

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

ITEM #2

DATE: MARCH 23, 2015

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP14-0004 AND SITE DEVELOPMENT PERMIT SDP15-0004 TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, PROFESSIONAL OFFICE BUILDING ON TWO VACANT LOTS LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 25775 LAS VEGAS AVENUE.

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP14-0004 and Site Development Permit SDP15-0004.

PROJECT APPLICANT & PROPERTY OWNER: Douglas Matranga
(Douglas Landscape, Inc.)

REQUEST: Approval of a Coastal Development Permit and Site Development Permit to allow construction of a new office building on two vacant lots located within the City's Coastal and Floodplain Overlay Districts as well as the Appeals Jurisdiction of the CA Coastal Commission, as well as a lot merger to combine two lots into one.

LOCATION: 25775 Las Vegas Avenue
APNs 668-341-22 and 668-341-23

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on March 11, 2015, published within a newspaper of general circulation on March 12, 2015, and posted on March 13, 2015 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 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the project proposes the construction of one new office building on vacant land not exceeding 2,500 square feet of floor area.

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) and Site Development Permit (SDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject project comprises two legal lots each measuring 3,243 square feet (a total of 6,486 square feet or .15 acres), located within Doheny Village, a built-out and eclectic community of mixed-uses roughly bound by the I-5 Freeway to the south, San Juan Creek to the north, Stonehill Drive to the east and Doheny State Beach/the Pacific Coast to the west. The two lots themselves are vacant (contain no permanent structures), devoid of landscaping and almost completely surfaced by thick concrete. Surrounding development consists of a mix of vacant lots, storage facilities and light industrial uses.

The properties are zoned "Community Commercial/Vehicular" (C CV) and located within the City's Coastal Overlay District, the Appeals Jurisdiction of the CA Coastal Commission as well as the City's Floodplain-2 (FP-2) Overlay District (Zone "AO" per Federal Emergency Management District - FEMA - maps). The latter designation dictates that the properties are located within an area that could potentially be inundated by a "100 year flood" (defined as flood water depths of one to three feet) and accordingly, per the Dana Point Zoning Code, the properties are classified as a "Special Flood Hazard" area.

DISCUSSION: The proposed scope of work would merge the two properties into one and construct a new office building, parking facilities and new landscaping throughout. The structure would comprise two stories and stand a maximum of 24 feet 3 inches in height. The lower level of the structure would contain two parking spaces (within an enclosed and attached garage), storage area, an entry lobby and bathroom facilities. The upper level would contain three offices, additional storage space and a conference room. Total floor area for the new structure would be 2,434 square feet.

Parking for the structure is provided via eight total parking spaces (two located within the aforementioned garage and another six located outside). The number of spaces proposed complies with the minimum number required for the office use and, no variance or other reduction from those standards is proposed.

The architecture of the building would adhere to a Mediterranean style comprising smooth stucco surfacing, arched roof forms with red tile roofing as well as wrought iron trim for proposed property fencing. Landscaping is proposed at property frontage along Las Vegas Avenue (forward of the proposed office building) as well as surrounding parking facilities at the rear of the site.

Coastal Development Permit CDP14-0004

Proposed development on land located in the City's Coastal Overlay District that is not specifically exempted shall require application for a Coastal Development Permit (CDP). The subject application proposes the construction of a new 2,434 square foot office building on presently vacant land, as well as a subdivision of land (specifically, the merger of two lots into one) and so requires application for a CDP.

Section 9.69.070 of the DPZC stipulates a minimum of seven findings to approve a CDP, requiring that the project:

- 1. Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
- 2. (If located between the nearest public roadway and the sea or shoreline of any body of water), be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
- 3. Conform with Public Resources Code Section 21000 and following and that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
- 4. 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.*
- 5. Minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*

6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The required findings for the CDP request can be made and are enumerated in the project's draft resolution (Attachment 1).

Site Development Permit SDP15-0004

Pursuant to Section 9.31.050 of the DPZC, before construction or development may begin within a designated "special flood hazard area," a Site Development Permit must first be approved. The subject properties are located within the City's Floodplain-2 (FP-2) Overlay District (Zone "AO" per FEMA Flood Maps) and the present application proposes new construction and accordingly requires approval of a SDP.

Pursuant to both FEMA and DPZC floodplain requirements, the finished floor of the proposed office building would be elevated a minimum of one foot above the surrounding grade. In conjunction with specific foundation improvements intended to reduce the potential for structure slippage or scouring of the earth below the building, these design facets are intended to protect building occupants from harm and the upper levels of the structure from damage in the incident of a flood event.

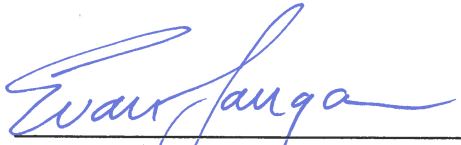
Section 9.05.080 of the DPZC stipulates a minimum of four findings for approval of a SDP:

1. *Compliance of the site design with development standards of the DPZC;*
2. *Suitability of the site for the proposed use and development;*
3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines;*
4. *Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

Supportive findings can be made for the SDP(M) request as are enumerated in the attached resolution.

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

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 and specifically, that the project meets all requirements as proposed for new development in the Coastal and Floodplain Overlay Districts. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached resolution, approving CDP14-0004 and SDP15-0004, 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. 15-03-23-xx

Supporting Documents

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

RESOLUTION NO. 15-03-23-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP14-0004 AND SITE DEVELOPMENT PERMIT SDP15-0004 TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, PROFESSIONAL OFFICE BUILDING ON TWO VACANT LOTS LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 25775 LAS VEGAS AVENUE

Project Applicant and Property Owner: Douglas Matranga (Douglas Landscape, Inc.)

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 Site Development Permit to allow the construction of a new office building on two vacant lots and, the merger of those two lots into one at 25775 Las Vegas Avenue (APNs 668-341-22 and 668-341-23); 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 15303 (Class 3 - New Construction or Conversion of Small Structures); and

WHEREAS, the Planning Commission did, on the 23rd day of March, 2015, 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 CDP14-0004 and Site Development Permit SDP15-0001.

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 CDP14-0004 and SDP15-0004 subject to conditions:

ATTACHMENT #1

Findings:

Coastal Development Permit CDP14-0004

1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of the Dana Point Zoning Code (Coastal Act/30333, 30604(b); 14 California Code of Regulations/13096) **in that the project is found to comply with all development standards of the Dana Point Zoning Code (the implementing document for the Local Coastal Program for the properties). Supportive findings for the requested CDP can be made and are enumerated herein.**
2. That the proposed development is not located between the nearest public roadway and the sea or shoreline of any body of water **and is therefore not subject to the Public Access and Public Recreation policies of Chapter Three of the California Coastal Act.**
3. That the proposed development conforms with Public Resources Code Section No. 21000 (the California Environmental Quality Act - CEQA) **in that the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) of the Guidelines in that the project proposes the construction of one new office building on vacant land not exceeding 2,500 square feet of floor area.**
4. 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 not cited per the City's General Plan as containing environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would not result in adverse impacts.**
5. 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 while the subject properties are located within a designated "special flood hazard area," proposed development has been designed in compliance with development standards of Section 9.31 of the Dana Point Zoning Code as well requirements of the Federal Emergency Management Agency (FEMA). Compliance with these standards, coupled with those for fire, geologic and erosional threats, will minimize undue risks from these or other hazards to the greatest extent feasible.**

6. That the proposed development will be visually compatible with the character of surrounding areas and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project will redevelop a presently vacant and underutilized property with a new office structure that conforms to current development and design standards and so would constitute improvement of the properties.**
7. That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staffs as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan, Zoning Code and Local Coastal Program for the subject property).**

Site Development Permit SDP15-0004

1. Compliance of the site design with development standards of the Dana Point Zoning Code **in that the subject application has been reviewed by Planning and Building/Safety Division staffs as well as the Public Works/Engineering Department and found to conform with applicable requirements - specifically those pertaining to development in the floodplain which include but are not limited to elevating the finished floor above surrounding grade in conformance with FEMA design requirements.**
2. Suitability of the site for the proposed use and development **in that all development proposed is permitted pursuant to the Dana Point Zoning Code and, that the proposed scope-of-work would develop two presently vacant and underutilized properties, constituting an improvement in compliance with the standards and intent of the Dana Point General Plan and Zoning Code.**
3. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines **in that subject project doesn't conflict with the elements of the General Plan or applicable provisions of the City's Design Guidelines.**
4. Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture **in that the proposed office structure and overall site design conforms to all applicable development standards and design guidelines of the Dana Point Zoning Code.**

Conditions:

A. General:

1. Approval of this application permits construction of a new, two-story office building on vacant land, as well as the merger of two lots into one at 25775 Las Vegas Avenue. 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, Town Center Plan, Local Coastal Program and Dana Point Zoning Code.
2. This discretionary permit is valid for two years (24 months) 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 within the prescribed two year time period or, if the Director of Community Development or the Planning Commission as applicable doesn't grant 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 Code.
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 appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If he/she 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. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any and all plans submitted to the City's Planning and/or Building/Safety Divisions and/or the Public Works/Engineering Department.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees

from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project.

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. It shall be the applicant's duty to defend, indemnify, and hold the City harmless and shall include paying the CITY's attorney-related fees, costs and any expenses incurred concerning the claim, action, or proceeding.

The applicant shall further reimburse the City for any attorney-related fees and costs associated with the review of the proposed project and any other related documentation.

7. 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.
8. The applicant shall apply to the Public Works/Engineering Department for a lot line adjustment to allow the combining of the two lots identified as 25775 Las Vegas Avenue (Assessor Parcel Numbers 668-341-22 and 668-341-23) into one.
9. To allow a proposed reduction in the subject property's front-yard setback, the applicant shall apply for an Administrative Modification of Standards (AMS) to be reviewed and approved at the discretion of the Director of Community Development pursuant to Section 9.61.090 of the Dana Point Zoning Code. Application and approval of the AMS must be granted by the Director prior to issuance of any building permits.
10. A grading permit shall be obtained prior to any work.
11. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, telephone and cable television services.
12. 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. The erosion control measures shall be shown and specified on a plan and shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion control

devices until the final approval of all permits.

13. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.

B. Prior to issuance of a grading permit the applicant shall meet the following conditions:

14. The applicant shall submit an application for a Grading Permit. The Grading Permit application, in compliance with City standards, 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.
15. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
16. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

C. Prior to issuance of a Building Permit the applicant shall meet the following conditions:

17. The applicant shall provide a foundation plan that mitigates the expected ground liquefaction during a seismic event to the satisfaction of the City Engineer and Building Official.
18. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports
19. The applicant shall submit a rough grade certification from the Civil Engineer of Record 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.

20. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (along with the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
21. Building plan-check submittal shall include four sets of the following construction documents:
 - *Building (structural) plans*
 - *Structural calculations*
 - *Energy calculations*
 - *Soils/geology report*
 - *Drainage plan*
22. Project approval from the Orange County Fire Authority (OCFA) is required. The applicant shall three sets of building plans directly to that agency for review and approval.
23. Fire sprinklers shall be required for this project and be illustrated in submitted structural or other plans as required by the Building Official and/or the CA Building Code.
24. All improvements authorized under this approval shall comply with 2013 CA Code of Regulations, Parts 1 - 12 and any local amendments thereto as well as with 2013 T-24 Energy Conservation Regulations.
25. All onsite utilities shall be undergrounded.
26. The foundation system shall provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise.
27. A Rough Grade/Pad Certification or Grading Release Form shall be obtained from the Building/Safety Division, completed, and returned for review and approval.
28. The applicant shall submit a rough grade certification from the Civil Engineer of Record for review and approval by the City Engineer. 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.

29. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (along with the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.

D. Prior to issuance of a Certificate of Occupancy and/or the occurrence of any final inspections of the project, the applicant shall meet the following conditions:

30. Prior to a release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the approved office structure complies with plans approved by the City. The City's standard Height Certification Form shall be obtained from the Project Planner at time of Building Permit issuance, completed by a CA licensed civil engineer/surveyor and be delivered to the City of Dana Point Building/Safety and Planning Divisions for review. This review and approval by City staff shall occur before release of final roof sheathing is granted.
31. Prior to commencement of framing, the applicant shall submit a Foundation Certification, confirming that each structure has been constructed in compliance with the dimensions shown on plans approved by the City, including finish floor elevations and setbacks to property-lines. The City's standard Line and Grade Certification Form shall be obtained from the Project Planner at time of Building Permit issuance, completed by a licensed civil engineer/surveyor and shall be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval.
32. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
33. 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.
34. 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.

35. A certification for the grading and as-built condition with the flood zone shall be provided by the Civil Engineer (or Surveyor) of Record, as required by City of Dana Point flood regulations.
36. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
37. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
38. The applicant shall submit a final Landscape and Irrigation plan for review and approval by both the Planning Division and Public Works/Engineering Department.

The Final Landscaping Plan shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan (if irrigation is proposed), the project's approved Site Plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with the applicable provisions of the Zoning Code, those plans approved by the Planning Commission, the project sites' required BMPs and LID components and recognize principles of drought tolerant landscaping.

39. 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 shall be installed (per plan) within the property's front yard prior to final inspection by the Planning Division.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning

Commission of the City of Dana Point, California, held on this 23rd day of March, 2015 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Liz Claus, Chairperson
City of Dana Point Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



City of Dana Point
CDP14-0004 and SDP15-0004
Evan Langan, AICP, Associate Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

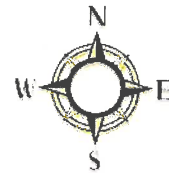
VICINITY MAP



Project: *CDP14-0004 and SDP15-0004*

Applicant: *Douglas Matranga (Douglas Landscape, Inc.)*

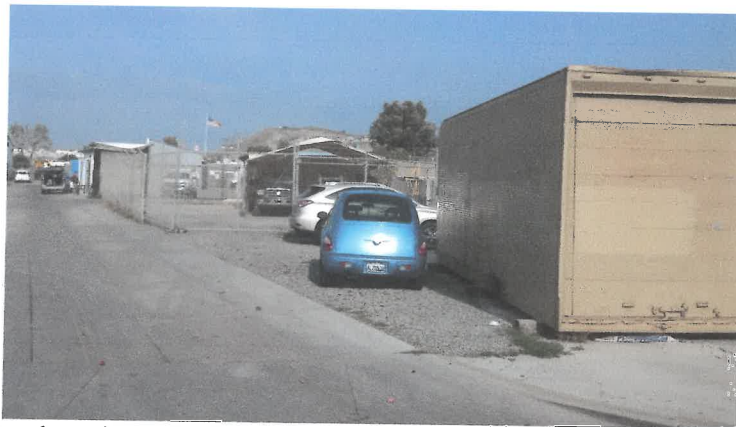
Location: *25775 Las Vegas Avenue*



Re: Planning application for 25775 & 25801 Las Vegas Blvd,
Dana Point, CA. To be lot line adjusted to one lot
Photographic log of existing conditions



Above: Rear elevation of subject property.



Above: Side elevation of adjacent property on the N/W side of subject property.



Above: Front elevation of subject property.

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

JAN 13 2014

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ATTACHMENT #3



Above: Front elevation of adjacent property on the south S/E of subject property.



Above: Front elevation of adjacent property on the N/W side of subject property.



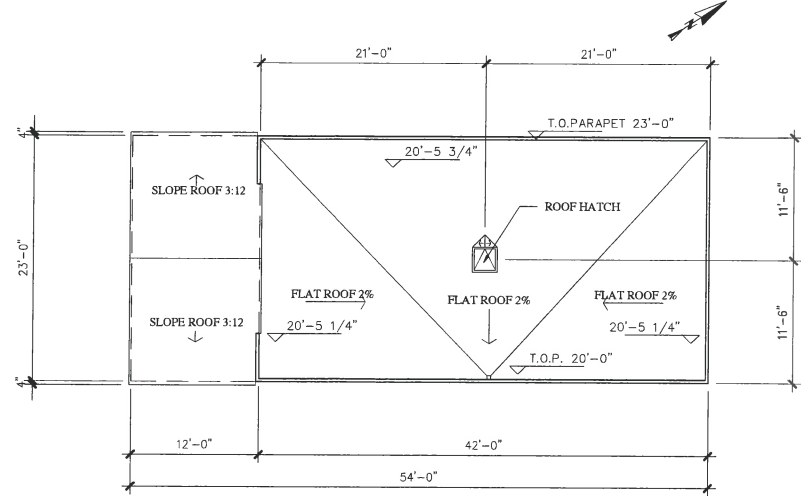
Above: Side elevation of adjacent property S/E side of subject property



Above: Front elevation of property directly across the street of subject property

DOUGLAS OFFICE BUILDING

25775 AND 25801 LAS VEGAS AVE, DANA POINT, CA 92624

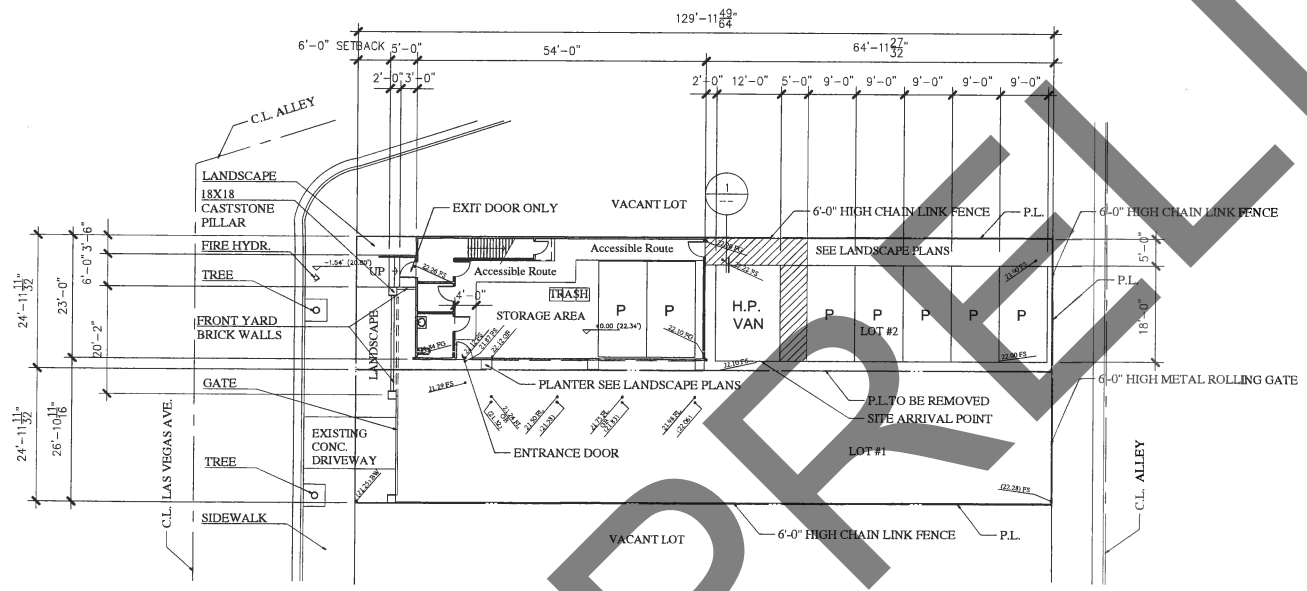


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MAR 02 2015

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

ROOF PLAN 1/8"=1'-0" 11



SITE PLAN 1/16"=1'-0" 9

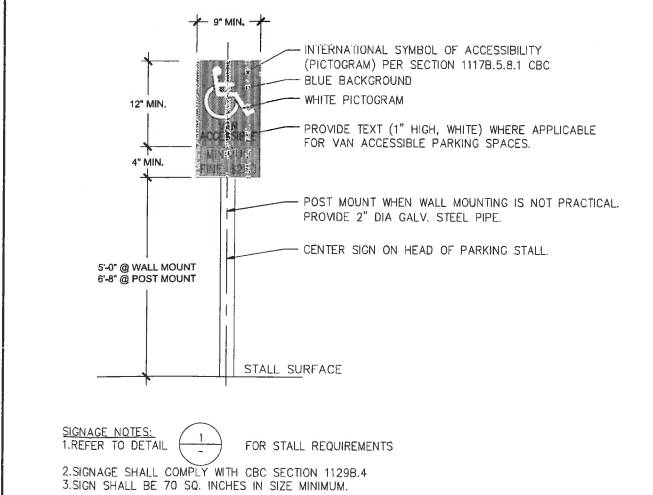
GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODE, AS ADOPTED BY THE CITY OF DANA POINT, CALIFORNIA AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.
3. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING WORK.
4. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE MASONRY UNITS, OR FACE OF STUDS, UNLESS OTHERWISE NOTED AS "CLEAR". FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOP OF INTERIOR PAVING UNLESS OTHERWISE NOTED.
5. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
6. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL CONDITIONS PRIOR TO SUBMITTING BIDS OR COMMENCING WITH CONSTRUCTION. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTIONS WILL BE SUBMITTED BY THE OWNER PRIOR TO INSTALLATION OF ANY WORK.
7. ALL GYPSUM WALL BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED OR REQUIRED FOR SPECIFIC WALL CONSTRUCTION AND SHALL BE NAILED OR SCREWED TO ALL FRAMING MEMBERS INCLUDING TOP AND BOTTOM PLATES AS REQUIRED FOR EACH SPECIFIC WALL CONSTRUCTION AND SHALL BE NAILED OR SCREWED TO ALL FRAMING MEMBERS INCLUDING TOP AND BOTTOM PLATES AS REQUIRED FOR EACH SPECIFIC WALL CONSTRUCTION. GYPSUM WALL BOARD IN RESTROOM SHALL BE MOISTURE-RESISTANT.
8. RESTROOM FLOORS CONSTRUCTION SHALL COMPLY WITH 2013 CALIFORNIA BUILDING CODE SECTION 1115B.3.2.5 AND 1124B.
9. ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK SHALL BE RECYCLED AND/OR DISPOSED OF OFF-SITE AND SHALL NOT BE ALLOWED TO ACCUMULATE.
10. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, BUTTER OR STORM DRAIN SYSTEM.

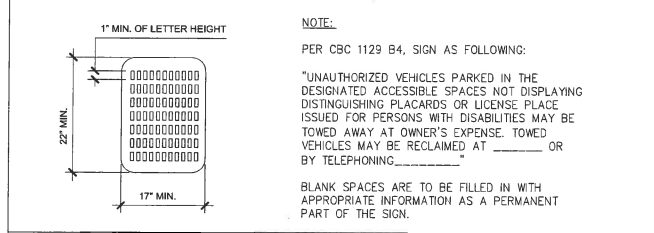
11



INTERNATIONAL SYMBOL OF ACCESSIBILITY NONE 2



ACCESSIBLE PARKING STALL SIGN 1/2"=1'-0" 5



TYPICAL ACCESSIBLE PARKING SPACE 1/8"=1'-0" 1

PROJECT INFORMATION

BUILDING CODE COMPLIANCE: 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ENERGY EFFICIENCY CODES (T-24), AND THE CURRENT CITY OF DANA POINT ORDINANCES AND REGULATIONS.

PROPERTY ZONING: COMMUNITY COMMERCIAL/VEHICLE (CCV)

TYPE OF CONSTRUCTION: TYPE VA WOOD FRAME (PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM)

NUMBER OF STORIES: 2

PROPOSED STRUCTURE HEIGHT: 24'-3"

PROPOSED STRUCTURE SETBACKS: (FRONT: 6'-0"; SIDE: 26'-10 11/16"; REAR: 64' - 11 27/32")

OCCUPANCY: B (OFFICE)

OCCUPANCY LOAD: 4 (FULL TIME); 25-47 (PART TIME)

LOT AREA: 6,486 SQ. FT.

BUILDING AREA: 1ST FLOOR 1,242 S.F.
2ND FLOOR 1,192 S.F.
TOTAL 2,434 S.F.

FAR: 38%

LOT COVERAGE: 19%

PERCENTAGE OF LANDSCAPING COVERAGE: 16.9% (7.5% IS HARDSCAPE)

PROJECT DIRECTORY

OWNER: DOUGLAS LANDSCAPES, INC
P.O. BOX 2998, CAPISTRANO BEACH, CA 92624

CONTACT: DOUGLAS MATRANGA
949-283-1998
DOUGM49@CSX.COM

ARCHITECT: SONG BRANDNER
949-870-2755
BRANDNERDESIGN@GMAIL.COM

NOTE: REFERENCE COASTAL DEVELOPMENT PERMIT CDP14-0004

PROJECT SHEET INDEX

SHEET NUMBER	SHEET TITLE
A-1	COVER SHEET, SITE PLAN & ROOF PLAN
A-2	FLOOR PLANS, ELEVATIONS & SECTION

SCOPE-OF-WORK OF THE PROJECT

1. SITE DEVELOPMENT WITH ACCESSIBLE PARKING & ROUTE
2. BUILDING DEVELOPMENT WITH FLOOR PLANS, ELEVATIONS AND SECTION.
3. MERGER OF TWO LOTS INTO ONE

ANALYSIS OF LOT MERGER

1. ADDRESS OF LOT 1: 25801 LAS VEGAS AVE, DANA POINT, CA 92624
AREA: 3,243 SF; APN#: 66834122
2. ADDRESS OF LOT 2: 25775 LAS VEGAS AVE, DANA POINT, CA 92624
AREA: 3,243 SF; APN#: 66834123
3. AREA OF THE TWO LOTS ONCE MERGED: 6,486 SF
4. MINI LOT AREA REQUIRED FOR THE PROPERTY'S CCV ZONING DISTRICT: 15,000 SF

VICINITY MAP

ADDITIONAL SIGN

DESCRIPTION	REQUIRED	PROVIDED
INTERNATIONAL SYMBOL OF ACCESSIBILITY (PICTOGRAM) PER SECTION 1117B.5.1 CBC. PAINTED AT THE FOOT OF THE PARKING STALL	NONE	3

INTERNATIONAL SYMBOL OF ACCESSIBILITY

DESCRIPTION	REQUIRED	PROVIDED
INTERNATIONAL SYMBOL OF ACCESSIBILITY (PICTOGRAM) PER SECTION 1117B.5.1 CBC. PAINTED AT THE FOOT OF THE PARKING STALL	NONE	2

TYPICAL ACCESSIBLE PARKING SPACE

DESCRIPTION	REQUIRED	PROVIDED
TYPICAL ACCESSIBLE PARKING SPACE	NONE	1

revisions	date
2ND submittal	

OWNER

Douglas Landscape, Inc.

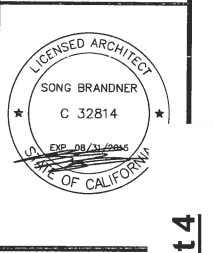
P.O. BOX 2998, CAPISTRANO BEACH, CA 92624

TEL: 949-283-1998

BRANDNER ARCHITECTS

33 RIVERSTONE, IRVINE, CA 92606

TEL: 949-870-2755



sheet title
**COVER SHEET
SITE PLAN &
ROOF PLAN**

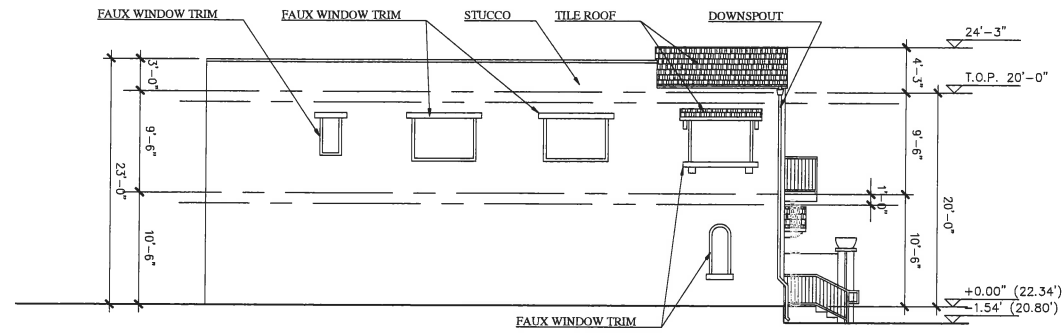
sheet number
A-1

scale:

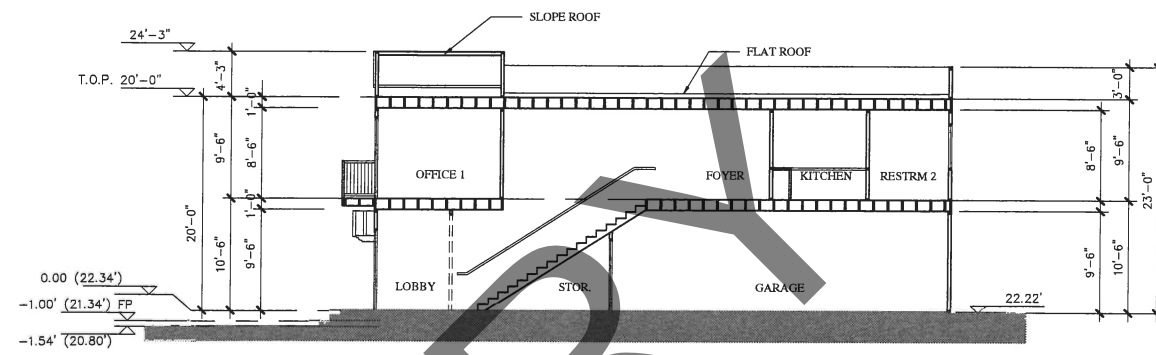
date: 11-17-2014

drawn:
SONG BRANDNER

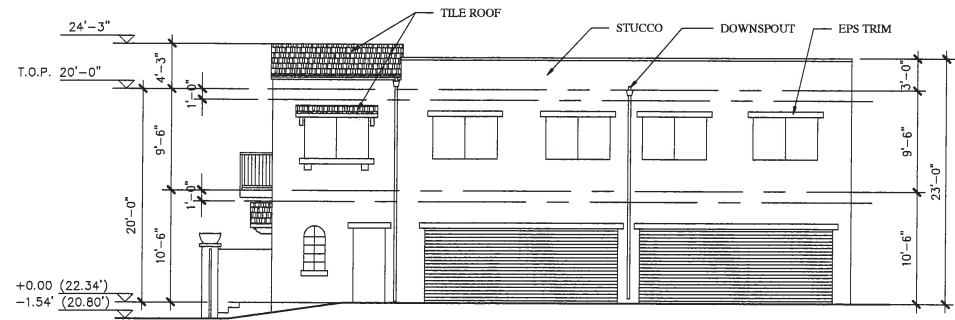
Supporting Document 4
03/23/15 — Item 2
CDP14-0004
25775 Las Vegas Avenue



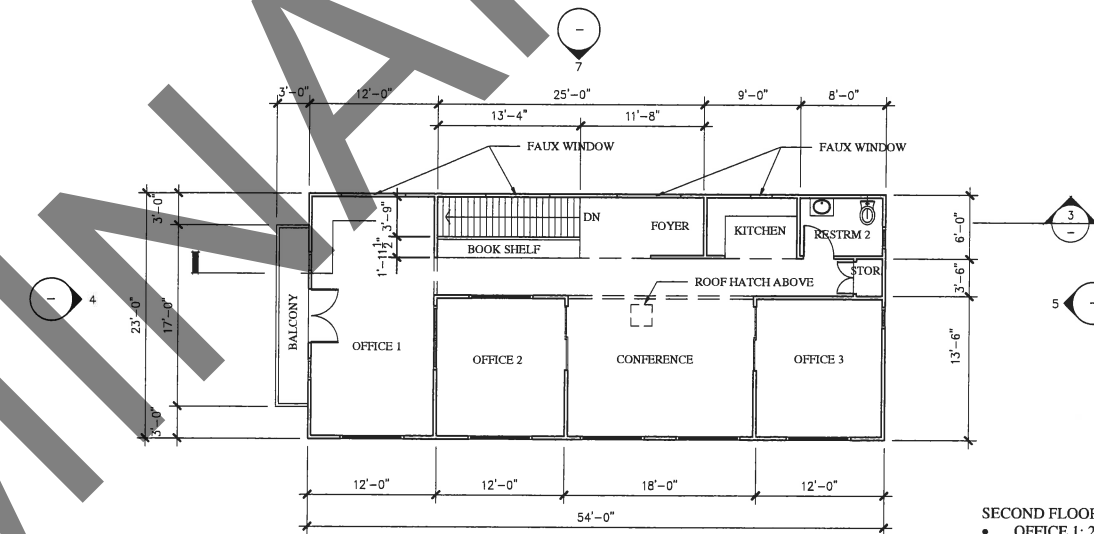
WEST ELEVATION 1/8"=1'-0" 7



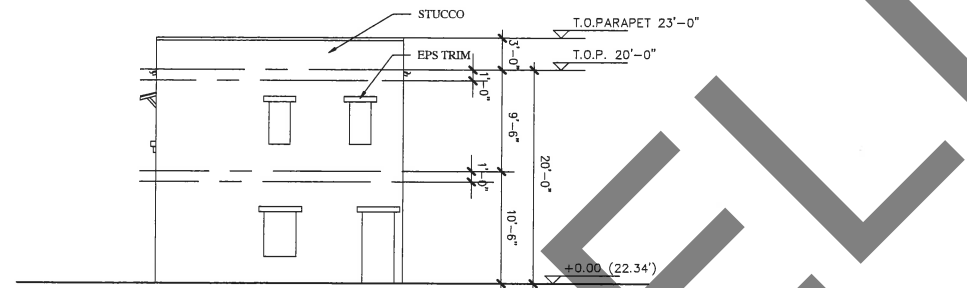
SECTION 1/8"=1'-0" 3



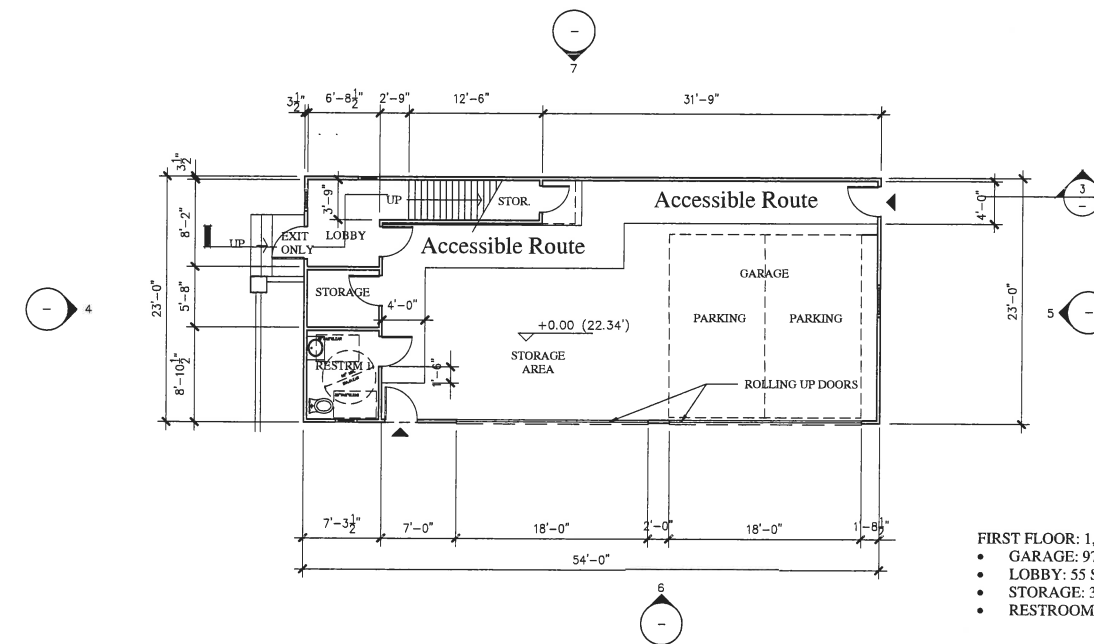
EAST ELEVATION 1/8"=1'-0" 6



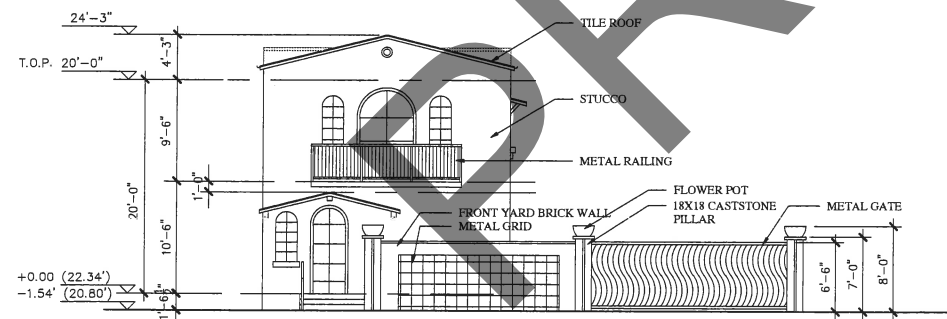
SECOND FLOOR PLAN 1/8"=1'-0" 2



NORTH ELEVATION 1/8"=1'-0" 5



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



SOUTH ELEVATION 1/8"=1'-0" 4

revisions	date
2ND submittal	

OWNER
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sheet title
**FLOOR PLANS,
 ELEVATIONS &
 SECTION**
 sheet number
A-2
 scale:
 date: 11-17-2014
 drawn:
 SONG BRANDNER