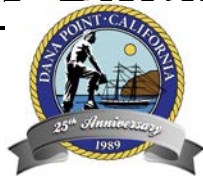


CITY OF DANA POINT

Monday
July 28, 2014
6:00 p.m.



PLANNING COMMISSION REGULAR MEETING AGENDA

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chairwoman Claus, Commissioner Denton, Commissioner Newkirk, Vice-Chairwoman O'Connor, and Commissioner Whittaker

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 14, 2014.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of fifteen minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

**CITY OF DANA POINT
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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP14-0005 to allow the demolition of an existing single-family dwelling and the construction of a new, 4,073 square-foot, single-story, single-family dwelling with an attached, 774 square-foot, three-vehicle garage on a coastal bluff lot located at 35231 Camino Capistrano.

Applicant: Jon Christner (Jon Christner Architect, Inc.)
Owner: Mr. and Mrs. Jason Hill
Location: 35231 Camino Capistrano

Request: Approval of a Coastal Development Permit to allow demolition of existing development and the construction of a new single-family dwelling on a coastal bluff lot located within the City's Coastal Overlay District (the California Coastal Zone) and the appeals jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt Draft Resolution 14-07-28-XX approving Coastal Development Permit CDP14-0005.

E. NEW BUSINESS

There are no New Business items.

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Monday, August 11, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center Gym located at 34052 Del Obispo, Dana Point, CA.

**CITY OF DANA POINT
PLANNING COMMISSION
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CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, July 25, 2014, I caused the above notice to be posted in three (3) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, and the Dana Point Post Office.

Ursula Luna-Reynosa, Director
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

H:\AGENDAS\7-28-14.doc
FF#0120-10/PC Agendas
Agenda Sub & Posted: 7/25/14

PLEASE NOTE:

The draft Planning Commission Minutes of July 14, 2014 will be available for review and approval at the August 11, 2014 Planning Commission meeting.

Thank you

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

DATE: JULY 28, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP14-0005 TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW, 4,073 SQUARE-FOOT, SINGLE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED, 774 SQUARE-FOOT, THREE-VEHICLE GARAGE ON A COASTAL BLUFF LOT LOCATED AT 35231 CAMINO CAPISTRANO

RECOMMENDATION: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0005.

PROJECT APPLICANT: Jon Christner (Jon Christner Architect, Inc.)

PROPERTY OWNER: Mr. and Mrs. Jason Hill

REQUEST: Approval of a Coastal Development Permit to allow demolition of existing development and the construction of a new single-family dwelling on a coastal bluff lot located within the City's Coastal Overlay District (the California Coastal Zone) and the appeals jurisdiction of the California Coastal Commission.

LOCATION: 35231 Camino Capistrano
Assessor Parcel Number (APN): 691-172-15

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on July 16, 2014, published within a newspaper of general circulation on July 17, 2014, and posted on July 18, 2014 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section

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15303 (a) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling.

ISSUES:

- Project consistency with the Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject property measures approximately 14,632 square feet (.34 acres) and is located on land containing a coastal bluff as defined in the Dana Point Zoning Code. The lot is presently developed with a one story, 3,093 square foot single-family dwelling, a swimming pool and site walls. The property fronts Camino Capistrano (street), with existing single-family dwellings at the sides and the property's coastal bluff at the rear. Per adopted maps, the lot is zoned as Residential Single-Family 3 (RSF-3) and located both within the City's Coastal Overlay District (the California Coastal Zone) and the appeals jurisdiction of the California Coastal Commission.

DISCUSSION:

The CDP application proposes the demolition of all onsite improvements and the construction of a new, single-story, single-family dwelling. The structure would contain five bedrooms in addition to various accessory rooms, including a dining, "morning" laundry and "great" room. The building's overall height would not exceed 22 feet, as measured from finished grade at the lowest point of the new structure towards the rear of the property.

Architectural style for the dwelling is reminiscent of coastal plantation styled architecture with a façade covered by smooth plaster, topped by a metal standing seam roof and with windows covered by stained wood shutters or awnings. New landscaping is proposed throughout, with a specifically California-native and drought tolerant palette to be placed within the rear (bluff-side) of the property. No swimming pools or other structures are proposed. The project has been found to meet all standards of development - including height, lot and landscaping coverage - and no variances from standards are requested.

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Coastal Development Permit CDP14-0005

As stated, the property contains a coastal bluff as defined in the DPZC. While a “default” 40 foot development setback from the defined edge of bluff is otherwise required, pursuant to Section 9.27.030 (c)(4) of the DPZC, a reduction in that setback distance may be granted to as little as 25 feet, but only when corroborated by geotechnical analysis showing that the deviation would not result in danger to the property or the public. While analysis by the applicant’s geotechnical expert of general site stability and projected erosion over the next 50 years supports a setback deviation to 25 feet, the project proposes the new dwelling be located (at its closest point), 32 feet from the delineated edge of coastal bluff. The structure’s foundation is comprised of traditional “spread” footings under a concrete slab-on-grade. No caissons or other deepened footings are proposed.

As described above, the subject application proposes the demolition of an existing dwelling and the construction of a new single-family dwelling on land located within the City’s Coastal Overlay District, as well as within 50 feet of the edge of a coastal bluff - a scope necessitating application for a Coastal Development Permit (CDP) pursuant to Section 9.69.040 of the DPZC. Supportive findings for the CDP request are enumerated in the attached draft resolution.

CORRESPONDENCE: To date, no correspondence has been received regarding this project.

The property is not located within a homeowner’s association (HOA).

CONCLUSION: Staff recommends that the subject project be found to be consistent with the policies and provisions of the Dana Point Zoning Code and Local Coastal Program and recommends the Planning Commission adopt the attached resolution, approving CDP14-0005, subject to findings and conditions of approval.

Evan Langan, AICP
Associate Planner

Ursula Luna-Reynosa, Director
Community Development Department

**CITY OF DANA POINT
PLANNING COMMISSION
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ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 14-07-28-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Project Plans (architectural only)

RESOLUTION NO. 14-07-28-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA APPROVING COASTAL DEVELOPMENT PERMIT CDP14-0005 TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW, 4,073 SQUARE-FOOT, SINGLE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED, 774 SQUARE-FOOT, THREE-VEHICLE GARAGE ON A COASTAL BLUFF LOT LOCATED AT 35231 CAMINO CAPISTRANO

Applicant: Jon Christner (Jon Christner Architect, Inc.)

Owner: Mr. and Mrs. Jason Hill

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

WHEREAS, the applicant filed a verified application for a Coastal Development Permit to allow the demolition of an existing dwelling and the construction of a new single-family dwelling at 35231 Camino Capistrano (APN 691-172-15); and

WHEREAS, said verified application constitutes a request as provided by the Implementing Actions Program of the Dana Point Specific Plan, as well as 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 (a) (Class 3 - New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling, and;

WHEREAS, the Planning Commission did, on the 28th day of July, 2014 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP14-0005;

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.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP14-0005 subject to conditions:

ATTACHMENT 1

Findings:

Coastal Development Permit CDP14-0005

1. That the proposed project is consistent with the Dana Point General Plan and Local Coastal Program **in that the site and architectural design of proposed improvements further Urban Design Element Goal No. 2 ("Preserve the individual positive character and identity of the City's communities") by fostering new, aesthetically pleasing residential development of the subject property that is both wholly compatible and complementary to surrounding structures. All development proposed is permissible in the City's Certified Local Coastal Program and City review of the project finds the proposal to be compliant with all standards of development.**
2. That the proposed development is located within the Coastal Overlay District and is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that the proposed development would not alter existing public access or public recreation areas in the vicinity.**
3. That the proposed development conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) **in that the subject project qualifies for a Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) as it proposes the construction of a single, new residential dwelling.**
4. That the proposed development will not encroach upon any existing physical access-way legally utilized by the public or any proposed public access-way identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area **in that the subject project proposes to construct a new single family dwelling located where no public access-way exists and so would not result in impacts to public access or public views of and along the coast.**
5. That the proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that while the property's coastal bluff is cited as an environmentally sensitive area (ESA) by the City's General Plan, the project would be**

constructed on an already developed portion of the property not containing ESA. Moreover, the prescribed project setback from edge of bluff, recommended by a qualified geotechnical expert and corroborated by City engineers, coupled with Code requirements regarding landscaping and placement of irrigation, will serve as a protective buffer for existing ESA, namely, the property's coastal bluff.

6. That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the proposed, new dwelling will be constructed on an already developed portion of the lot, minimizing required grading and set back to a distance from the edge of the property's coastal bluff that incorporates foreseen bluff erosion over the next 50 years. This design and project location have been analyzed by both third-party and City geotechnical experts, found to be both safe and appropriate, and will not result in undue risks from geologic and erosional forces. Finally, the proposed development will be constructed in conformance with applicable regulations for flood and fire hazards, minimizing undue risks from flood, fire or other hazards.**
7. That the proposed development will be visually compatible with the character of surrounding areas and, where feasible, will restore and/or enhance visual quality **in that the architectural style and overall form of the new dwelling would be consistent with other residential structures in the surrounding neighborhood and throughout the City.**
8. That the proposed development will conform to the General Plan, Zoning Code, Local Coastal Program, applicable Specific Plan(s), or other, applicable adopted plans and programs **in that the proposed project has been reviewed by the Planning and Building/Safety Divisions, as well as the Public Works/Engineering Department for conformance with applicable documents and, subject to conditions of approval, has been found consistent.**

Conditions:

A. General:

1. Approval of this application permits the demolition of all existing onsite development and the construction of a new, 4,073 square-foot, single-story, single-family dwelling with an attached, 774 square-foot, three-vehicle garage on a coastal bluff lot located at 35231 Camino Capistrano. 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 Specific Plan and Zoning Code.
2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location 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 plot plan, he may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the

CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

6. The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, 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.
7. The applicant and owner, and their successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
8. The 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.
9. A grading permit shall be obtained prior to any work including demolition activities.
10. An Encroachment Permit shall be obtained prior to any work within the City Right-of-Way.
11. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures of a type, size and location as approved by the Director of Public Works. The erosion control measures shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. Prior to the removal of any erosion control devices so constructed, the area served shall be protected by additional drainage facilities and slope erosion control measures as required by the Director of Public Works. The applicant shall maintain erosion control devices until the Director of Public Works approves of the removal of said facilities.
12. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

13. 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/internet services.
14. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's Construction and Demolition (C&D) Official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling. Said plan shall be reviewed and approved by the City's C&D Compliance Official prior to issuance of any permits.
15. The applicant shall submit payment for any and all applicable development impact fees prior to issuance of a building permit.
16. All damaged curb, gutter, and sidewalk shall be removed and replaced along the entire frontage of the subject property per the City Engineer.

B. Prior to Issuance of a Grading Permit

17. The applicant shall execute the City's standard deed restriction or, if prepared by the owner(s), shall be submitted for review and approval by both the Planning Division and the City Attorney. The deed restriction shall stipulate the following:
 - *That the applicant understands that the subject site is subject to bluff retreat and that the owner(s) assumes the liability from these hazards;*
 - *That the owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such hazards;*
 - *That the owner(s) assume all liability for damages incurred as a result of any required off-site grading.*

The deed restriction shall be recorded, free of prior liens, to bind the owner(s) and any successors in interest or otherwise recorded to the satisfaction of the City Attorney.

18. The applicant shall submit a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
19. The project's required grading permit application shall be in compliance with City standards and submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
20. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.

C. Prior to Building Plan Check Submittal and/or prior to Issuance of a Building Permit or release on certain related inspections:

21. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP14-0005. The City's standard "Line & Grade 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.
22. Prior to 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 CDP14-0005. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil surveyor and be delivered to the Building and Planning Divisions for approval before release of final roof sheathing is granted.
23. The applicant shall complete rough grading (establishment of building pads) in accordance with approved grading plans and reports.

24. 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 (along with 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.
25. 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 re-compaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
26. All documents prepared by a professional shall be wet-stamped and signed.
27. Prior to issuance of a building permit for the project, the applicant shall submit for review and approval by the Planning and (if applicable) Building/Safety Divisions, a Final Landscaping Plan that complies with the standards of the Dana Point Zoning Code, preliminary plans approved by the Planning Commission, as well as the following:
 - *All landscaping proposed within the rear half of the property shall comply with the following:*
 - *All plantings proposed and planted within 50 feet from the edge of the property's coastal bluff shall be of a variety that is both native to California and drought tolerant to the satisfaction of the Planning Division.*
 - *All existing irrigation located within the property's 25 foot structure setback from edge of bluff shall be removed and, no new irrigation within this area shall be proposed or permitted.*

- *No more than 50 percent of the area of the 25 foot structure setback from the property's edge of bluff shall be comprised of hardscape.*

Any proposed changes to landscaping located within the property's setback from edge of bluff, either under this or a future discretionary request shall be subject to review/approval by the Planning Division.

28. Building plan check submittal shall include three sets of the following construction documents:

- *Building Plans*
- *Energy calculations*
- *Structural Calculations*
- *Soils/Geology Report*
- *Drainage Plan*

D. Prior to issuance of a Certificate of Occupancy

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

30. 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.

31. 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 of line and grade for all engineered drainage devices and retaining walls.

32. All work in the right-of-way shall be completed in conformance with the Encroachment Permit conditions to the satisfaction of the City Engineer.

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

34. The applicant shall schedule a final inspection with the Community Development Department that shall include a review of among other things, landscaping, finished architecture and materials and compliance with any outstanding project conditions of approval.

35. All landscaping within the front-yard of the subject project (as illustrated on the submitted Final Landscaping Plan) shall be installed prior to issuance of a certificate of occupancy and final sign-off of the project by the Planning Division.
36. All permanent Best Management Practice (BMP) features shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
37. The property owner shall record a standard deed restriction for the reliance on a sump pump for site drainage. The standard Deed Restriction shall be provided by the Public Works Department for signature and recordation by the property owner or lease holder.
38. All structural BMPs shall be constructed and installed in conformance with approved plans and specifications.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 28th day of July, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Liz Claus, Chairperson
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



City of Dana Point
Coastal Development Permit CDP14-0005
Community Development Department
33282 Golden Lantern (Evan Langan, AICP, Associate Planner)
Dana Point, CA 92629-1805

VICINITY MAP



Project : CDP14-0005

Applicant: Jon Christner (Architect)

Location: 35231 Camino Capistrano



ATTACHMENT #2

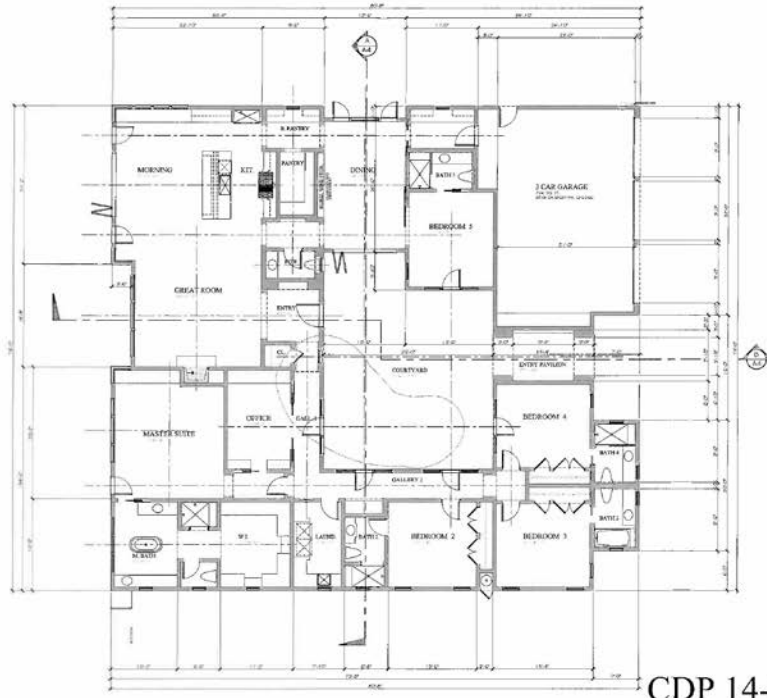


ATTACHMENT #3









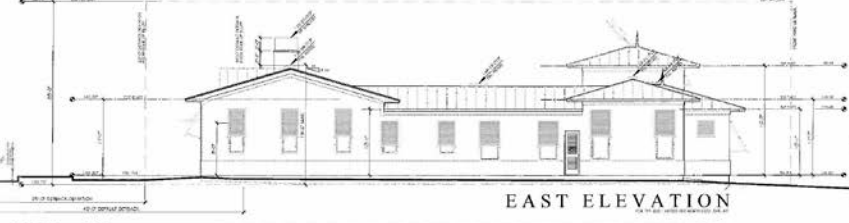
PLAN NOTES:

HILL RESIDENCE
 35231 CAMINO CAPISTRANO
 CAPISTRANO BEACH, CA 92624
 CDP 14-0005
 JUL 21 2014

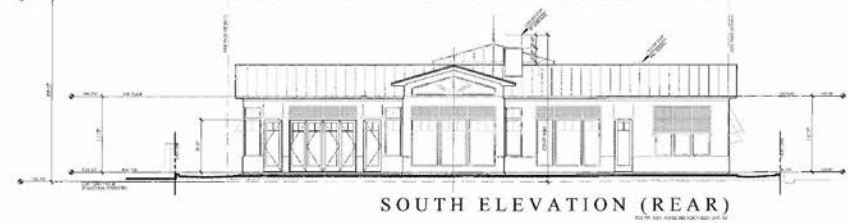
FLOOR PLAN CDP 14-0005 A2



NORTH ELEVATION (FRONT)



EAST ELEVATION

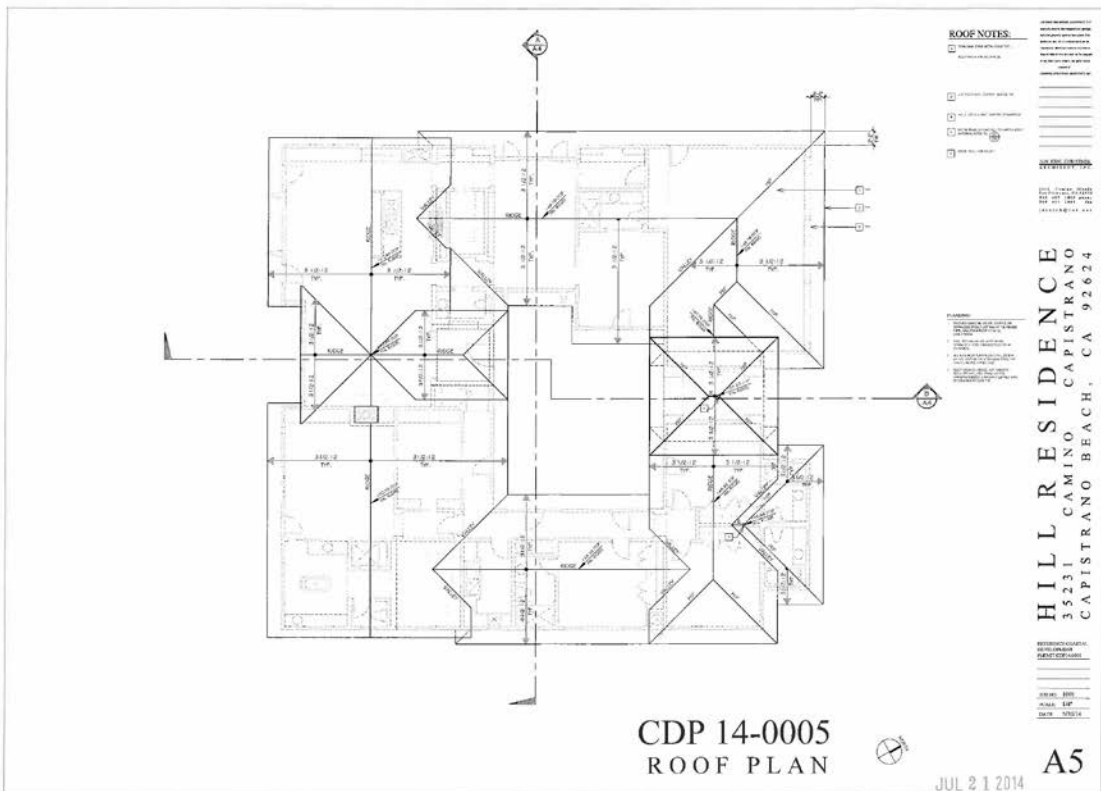
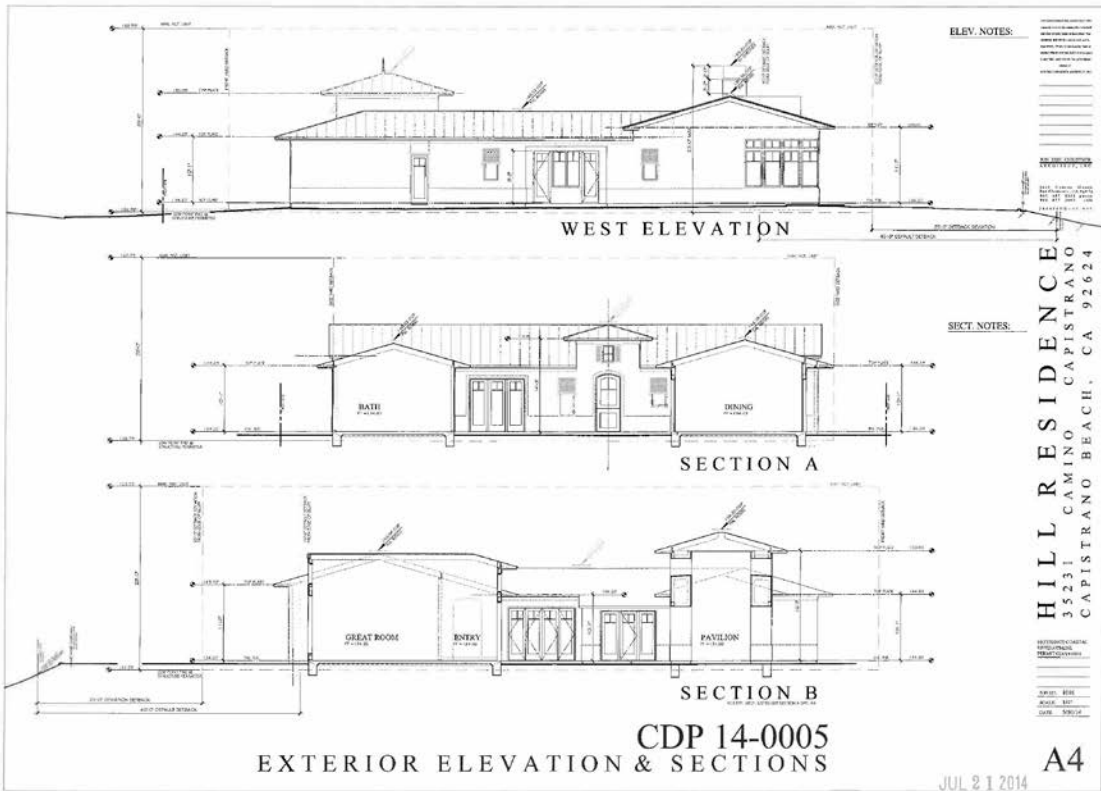


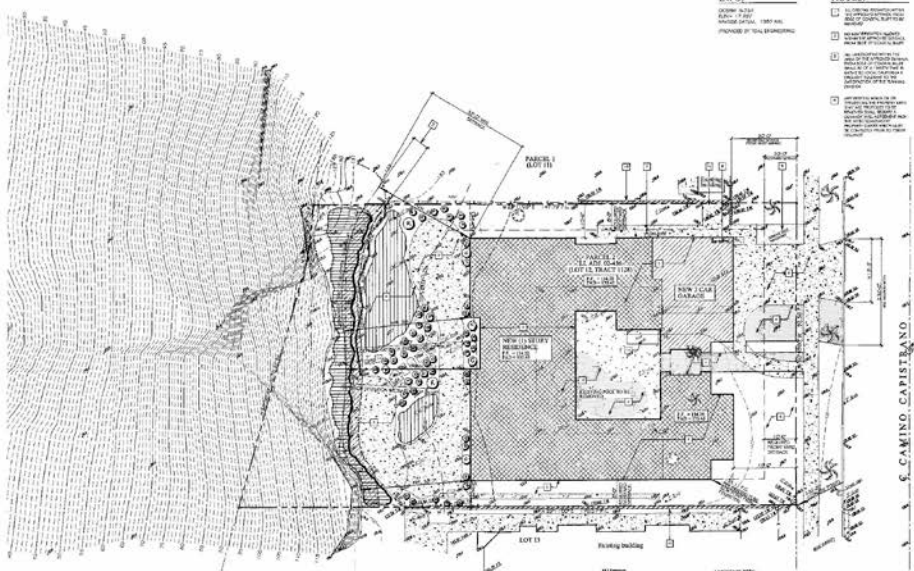
SOUTH ELEVATION (REAR)

ELEV. NOTES:

HILL RESIDENCE
 35231 CAMINO CAPISTRANO
 CAPISTRANO BEACH, CA 92624
 CDP 14-0005
 JUL 21 2014

CDP 14-0005 EXTERIOR ELEVATIONS A3





BENCHMARK INFO:
 MONUMENT: 2011
 DATE: 07/21/11
 METHOD: GPS
 PROVIDED BY: THIS ENGINEERING

LANDSCAPE NOTES:

1. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
2. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
3. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
4. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
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7. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
8. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
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10. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.

SITE NOTES:

1. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
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3. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING DATES.
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PLANT	SYMBOL	QUANTITY	PLANTING DATE
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11
Arbutus Menziesii	100	100	07/21/11

Landscape Plan (Rear Yard)
CDP 14-0005
 SITE PLAN



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