ANA, A CORPORATION, HOLDER OF A 4-FOOT WIDE EASEMENT FOR POLE
LINES WITH CROSS ARMS FOR TRANSMISSION OF ELECTRICITY, AND FOR TELEPHONE LINES, OR
TELEGRAPH AND WATER OR GAS MAINS AS RESERVED PER DEED RECORDED MAY 10, 1929 IN BOOK 78,
PAGE 331 AND RECORDED FEBRUARY 10, 1930 IN BOOK 78, PAGE 456, BOTH OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY THE HOLDER OF EASEMENTS FOR POLE LINES AND
CONDUITS, RECORDED JUNE 14, 1951 IN BOOK 2201/PAGE 170 ALL OF OFFICIAL RECORDS OF ORANGE
COUNTY. THIS DOCUMENT DOES NOT AFFECT THE PROPERTY MAPPED.

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST
THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR
LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORD OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION
MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR
SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2020

BY _____
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

SHEET 2 OF 2 SHEETS
AREA: 26,338 SQFT
No. OF PARCELS: 4 NUMBERED
AND 2 COMMON AREA
BEING ALL OF PARCEL MAP
NO.2014-134
DATE OF SURVEY: FEB 20, 2020

CONDOMINIUM MAP NO. 2020-_____

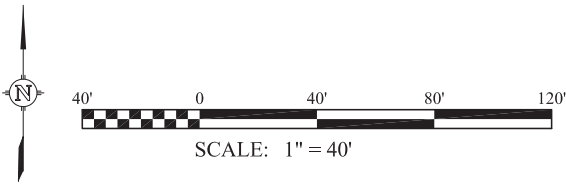
VIA CANON DUPLEX AND RESIDENTIAL CONDOS - A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF PARCELS 1 AND 2, AS SHOWN ON MAP RECORDED IN BOOK 392, PAGES 45 THROUGH 46 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER

FOR CONDOMINIUM PURPOSES

PLUMP ENGINEERING, INC

OCTOBER 2020



EASEMENT NOTES:

- #** DENOTES PLOTTED HEREON.
- A.** POLE LINE EASEMENT
- IN FAVOR OF: SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY
ON FILE: BOOK 198, PAGE 455, OFFICIAL RECORDS
AFFECTS: ALL PARCELS
- B.** POLE LINE EASEMENT
- IN FAVOR OF: SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY
ON FILE: BOOK 203, PAGE 272, OFFICIAL RECORDS
AFFECTS: PARCEL 3 AND PARCEL 4
- C.** POLE LINES AND CROSS ARMS EASEMENT
- IN FAVOR OF: FIRST NATIONAL BANK OF SANTA ANA
ON FILE: BOOK 78, PAGE 459, OFFICIAL RECORDS
AFFECTS: ALL PARCELS
- D.** POLE LINES AND CROSS ARMS EASEMENT
- IN FAVOR OF: FIRST NATIONAL BANK OF SANTA ANA
ON FILE: BOOK 78, PAGE 331, OFFICIAL RECORDS
AFFECTS: PARCELS 3 AND 4

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 4339 AND STATION NO. 4432 R1 BEING N 76°34'53" E PER RECORDS ON FILE IN THE OFFICE OF THE SURVEYOR OF ORANGE COUNTY.

DATUM:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (OCS 83), ZONE VI, 1983 NAD (2007.00 EPOCH OCS GPS ADJUSTMENT)

| GPS # | NORTHING | EASTING |
|---------|------------|------------|
| 4339 | 2114149.14 | 6127616.10 |
| 4432 R1 | 2114559.53 | 6129336.27 |

ALL DISTANCES SHOWN ARE GROUND UNLESS NOTED OTHERWISE.

TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99995408 MEAN VALUE.

MONUMENT NOTES:

- INDICATES: FOUND MONUMENT AS NOTED

