

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

ITEM #3

DATE: SEPTEMBER 22, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
EVAN LANGAN, AICP, ASSOCIATE PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP14-0015 AND MINOR SITE DEVELOPMENT PERMIT SDP14-0025(M) TO ALLOW THE ADDITION OF 315 SQUARE FEET TO THE FIRST FLOOR AND 468 SQUARE FEET TO THE SECOND FLOOR, IN CONJUNCTION WITH THE CONSTRUCTION OF A NEW, ATTACHED, 216 SQUARE FOOT COVERED PATIO, TO AN EXISTING, NON-CONFORMING SINGLE-FAMILY DWELLING LOCATED AT 23571 VERRAZANNO BAY

RECOMMENDATION: That the Planning Commission approve the attached resolution approving Coastal Development Permit CDP14-0015 and Minor Site Development Permit SDP14-0025(M)

APPLICANTS & PROPERTY OWNERS: Karin & Keith Bremer

REQUEST: Approval of a Coastal Development Permit and Minor Site Development permit for additions to a legal non-conforming, single-family dwelling that will exceed 10 percent of existing square footage, on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 23571 Verrazanno Bay (APN 672-081-06)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on September 10, 2014, published within a newspaper of general circulation on September 11, 2014, and posted on September 12, 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 Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling.

ISSUES:

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

BACKGROUND: The subject property measures an approximate .17 acres (7,270 square feet) and is located within the Niguel Shores Homeowners Association (HOA), a built-out community of exclusively single-family dwellings. The lot is of a mostly rectangular shape, bordered to the north and south by residential dwellings, Verrazanno Bay (street) to the east and downslope Magellan Isle (street) to the west. The lot is developed with a single-family dwelling comprising two-stories and approximately 2,305 square feet, constructed in 1971. The pad portion of the lot is flat with a shallow yard and aforementioned descending slope at the rear. The property is zoned "Residential Single-Family 7" (RSF-7) with an overlay designation of "Planned Residential Development 3" (PRD-3), is located within the City's Coastal Overlay District (the California Coastal Zone) as well as the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The proposed scope-of-work would add 783 square feet to the dwelling in the form of new dining and powder rooms, a new second-floor bedroom and storage spaces. To allow for better vehicle clearance and interior storage, the finished floor of the building's two-vehicle garage will be lowered by one foot; no changes are proposed to that structure's roof or overall height. An attached, 216 square foot, 10 foot tall covered patio with integrated fireplace/chimney and cooking facilities is also proposed at the rear of the dwelling. New hardscape, decorative outdoor elements and limited landscaping are proposed in all yards. The height of the dwelling itself will be 22 feet, 8 inches tall - roughly three feet shorter than permissible for a building proposing a roof pitch (ratio) of 4:12. The expanded dwelling and garage will cover 36 percent of the lot where 60 percent is the maximum allowed; landscaping will cover 34 percent where 25 percent is the minimum. All aspects of the project comply with standards of the Dana Point Zoning Code and accordingly, no variances or other deviations are requested.

Coastal Development Permit CDP14-0015

Additions to structures located in the City's Coastal Overlay District resulting in a square footage expansion of 10 percent or more shall require application for a CDP. The subject application proposes the addition of 783 square feet to a 2,305 square foot dwelling - an increase of 34 percent - and so requires a CDP.

Minor Site Development Permit SDP14-0025(M)

Pursuant to Section 9.63.030 (a) of the Dana Point Zoning Code, a Minor Site Development Permit (SDP[M]) shall be required for additions to legal non-conforming structures where a square footage increase of more than 10 percent is proposed. The subject application proposes an approximately 34 percent expansion to both the first and second stories of a legal non-conforming single-family dwelling and so requires a SDP(M). Specifically, within the subject property's PRD-3 Zoning Overlay, a garage has a minimum front-yard setback of five feet. The garage for the subject dwelling is located at the property-line (has no setback) and is accordingly qualified as non-conforming.

Standards for Correcting Development Nonconformities

Per Section 9.63.040 of the DPZC, a non-conforming structure shall be made to comply with current standards of development under either of two possible scenarios:

- *If any nonconforming portion of a structure is removed.*
- *A nonconforming structure (lawfully existing at the time of adoption of the DPZC) is demolished beyond 50 percent of the total linear length of all walls.*

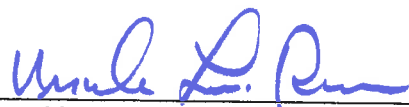
The current project proposes neither the demolition of its lone non-conforming element (the aforementioned garage) nor 50 percent or more of the total length of all structure walls and so is not required to remedy its nonconforming design. Supportive findings can be made to support the proposed increase in square footage and are enumerated in the attached resolution.

CORRESPONDENCE: To date, correspondence for this project has been received only from the Niguel Shores HOA, notifying of that body's review and approval of the proposed remodel and expansion.

CONCLUSION: Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Zoning Ordinance and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached resolution, approving CDP14-0015 and SDP14-0025(M) subject to findings and conditions of approval.



Evan Langan, AICP
Associate Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 14-09-22-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Project Plans (architectural only)
5. Approval Documentation, Niguel Shores HOA

RESOLUTION NO. 14-09-22-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP14-0015 AND MINOR SITE DEVELOPMENT PERMIT SDP14-0025(M) TO ALLOW THE ADDITION OF 315 SQUARE FEET TO THE FIRST FLOOR AND 468 SQUARE FEET TO THE SECOND FLOOR, IN CONJUNCTION WITH THE THE CONSTRUCTION OF A NEW, ATTACHED, 216 SQUARE FOOT COVERED PATIO, TO AN EXISTING, NON-CONFORMING SINGLE-FAMILY DWELLING AT 23571 VARRAZANNO BAY

Applicants and Property Owners: Karin and Keith Bremer

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

WHEREAS, the applicant filed a verified application for a Coastal Development Permit and Minor Site Development Permit to allow for additions to an existing single-family dwelling at 23571 Verrazanno Bay (APN 672-081-06), and;

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 - Existing Facilities) and;

WHEREAS, the Planning Commission did, on the 22nd day of September, 2014, hold a duly noticed public hearing as prescribed by law to consider said request, and;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP14-0015 and Minor Site Development Permit SDP14-0025(M).

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That 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 CDP14-0015 and SDP14-0025(M) subject to conditions:

ATTACHMENT #1

Findings:

Coastal Development Permit CDP14-0015

1. The proposed use is consistent with the General Plan and Local Coastal Program in that the site and architectural design of proposed improvements further Urban Design Element Goal No. 2 which states stating that development should “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 complimentary to surrounding structures.
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 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 Categorical Exemption pursuant to Section 15301 (e) (Class 1 – Existing Facilities) of the Guidelines in that it proposes nominal additions to an existing residential dwelling.
4. That the proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway 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 additions to an existing single-family dwelling located where no public accessway exists, and so would not result in impacts to public access, nor 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 the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would not result in adverse impacts.

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 subject site is an already developed property located within an established residential subdivision with little to no natural landforms present and; in that 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 expanded and remodeled 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 additions to an existing single-family dwelling located at 23571 Verrazanno Bay. 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, Local Coastal Program 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 of, 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 determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she 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. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
6. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney 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 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.

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.

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 project shall meet all water quality requirements including Low Impact Development (LID) implementation.
 9. 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, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
 10. The applicant shall provide sufficient evidence to the City of Dana Point that the applicant is the title holder and no easements exist within the area of proposed work prior to issuance of any permit.
 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 and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.
 12. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
 13. In lieu of a separate submittal, review, and issuance of a grading permit, the Public Works Department may review the required geotechnical report, drainage plan, landscape plan, and erosion control plan as a part of the Building Permit application. The applicant shall agree to the review of the plans on a time and materials basis, in lieu of a grading permit, at the time of application.
- B. Prior to Building Plan Check Submittal and/or prior to Issuance of a Building Permit or release on certain related inspections:**
14. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The review of the submitted geotechnical report shall be done on a time and materials basis.

15. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
 16. The applicant shall submit a landscape plan in accordance with the City of Dana Point standards. The landscape plan and all proposed exterior improvements shall be shown and in accordance with the approved drainage plan.
 17. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed hillside development.
 18. Building plan check submittal shall include three sets of the following construction documents (as applicable):
 - a. *Building Plans*
 - b. *Energy Calculations*
 - c. *Structural Calculations*
 - d. *Soils/Geology Report*
 19. Review of the project by the Orange County Fire Authority (OCFA) shall be required. The applicant shall submit three separate sets of plans directly to the OCFA for review and approval.
- D. Prior to Issuance of a Certificate of Occupancy (“C-of-O”) and/or Final Inspection by City Staff:**
20. 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 CDP14-0015. 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.

21. 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 CDP14-0015. 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.
22. Public Works final approval will be required for all permits.
23. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
24. A written approval by the Geotechnical Engineer of Record approving the grading and wall construction as being in conformance with the approved plan from a geotechnical standpoint.
25. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
26. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
27. The applicant shall contact the Project Planner for a final inspection of the project and property prior to contacting the Building/Safety Division for a final inspection and project sign-off. All landscaping approved via the project's final landscaping plan shall be installed within the property's front yard prior to final inspection by the Planning Division.

D R A F T

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 22nd day of September, 2014 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Liz Claus, Chairperson
Planning Commission

ATTEST:

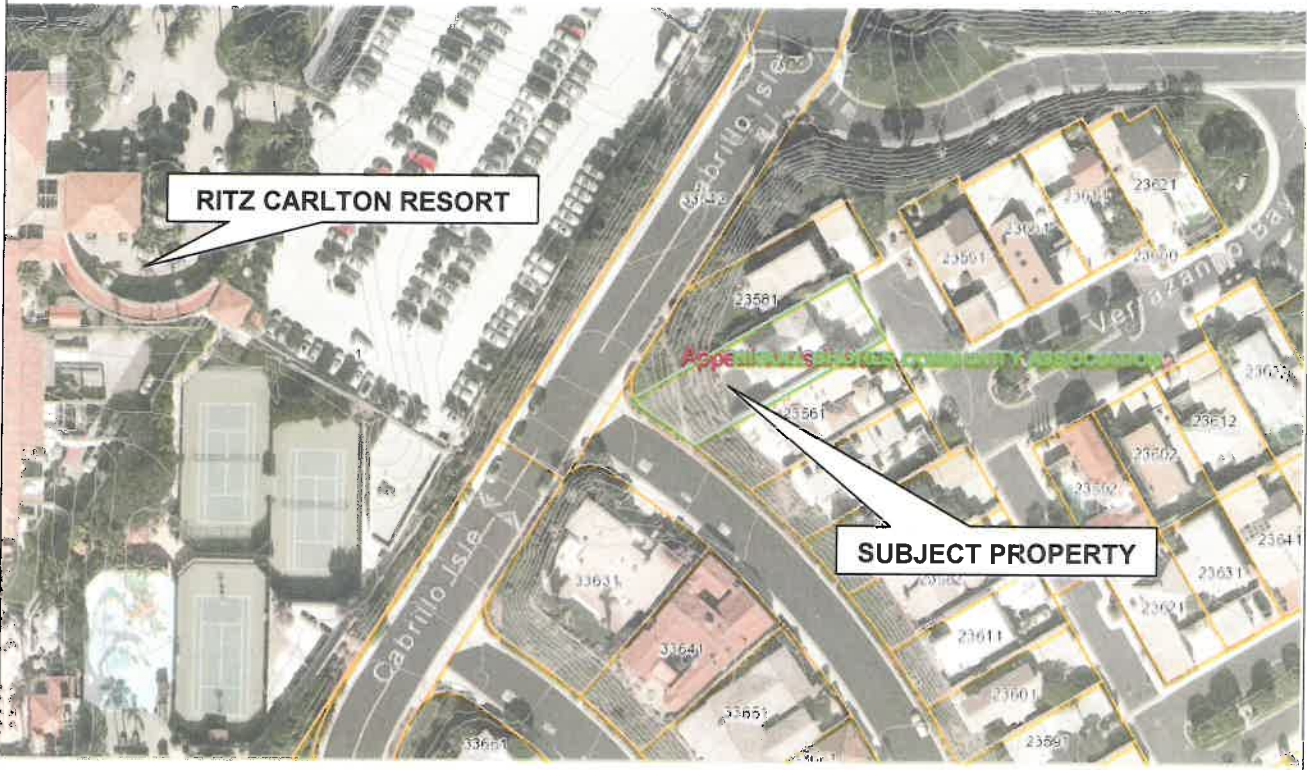
Ursula Luna-Reynosa, Director
Community Development Department

D R A F T



City of Dana Point
CDP14-0015 & SDP14-0025(M)
Community Development Department
33282 Golden Lantern (Evan Langan, AICP, Associate Planner)
Dana Point, CA 92629-1805

VICINITY MAP



Project: *CDP14-0015 & SDP14-0025(M)*
Owner and Applicant: *Karin & Keith Bremer*
Location: *23571 Verrazanno Bay*



SITE PHOTOS



ATTACHMENT #3



VICINITY MAP

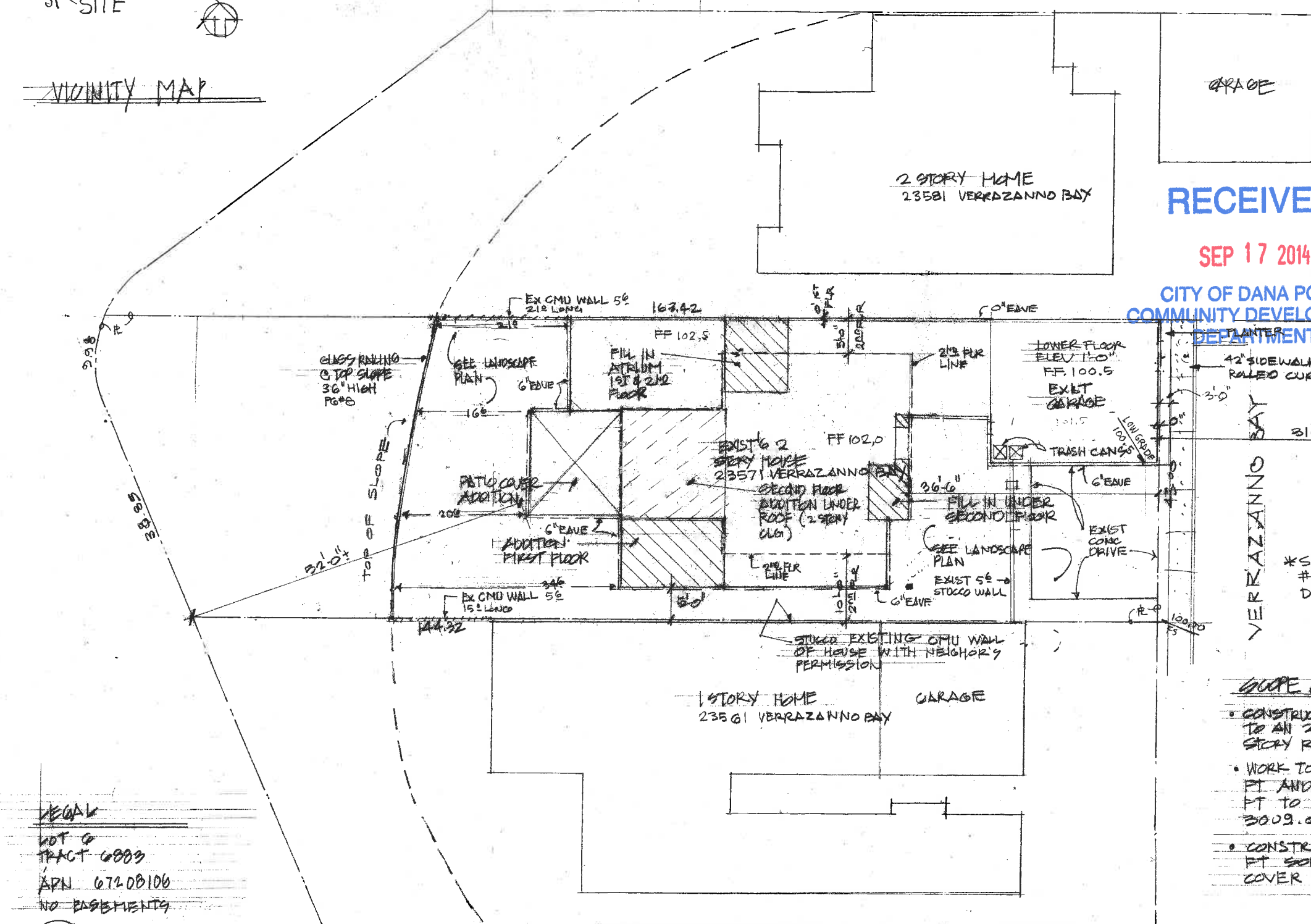
LOT BREAKDOWN			
LOT	6892		
HOUSE	2010.9	29%	(EXIST 1696 + ADD 314.5)
GARAGE	488	7%	
PATIO COVER	216	3%	
DRIVE	438.5	6%	
PATIO CONCRETE	1436	21%	
LANDSCAPE	2309	34%	
	6892	100%	

COASTAL DEVELOPMENT PERMIT
CDP 14-0015

TABLE OF CONTENTS	
PG	DESCRIPTION
1	SITE
2	EXIST FLOOR & ELEV
3	WALL DEMO PLAN
4	FIRST FLOOR
5	SECOND FLOOR
6	ELEVATION
7	ELEV & SECTION
8	ROOF & STAIRS
9	LANDSCAPE

REVISIONS BY
04.24.14
08.14.14
09.14.14

Ron Wikstrom
9097 North Ross Street, Santa Ana, CA 92706
Telephone: 714.985.0184 • Fax: 714.941.0184
group@redbreastinc.com



RECEIVED
SEP 17 2014

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

- NOTES
- CODES
- 2013 CRC
 - 2013 CMC
 - 2013 CPC
 - 2013 CEG
 - 2013 GREEN
 - 2013 CEES
- CONST
- V-B/U
- OCCUP
- R? - U

- SCOPE OF WORK
- CONSTRUCT AN ADDITION TO AN 2305 SQ FT 2 STORY RESIDENCE
 - WORK TO REMOVE 78 SQ FT AND ADD 782 SQ FT TO CREATE AN 3009.0 SQ FT RESIDENCE
 - CONSTRUCT AN 216 SQ FT SOLID ROOF PATIO COVER "OUTDOOR ROOM"

- SPRINKLERS YES
- SINGLE FAMILY HOMES ARE NOT CHECKED FOR PLUMBING, MECHANICAL AND ELECTRICAL CODE COMPLIANCE. THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTIONS.
- SEPARATE PERMIT REQUIRED FOR EACH BUILDING, FENCE, POOL, SPA, ETC.
- ADDRESS TO BE VISIBLE AND LEGIBLE FROM STREET.

LEGAL
NOT A TRACT 6809
APN 67208106
NO BASEMENTS

23571 VERRAZANNO BAY
DANA POINT, CA

SITE PLAN

1/8" = 1'-0"

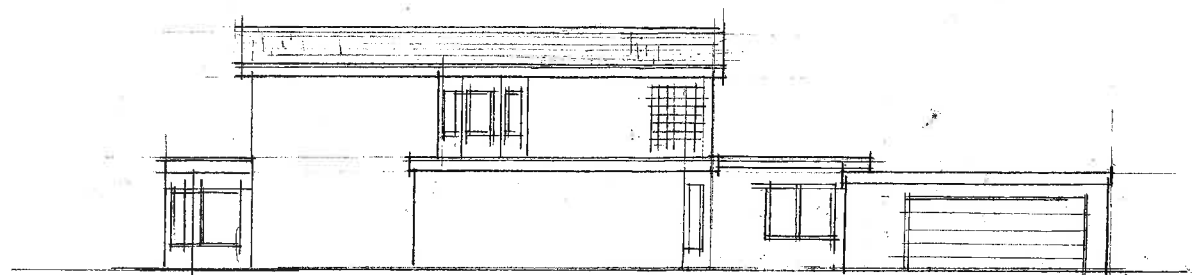
DATE REVISED 09.14.14
DATE REVISED 08.14.14
DATE PREPARED 07.01.14

OWNERS
RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
23571 VERRAZANNO BAY
DANA POINT, CALIF 92628
949-713-3132

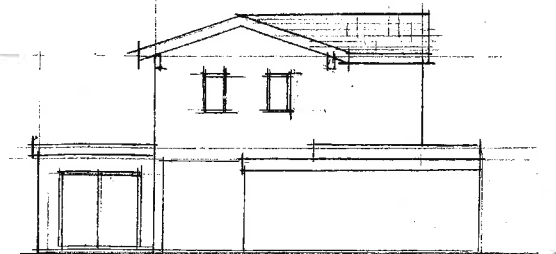
Date
Scale
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1
Of 9 Sheets

REVISIONS	BY

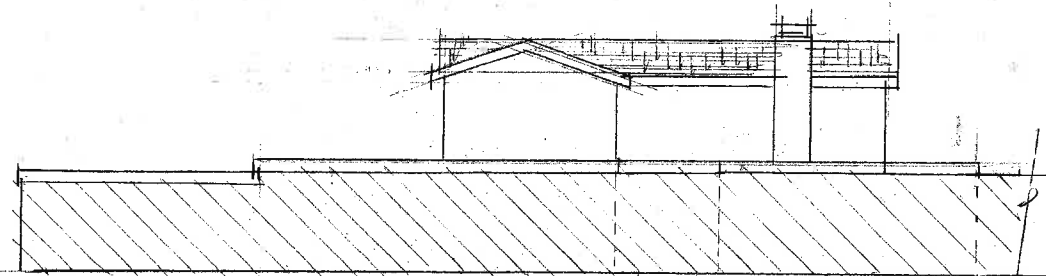
Ron Wibstrom
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 ronwibstrom@earthlink.net



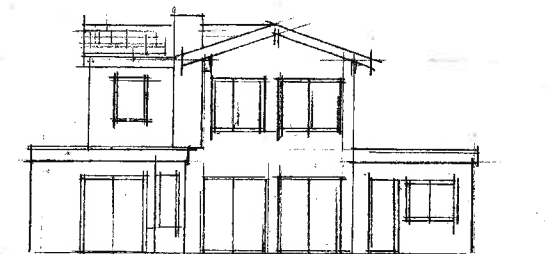
LEFT SIDE - EAST



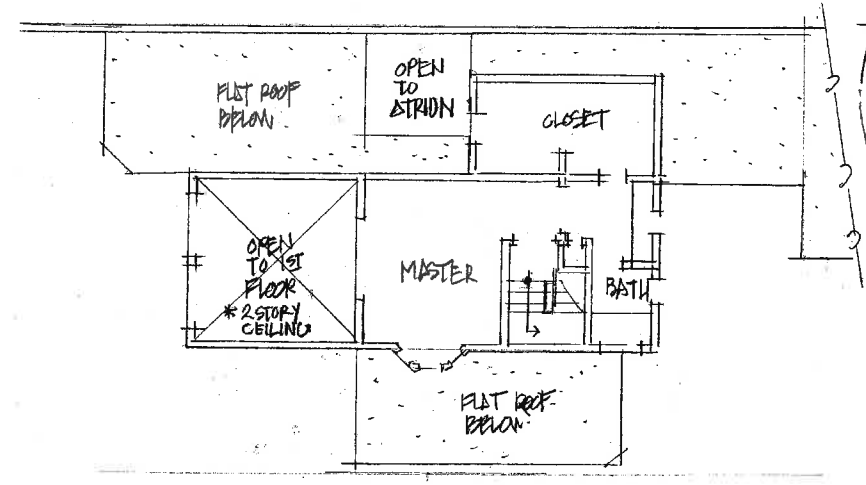
FRONT - NORTH 1/8"=1'-0"



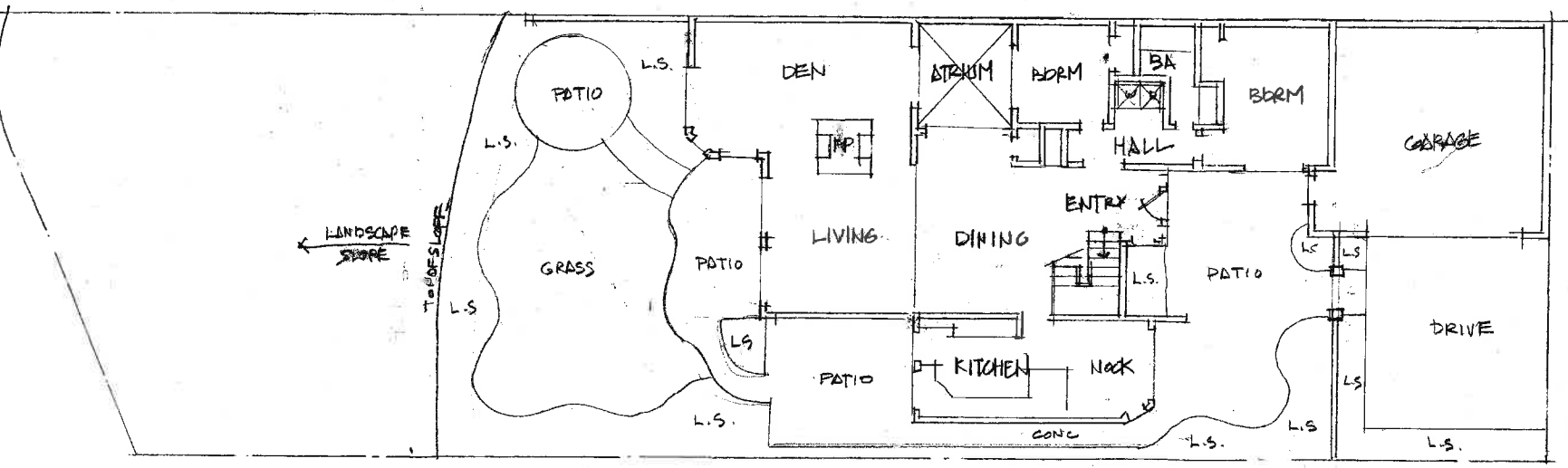
RIGHT SIDE - WEST



REAR - SOUTH 1/8"=1'-0"



EXIST SECOND FLOOR



BLDG AREA	SQFT
HOUSE 1ST	1696
HOUSE 2ND	609
TOTAL	2305
GARAGE	488

EXIST FIRST FLOOR

1/8"=1'-0"

RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
 23571 VERRAZANO BAY
 DANA POINT, CALIF 92629
 949-713-3132

Date	
Scale	
Drawn	
Job	
Sheet	2
Of	Sheets

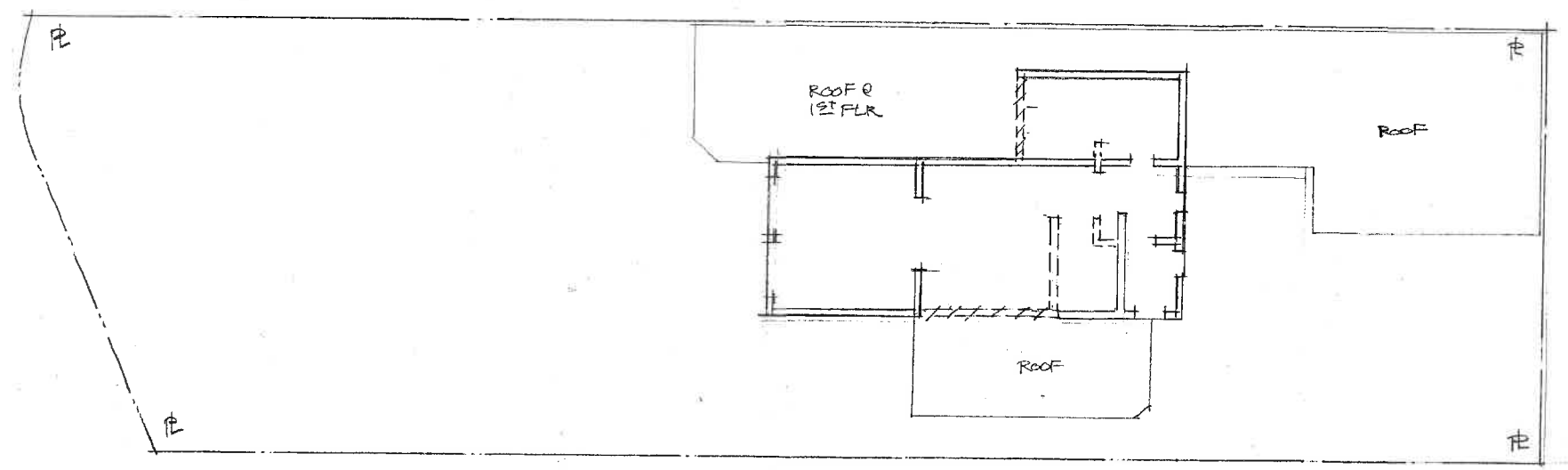
REVISIONS	BY

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 ron@wikstromgroup.com



WALL LENGTHS

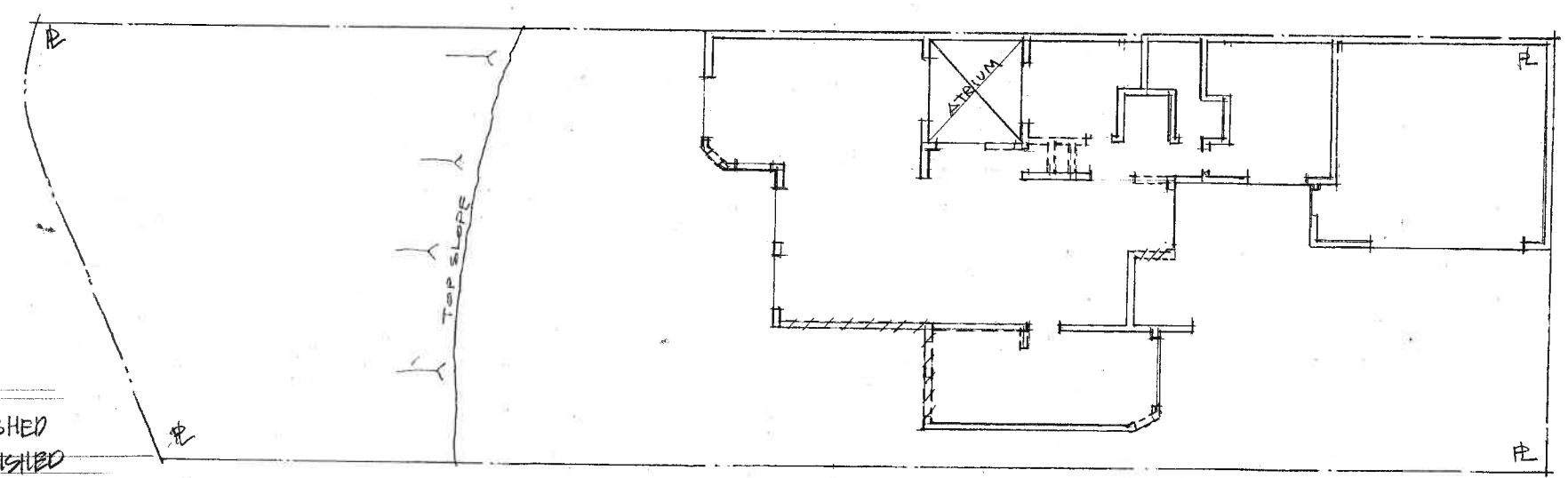
- TOTAL LENGTH ALL WALLS WITHIN EXIST'G STRUCTURE 628'
- TOTAL LENGTH ALL WALLS PROPOSED TO BE DEMOLISHED 121.5'
- TOTAL LENGTH ALL EXTERIOR WALLS OF STRUCTURE 409'
- TOTAL LENGTH ALL EXTERIOR WALLS PROPOSED TO BE DEMOLISHED 68'
- PERCENTAGE OF EXTERIOR WALLS TO BE DEMOLISHED 16.7%
- PERCENTAGE OF ALL WALLS TO BE DEMOLISHED 19.3%



SECOND FLOOR WALL REMOVAL 1/8"=1'-0"

WALLS

- EXIST WALLS
- INTERIOR DEMOLISHED
- EXTERIOR DEMOLISHED



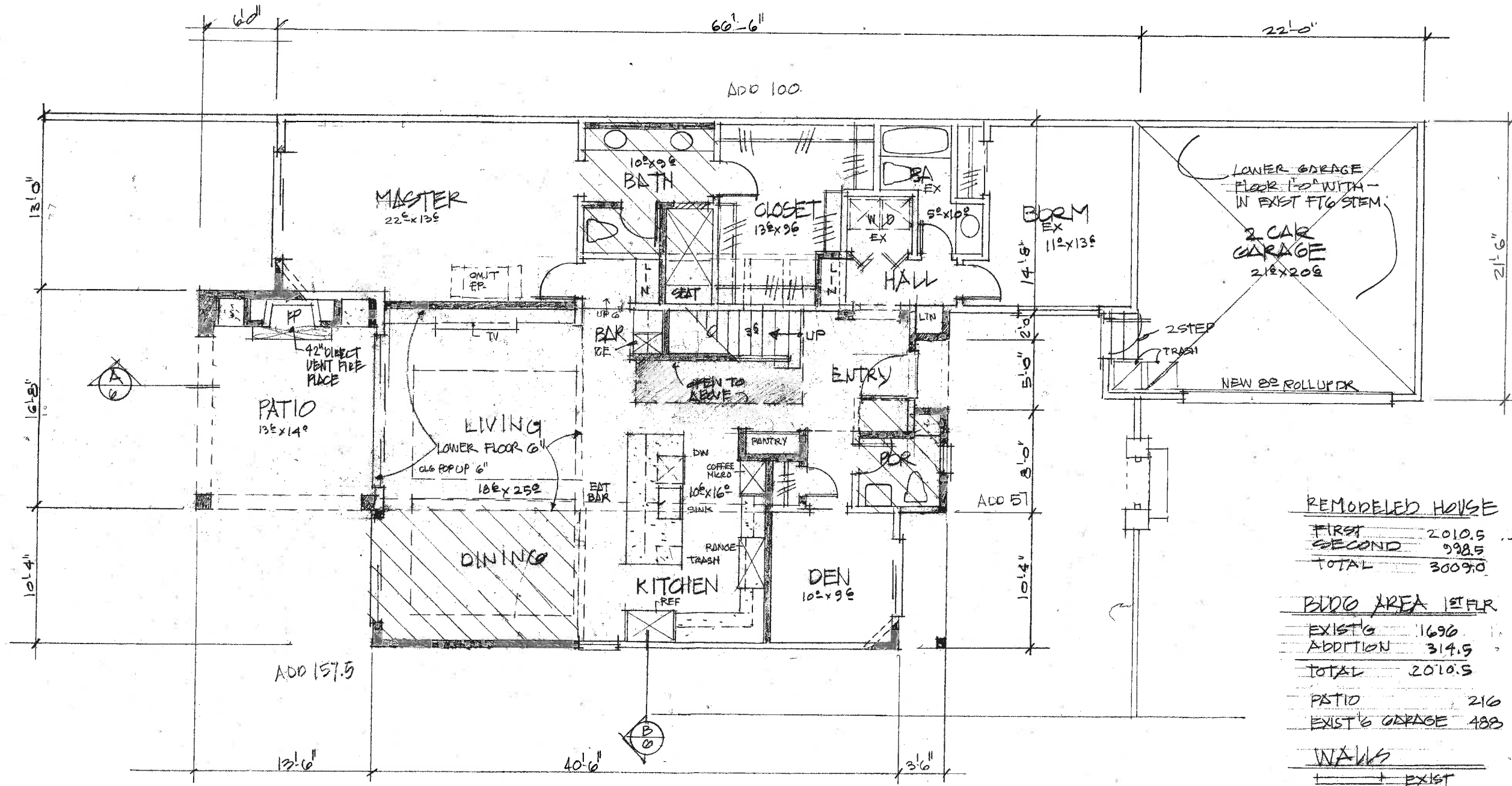
FIRST FLOOR WALL REMOVAL PLAN 1/8"=1'-0"

RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
 23571 VERRAZANNO BAY
 DANA POINT, CALIF 92629
 949-713-3132

Date 08.14.14
 Scale 1/8"
 Drawn PW
 Job
 Sheet **3**
 of 3 sheets

REVISIONS	BY

Ron Wierstrom
 8807 North Rose Street, Santa Ana, CA 92706
 Telephone: 714-860-0166, groupwdesign@earthlink.com



REMODELED HOUSE

FIRST	2010.5
SECOND	998.5
TOTAL	3009.0

BUDG AREA 1ST FLR

EXIST'G	1690
ADDITION	314.5
TOTAL	2010.5

PATIO	216
EXIST'G GARAGE	488

WALLS

EXIST	---
OMITTED	- - -
NEW	=====
ADDED AREA	

FIRST FLOOR PLAN

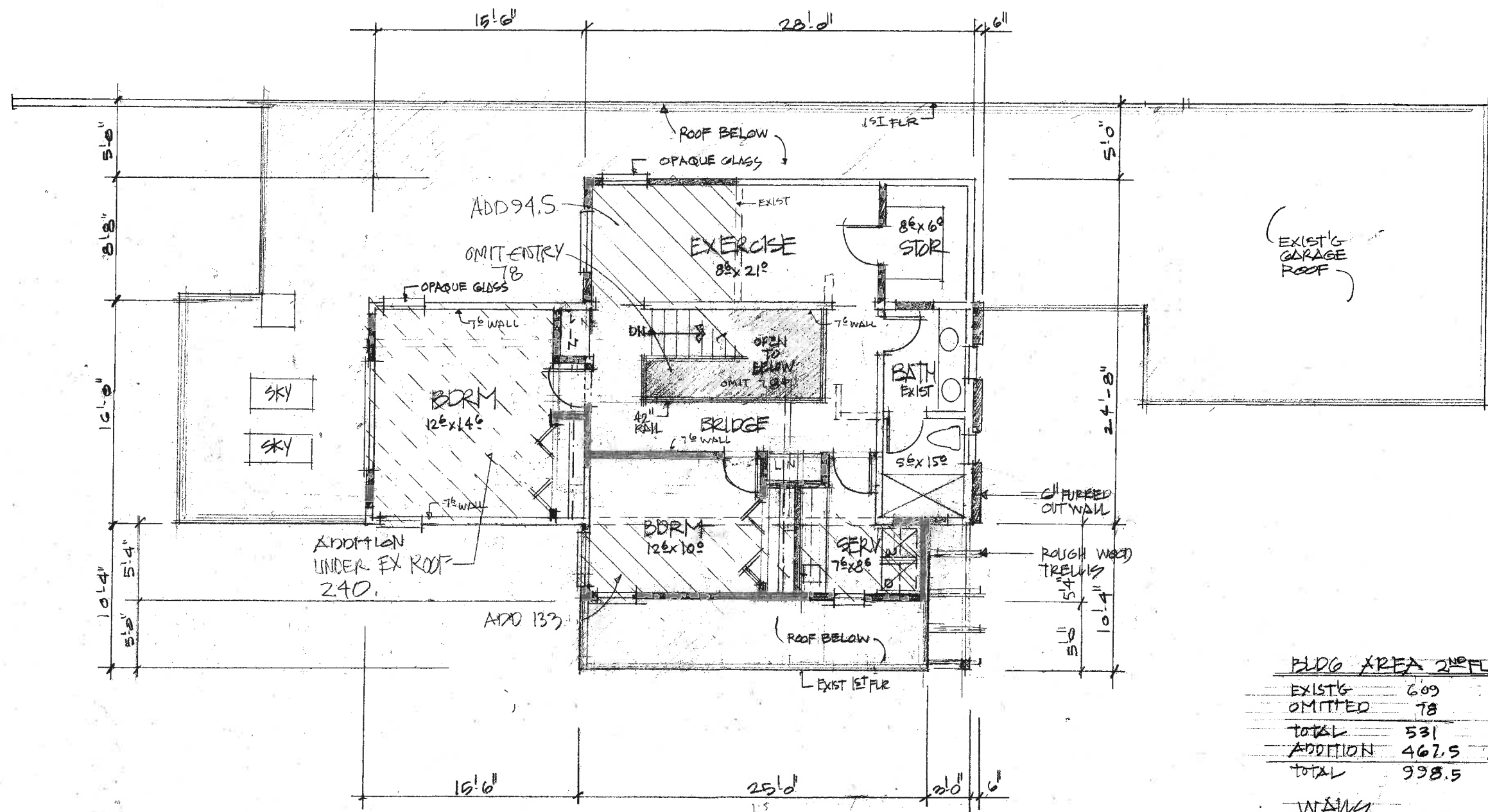
1/4"=1'-0"

RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
 25671 VERRAZANO BAY
 DANA POINT, CALIF 92629
 949-713-3132

Date _____
 Scale _____
 Drawn _____
 Job _____
 Sheet **4**
 Of _____ Sheets

REVISIONS	BY

Ron Wikstrom
 2027 North Ross Street, Santa Ana, CA 92706
 Telephone: 714.265.0188
 Fax: 714.265.0184
 Email: ron@ronwikstrom.com



BLDG AREA 2ND FLOOR

EXIST'G	609
OMITTED	78
TOTAL	531
ADDITION	467.5
TOTAL	998.5

WALLS

---	EXIST'G
---	OMITTED
---	NEW
///	ADDED AREA

SECOND FLOOR PLAN

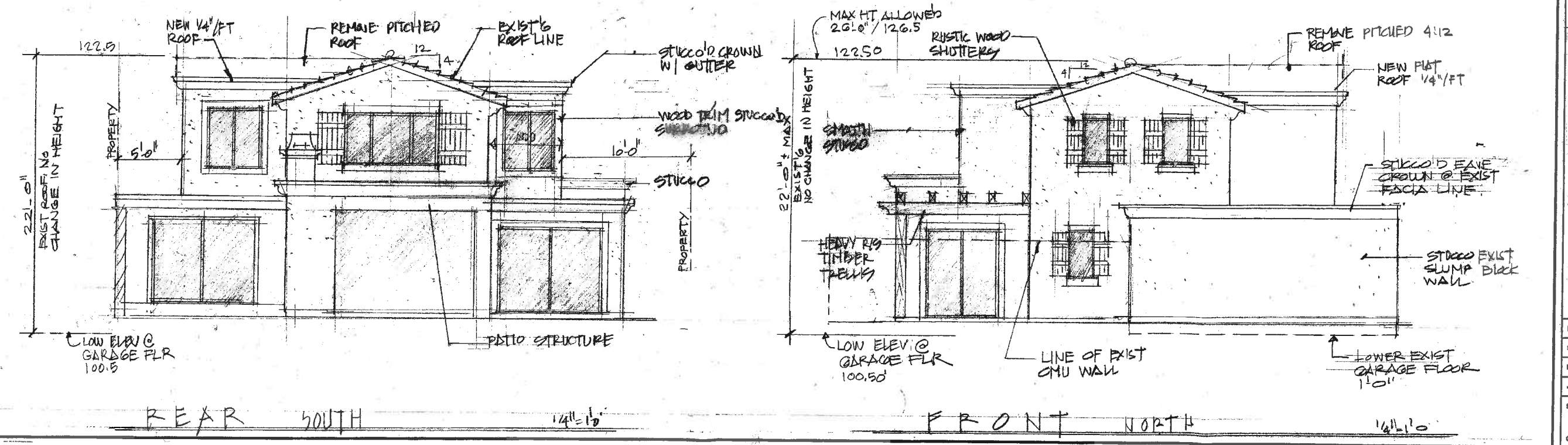
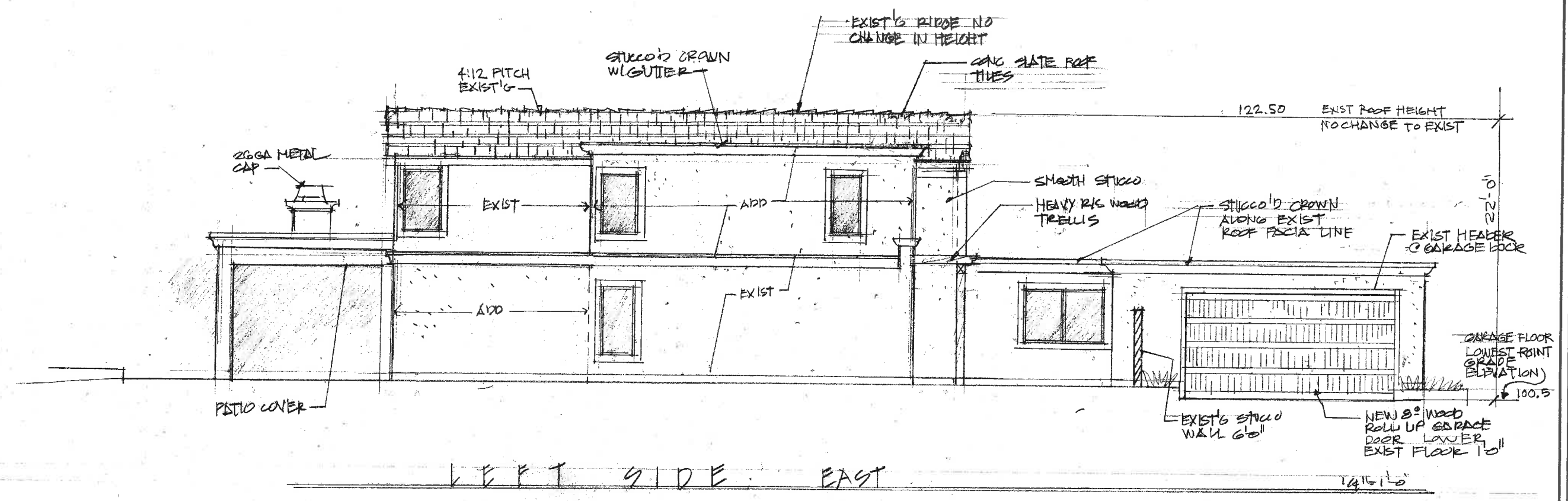
1/4"=1'-0"

RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
 23591 VERRAZANO BAY
 DANA POINT, CALIF 92629
 949-713-3132

Date	
Scale	
Drawn	
Job	
Sheet	5
Of	Sheets

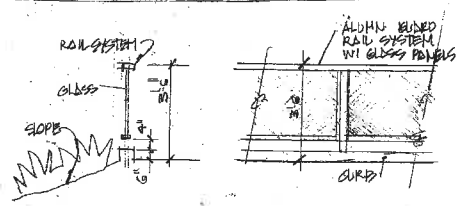
REVISIONS	BY

Ron Wikstrom
 2027 North Ross Street, Santa Ana, CA 92706
 Telephone: 714.955.0184 • Fax: 714.241.0184
 ron@wikstrom.com

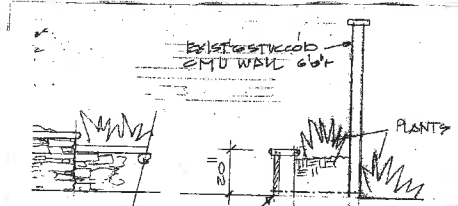


RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
 23571 VERRAZZANO BAY
 DANA POINT, CALIF 92629
 949-713-3132

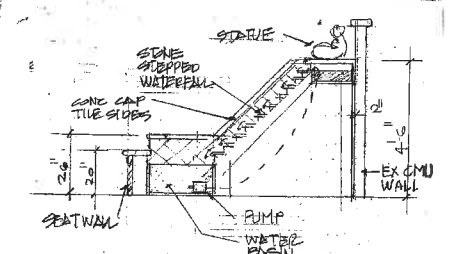
Date	
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Drawn	
Job	
Sheet	6
Of sheets	



RAIL @ REAR YARD ①

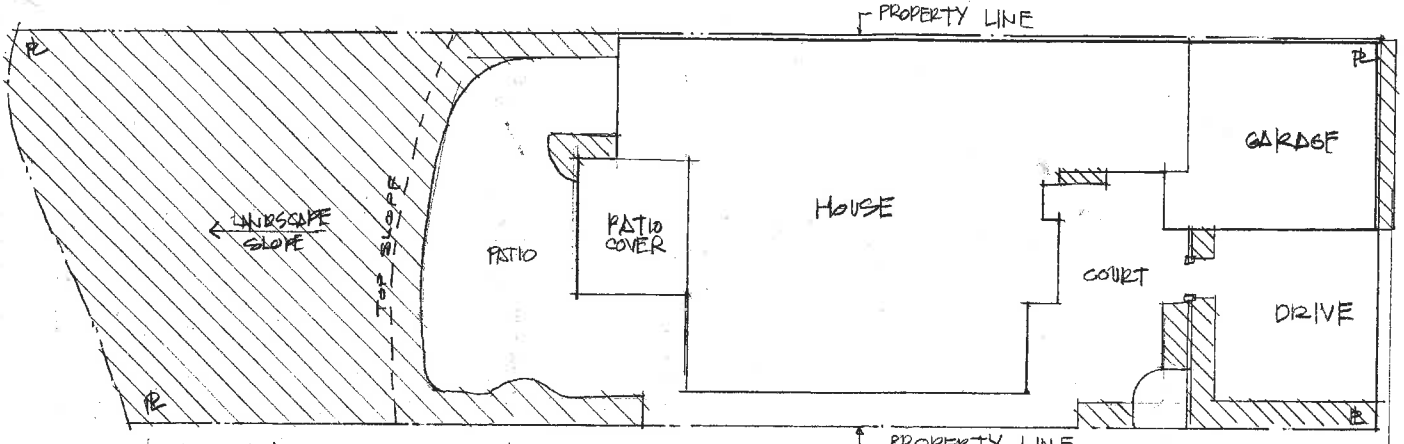


SEAT WALLS ②



WATERFALL @ COURTYARD ③

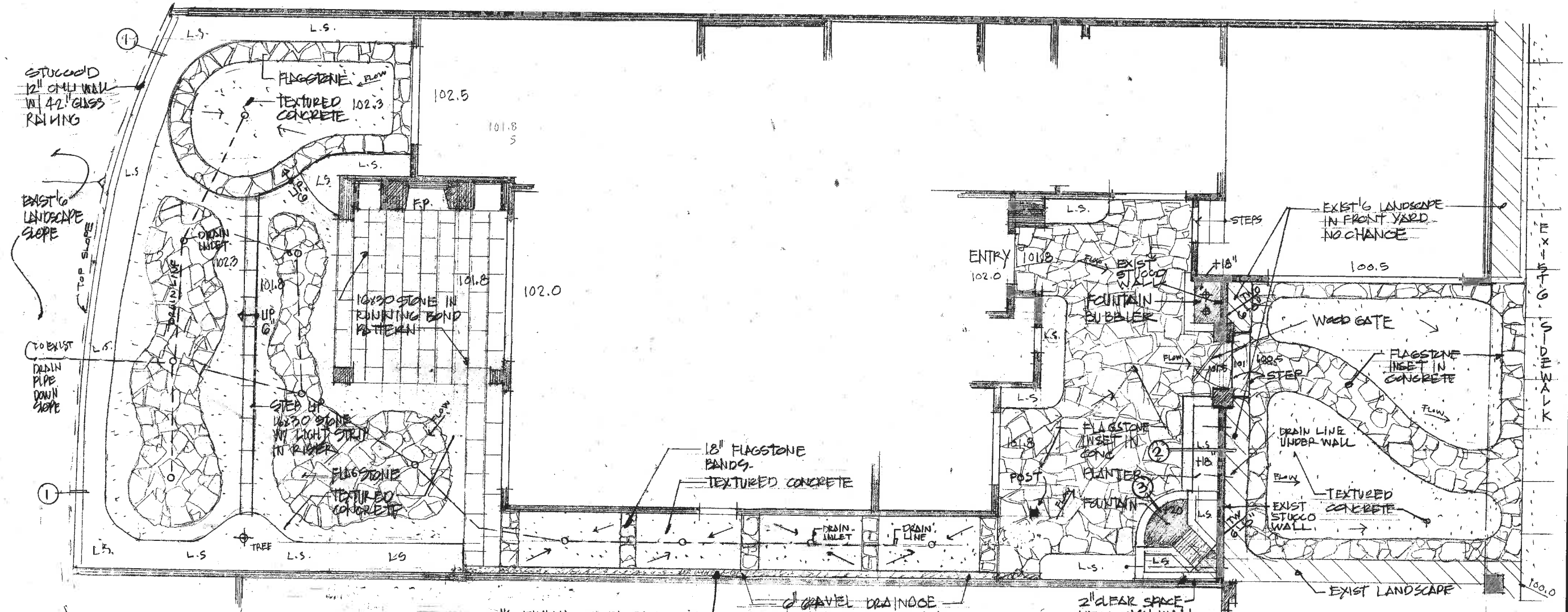
- PLANT LIST - IN L.S. AREA
- ① OLIVE TREE - VEGAN
 - ② BOXWOOD
 - ③ RHODANTHA ON TRELLIS
 - ④ SMALL FLAX
 - ⑤ DWARF AGAPANTUS - WHITE
 - ⑥ SUCCULANT (AFT. ECHEVERIA OR ATROPUREUM)
 - ⑦ ROSEMARY



- LOT AREA 6892 SQ.FT.
- TOTAL LANDSCAPE AREA 2303 SQ.FT.
- PERCENTAGE LANDSCAPING 34% (ROUND UP)

INDICATES LANDSCAPE

SITE PLAN LANDSCAPE AREA 1"=40'0"



* FINISH SURFACES TO BE 4" BELOW WEEP SCREEN OF ADJACENT HOUSE

GRAVEL DRAINAGE BASIN ALONG EXIST SLUMP BLOCK WALL

2" CLEAR SPACE - NEW CMU WALL & EXIST SLUMP BLOCK WALL

* NO ADDED LANDSCAPE AREA

LANDSCAPE & HARDSCAPE PLAN & DRAINAGE 1/4"=1'0"

REVISIONS	BY

Ron Wibstrom
 8097 North Ross Street, Santa Ana, CA 92705
 Telephone: 714.985.0184 Fax: 714.941.0184
 ron@groupdesign.com



RESIDENCE ADDITION AND REMODEL FOR:
KARIN & KEITH BREMER
 23571 VERRAZANO BAY
 DANA POINT, CALIF 92629
 949-713-3152

Date	
Scale	
Drawn	
Job	
Sheet	9
Of	Sheets



Niguel Shores Community Association

33654 Niguel Shores Drive
Monarch Beach, California 92629-4221

(949) 493-0122 • Fax (949) 831-0116

RECEIVED

June 4, 2014

JUL 02 2014

**CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT**

Bremer, Keith and Karen
15 River Rock
Coto De Caza, CA 92679

RE: Tract 6883 / Lot 006 – 23571 Verrazanno Bay
SUB: FINAL PROPOSAL APPLICATION: 314.5 sq.ft. addition to 1st floor living area, 467.5 sq.ft. addition to 2nd floor living area, landscape, hardscape

Dear Mr. and Mrs. Bremer,

Your above-referenced Exterior Modification Submittal was reviewed by the Niguel Shores' Architectural Committee on June 2, 2014, and was approved under the following conditions:

- **The AC's conditional approval applies to the plan set dated 04-24-14 and date stamped received by NSCA on April 28, 2014.**
- **The second floor windows that face 23581 Verrazanno Bay from the exercise room and farthest rear bedroom must be opaque.**
- **The barbecue may not be installed or placed within the side yard easement area located adjacent to 23651 Verrazanno Bay (*Rule 3129.2*).**
- **A City of Dana Point approved plan set containing the above required conditions are submitted to the AC for review and comparison prior to the commencement of construction.**
- **In accordance with *Rule 3181*, approval of this project is subject to the payment of a processing fee and construction deposit.**
Processing Fee: \$2000.00
Construction Deposit: \$5000.00

Projects commenced prior to the payment of the designated fee/deposit are in violation of *Rule 3103* and therefore subject to a recorded 'Cease and Desist' order, a hearing before the NSCA Board of Directors and additional fines as outlined under *Rule 2711*.

ATTACHMENT #5

In accordance with Rule 3115 Completion of Construction, your deadline for commencement for this project is: June 2, 2015. Once commenced, your project must be completed within eighteen (18) months or the approved plan submittal will expire and a new application for final approval will be required.

Deposits are required to ensure the site is left in an orderly state and that construction is done according to the plans as submitted. Deposits are refundable after completion of construction upon return of the issued "Work in Progress" card or written request by the property owner, and subsequent inspection and approval by the Architectural Committee (AC). Any deposit must be paid prior to issuance of your "Work in Progress" inspection card and prior to the *start* of construction. Otherwise, you may be subject to fine and/or penalty.

The deposit must be paid, and the "Work in Progress" inspection card and approved plans may be picked up at the NSCA Management Office during the regular operating hours of Monday – Friday from 8:30 am – 5:00 pm. If you have any questions regarding this letter, please contact the NSCA Management Office for assistance.

Sincerely,
NIGUEL SHORES COMMUNITY ASSOCIATION

A handwritten signature in black ink, appearing to read 'KD', with a long horizontal flourish extending to the right.

Karen Decker
Community Association Manager

**ADDITIONAL REQUIREMENTS AS OUTLINED UNDER THE
3100 SERIES OF THE NSCA *Rules & Regulations***

"WORK IN PROGRESS" INSPECTION CARD – Rule 3117

A "work in progress" inspection card is issued on all approved submittals. The inspection card must be posted at the property at a location visible from the street while construction is under way. The card must be turned in to the NSCA office upon completion of the project so that the Architectural Committee (AC), or its consulting architect, can inspect the property to verify that the work has been completed in compliance with the approved plans. Please ensure that construction is done according to the plans as submitted and that the site is left in a neat and orderly condition.

HOMEOWNER LIABILITY – Rule 3121

Please be reminded that as the property owner, you are liable to the Association for any damage to the common areas or improvements thereon, which may be sustained by reason of negligence of your invitees, in accordance with Article IX, Section 22.

HOURS OF CONSTRUCTION / OBTAINING CONSTRUCTION PASSES – NSCA Board of Directors adopted policy

The hours of construction for internal and external improvements are limited to and not to exceed Monday – Friday from 7:30 am – 5:00 pm, and 8:00 am – 5:00 pm on Saturdays. No construction of any sort is allowed on Sunday or on any major holiday when the management office is closed. Construction passes can be obtained by submitting a contractor/subcontractor list to the NSCA Management Office.

FEES ASSOCIATED WITH CONSULTING ARCHITECT AND OTHER PROFESSIONALS – Rule 3109

The AC may use the services of a consulting architect or other professional for all new structures, exterior design modifications or additions to existing structures, and inspections including pre-construction site inspections, in-process construction inspections, and construction completion inspections. Per *Rule 3109 Consulting Architect and Other Professionals*, fees for the services of the consulting architect or other professionals hired by the AC when needed shall be borne by the owner/ applicant.

CHANGES TO PLANS AFTER APPROVAL – Rule 3116

Changes, supplements or alterations to any portion of plans, specifications, materials, etc., after approval must be submitted to the AC for approval prior to implementation per *Rule 3116 Changes After Approval*. Changes implemented without prior approval of the AC are subject to a hearing before the NSCA Board of Directors and fine as established under *Rule 2711 Fines*.

REQUIRED CITY OF DANA POINT APPROVAL – Rule 3105

An Association approval of a submitted project does not eliminate the applicant's responsibility to ensure that any and all permits or approvals required by the City of Dana Point are obtaining prior to the commencement of the project. Proof of City of Dana Point approved plan sets or permits are required upon request of the AC, the NSCA Board of Directors or its acting agents.

DUMPSTERS and PORTABLE STORAGE CONTAINERS – Rule 3141.4

Dumpsters may be kept on common or private paved areas for up to 30 days if approved by the Association. Approval is subject to receipt of a written request noting the exact location of the dumpster/date to be delivered, receipt of a \$200.00 deposit (if placed on Common Area) and approval by the General Manager (if placed on Common Area). All deposits will be cashed upon submission and will be refunded within 5-7 business days once the dumpster is removed unless damage occurs to the Common Area as a result of the dumpster placement. Portable storage containers placement must follow the same conditions as dumpster with the exception of a 7 day maximum allowed placement in the community.