

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

DATE: APRIL 11, 2016

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
DANNY GIOMETTI, ASSISTANT PLANNER

SUBJECT: A COASTAL DEVELOPMENT PERMIT CDP15-0012 TO PROCESS A LOT LINE ADJUSTMENT TO A SHARED PROPERTY LINE WITHIN BEACHWOOD VILLAGE MOBILEHOME PARK IN ORDER TO CORRECT THE EXISTING ENCROACHMENT OF MULTIPLE MOBILEHOME PADS ACROSS TWO PARCELS (668-351-01 & 02) LOCATED AT 34052 DOHENY PARK ROAD.

RECOMMENDATION: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP15-0012.

PROPERTY OWNER: Doheny Park Associates, LLC

APPLICANT: JRN Engineering

REQUEST: A lot line adjustment to a shared property line within Beachwood Village Mobilehome Park in order to correct the existing encroachment of multiple mobilehome pads across two parcels (668-351-01 & 02).

LOCATION: 34052 Doheny Park Road (APNs: 668-351-01 & 02)

NOTICE: Notices were mailed to property owners within a 500-foot radius as well as occupants within a 100-foot radius of the subject site.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA) the project is categorically exempt per Class 5 Section 15305 (a) of the CEQA Guidelines in that the project will result in minor alterations to land use limitations.

ITEM #2

ISSUES:

1. Project consistency with the Dana Point Zoning Code (DPZC).
2. Project satisfaction of all findings required pursuant to the DPZC for the approval of a Coastal Development Permit.
3. Project compatibility with and enhancement to the site and surrounding neighborhood.

BACKGROUND:

The site includes two (2) parcels totaling almost 12 acres of land and containing close to 200 mobilehome sites, an associated clubhouse and common areas. The primary entrances to the property are off Doheny Park Road and Sepulveda Avenue. The site is surrounded by a mix of commercial and mixed-use zoned properties. The subject site is located in the Commercial/Residential (C/R) Zoning District, where residential development is only permitted in conjunction with commercial development as part of a mixed use project. Pursuant to footnote 6 within Section 9.13.020 (Permitted Uses, ...) of the DPZC, Mobilehome Parks in existence as of November 23, 1993, are a permitted use within the C/R zone. Because Beachwood Village Mobilehome Park (BVMP) was established prior to 1993, it is a permitted use within its respective parcels.

In 2013, BVMP was sold to Doheny Park Associates; LLC (DPA). In an effort to rebrand the site under a new name (Las Palmas), the new owner obtained building permits (BLD15-2005) to make common area landscape and hardscape improvements, to remodel the existing clubhouse and pool and install new exterior fencing and signage.

As part of the ongoing improvement plan, the owner has begun to clear up multiple instances where mobilehome pads cross separate legal parcels or into the City right-of-way. DPA is now requesting approval of a lot line adjustment between two parcels they own to correct the existing encroachment of multiple mobilehome pads. Pursuant to DPZC Section 9.69.030 (Authority to Grant Permit) subsection (5)(A), a Coastal Development Permit is necessary for lot-line adjustments on properties located within the Coastal Overlay District. Therefore, the applicant has filed the requisite Coastal Development Permit application (CDP15-0012) requesting approval of the lot line adjustment.

DISCUSSION:

COASTAL DEVELOPMENT PERMIT & LOT LINE ADJUSTMENT:

The two (2) subject parcels are part of the original "San Juan by the Sea" land plan/tract map for the area. The original tract map for Parcel 2 included several smaller lots/parcels for the subject property. As this particular area of Dana Point developed, changes to the tract map were never made or remedied.

Approximately 20 existing mobilehomes within BVMP sit across the common property line shared by Parcel 1 (APN: 668-351-01) and Parcel 2 (APN: 668-351-02) (Supporting Document 3). As the California Building Code does not allow structures to encroach over property lines, the property owner desires to correct this condition without changing the development pattern that presently exists. The shared property line would be adjusted 16 feet in a southerly direction. The property extends westerly 560 feet at which point a perpendicular line 14 feet in length extends to the northeast connecting the new southern boundary for Parcel 1 congruent with 34092 Doheny Park Road (APN: 668-351-20) and extending west 140 feet to the Doheny Park Road right-of-way (Supporting Document 4). The proposed lot line adjustment will correct existing building encroachments between Parcel 1 and Parcel 2, and bring the site into conformance with the Building Code. There are no changes proposed to the existing structures on site.

In accordance with the Land Use Plan Implementing Actions Program contained within the DPZC, the site is located in the City's Coastal Overlay District, but outside the appeals area of the Coastal Commission.

In accordance with Chapter 7.32 of the Dana Point Subdivision Code, a lot line adjustment is "...any division of land not requiring a subdivision tract map, as specified by the Subdivision Map Act, where adjustment is sought between two or more existing adjacent parcels, the land taken from one parcel is added to an adjacent parcel, and a greater number of parcels than originally existed is not thereby created." Although typically a ministerial action, Section 9.69.030(a)(5)(A) of the DPZC states that a coastal development permit shall be processed for any division of land, including lot line adjustments.

Applications for a Coastal Development Permit within the City of Dana Point must demonstrate compliance with the development standards of the DPZC as well as the provisions contained within the Coastal Overlay District regulations and specified elements of the General Plan (Land Use, Urban Design, and Conservation/Open Space) that make up the City's Local Coastal Program. The Coastal Overlay District is an overlay district that is combined with any base district and includes the procedures and regulations necessary to implement the provisions of the Local Coastal Program. The

proposed lot line adjustment is evaluated in light of these requirements and is consistent with the policies and goals of the relevant General Plan elements and the DPZC, which constitute the Local Coastal Program for the subject parcels.

There are five (5) findings that must be made to approve the Coastal Development Permit. These findings include:


1. Local Coastal Program. That the development project proposed by the application conforms with the relevant Elements of the City of Dana Point General Plan and the DPZC constituting the LCP for the subject parcels.
2. Zoning and District Regulations. That the application is consistent with the purpose and intent as well as the other provisions of the Dana Point Zoning Code.
3. CEQA. That the proposed development conforms with Public Resources Code Section 21000 (the California Environmental Quality Act)
4. California Coastal Act. That the project conforms with the public access and public recreation policies of the California Coastal Act;
5. Certified Land Use Plan. Approval of the application will result in no modification to the requirements of the Certified Land Use Plan for Dana Point.

The project meets the above criteria of the Coastal Overlay District as described in the attached resolution.

As of the date of this report, staff has received no public comments regarding this application.

CONCLUSION:

Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Zoning Code, 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 CDP15-00012 subject to findings and conditions of approval.



Danny Giometti
Assistant Planner



Ursula Luna-Reynosa
Director of Community Development

ACTION DOCUMENTS:

1. Draft Planning Commission Resolution No. 14-02-10-XX

SUPPORTING DOCUMENTS:

2. Aerial Photograph & Vicinity Map.
3. Lot line adjustment letter with associated exhibits.
4. Existing and proposed common property line exhibit.

RESOLUTION NO. 16-04-11-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP15-0012 (BEACHWOOD VILLAGE MOBILE HOME PARK), LOCATED AT 34052 DOHENY PARK ROAD

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

WHEREAS, Doheny Park Associates, LLC. (the "Applicant") is the owner of real property commonly referred to as 34052 Doheny Park Road (APN 668-351-01 & 02) (the "Property"); and

WHEREAS, the Applicant has made an application to process a lot line adjustment for an existing mobile home park (Beachwood Village) located at 34052 Doheny Park Road; 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 15305 of the CEQA Guidelines (Class 5 – Minor Alterations to Land Use Limitations) in that the project consists of a minor alteration to parcel configurations; and

WHEREAS, the Planning Commission did, on the 11th day of April, 2016 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 CDP15-0012.

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

- A) The above recitations are true and correct.
- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP15-0012, subject to conditions:

Findings:

1. Local Coastal Program (LCP). That the development project proposed by the application conforms with the City of Dana Point Land Use Element, Urban Design Element, and Conservation/Open Space Element of the General Plan, and the Zoning Code which constitute the LCP for the subject parcels in that the proposed lot line adjustment (LLA) does not include any actual development on the site and the existing mobile home park is a permitted use within the Commercial/Residential (C/R) district. Additionally, the LLA is consistent with Goal 2 of the Land Use Element in that it brings the site into conformance in regards to the building code by correcting existing mobilehome encroachments across property lines, thus achieving compatibility and enhancement in regards to its respective parcels.
2. Zoning and District Regulations. That the application is consistent with the purpose and intent as well as the other provisions of the Dana Point Zoning Code in that mobilehome parks in existence as of November 23, 1993, are a permitted use within the C/R zone, and Beachwood Village Mobilehome Park was established prior to that date and is therefore a permitted use within its respective parcels, and the lot line adjustment does not create any contradictions to the C/R development standards.
3. CEQA. That the proposed development conforms with Public Resources Code Section 21000 (the California Environmental Quality Act) in that the project qualifies for a **Categorical Exemption pursuant to Section 15305, Class 5 – Minor Alterations to Land Use Limitations**.
4. California Coastal Act. That the project conforms with the public access and public recreation policies of the California Coastal Act in that the proposed project includes the relocation of an existing shared property line through a corresponding lot line adjustment and does not impact public access or public recreation opportunities.
5. Certified Land Use Plan. Approval of the application will result in no modification to the requirements of the Certified Land Use Plan for Dana Point in that there is no change in land use proposed or necessary in conjunction with the proposed lot line adjustment and consequently no modification to the City's Land Use plan are requirements of the Land Use Plan are needed.

Conditions:

A. General:

1. Approval of this application permits a lot line adjustment to a shared property line within Beachwood Village Mobilehome Park in order to correct the existing encroachment of multiple mobile home pads across two parcels (668-351-01 & 02). Subsequent submittals for this project shall be in substantial compliance with the sign plans approved by the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan/Local Coastal Program, and the Dana Point Zoning Code.
2. Approval of this application shall be valid for a period of 24 months from the date of determination. If the scope-of-work approved by this action is not established, or the Lot Line Adjustment for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. 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.
4. 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 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.

5. 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.
6. 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.
7. An application for a Lot Line Adjustment to Public Works & engineering Services is required. The application shall be in conformance with the City standard Lot Line Adjustment checklist. The application will be reviewed and approved by the City of Dana Point.
8. The approved Lot Line Adjustment shall be recorded by the City of Dana Point.
9. The applicant shall be responsible for coordination with SDG&E, AT&T California, SCWD, Southern California Gas Company, and Cox Communication Services for the provision of all utility services.
10. Any and all outstanding fees associated with any part of the entire project shall be paid.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 11th day of April 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

April O'Connor, Chairwoman
Planning Commission

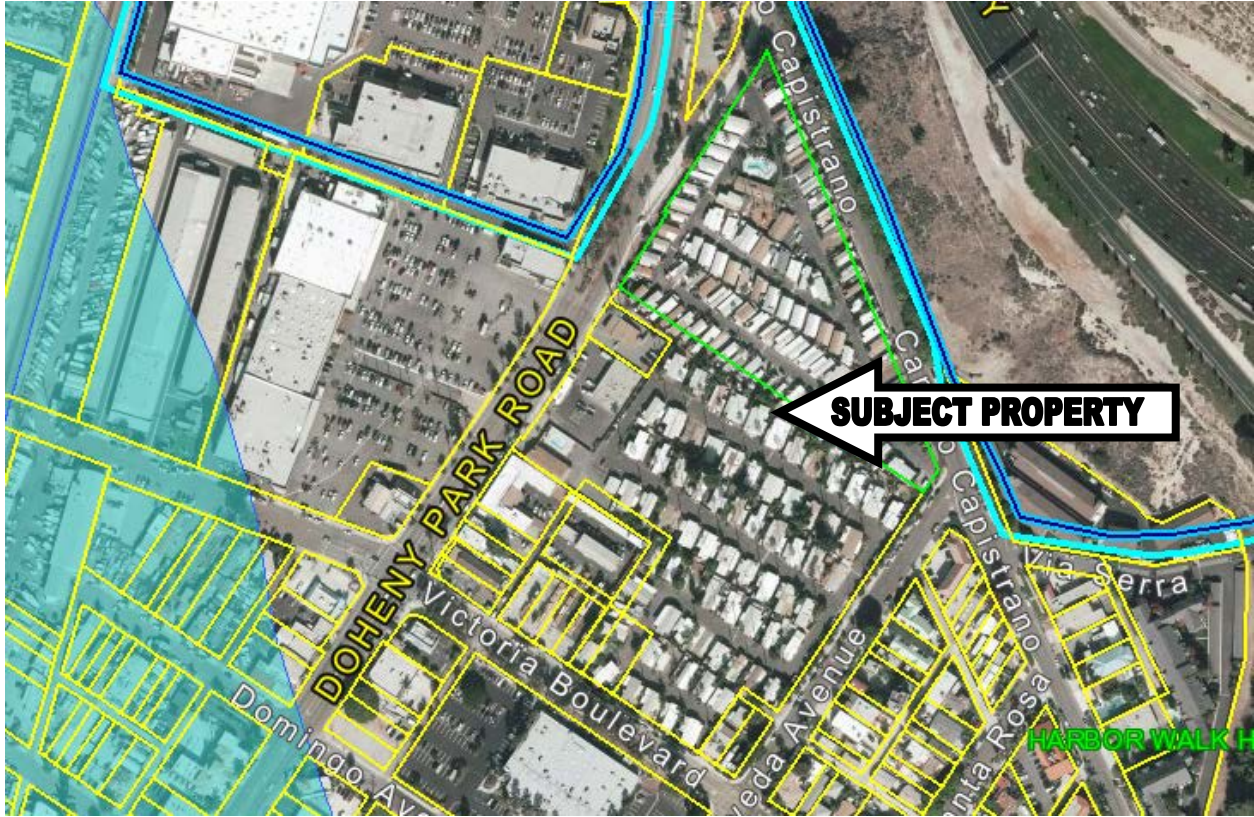
ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



City of Dana Point
Preliminary Review (CDP15-0012)
Danny Giometti, Assistant Planner
Community Development Department
33282 Golden Lantern (Danny Giometti, City Planner)
Dana Point, CA 92629-1805

VICINITY MAP



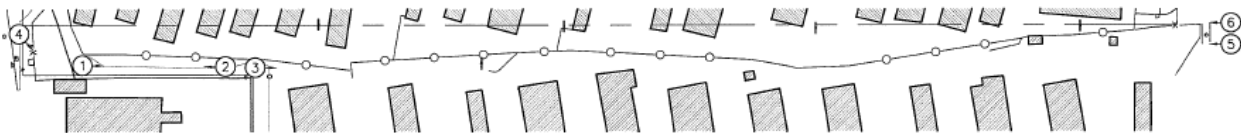
Project : CDP15-0012

Applicants/Owner: JRN Engineering/Doheny Park Associates, LLC

Location: 34052 Doheny Park Road (APNs: 668-351-01 & 02)



PICTURE REFERENCE DIAGRAM:
NO SCALE



Supporting
Document #2

March 22, 2016

Doheny Park Associates
17780 Fitch, Suite 145
Irvine, CA 92614

JRN Civil Engineering
232 Avenida Fabricante, Suite 107
San Clemente, CA 92672

Re: COASTAL DEVELOPMENT PERMIT (CDP15-0012) AT 34052 Doheny Park Road

Dear Sir(s):

The Community Development Department has reviewed your application for Coastal Development Permit (CDP15-0012) as to its completeness for processing.

The application is considered complete, as submitted. Your project has been tentatively scheduled for the Planning Commission meeting of April 11, 2016 at 6:00 P.M. in the City of Dana Point Council Chambers. You or a representative of the project should plan on attending this meeting in order to address any questions the Planning Commission may have. An agenda, staff report and resolution will be available the Friday prior to the meeting.

If you should have any questions, please feel free to contact me at (949) 248-3569.

Sincerely,

Danny Giometti
Assistant Planner

Cc: John Tilton, AIA City Architect/Planning Manager

EXEMPT FROM RECORDER'S FEES
PURSUANT TO GOVERNMENT CODE
SECTIONS 6103 AND 27383

When recorded mail to:
City of Dana Point
33282 Street of the Golden Lantern
Dana Point, CA 92629

Above Section Reserved for County Recorder's Use

LOT LINE ADJUSTMENT

LLA16-0001

RECORD OWNERS:

Parcel 1

Name: Doheny Park Associates, LLC
Address: 17780 Fitch, Suite 145
Irvine, CA 92614
Daytime Phone: 949-797-9133 x104

Parcel 2

Beachwood Village Associates, LLC
17780 Fitch, Suite 145
Irvine, CA 92614
949-797-9133 x104

I (we) hereby certify that: 1) I am (we are) the record owner(s) of all parcels proposed for adjustment by this application: 2) I (we) have knowledge of and consent to the filing of this application: and 3) the information submitted in connection with this application is true and correct.



Signature of Owner(s) or Agent(s) Parcel 1

Troy Shadran
Agent Printed Name



Signature of Owner(s) or Agent(s) Parcel 2

Troy Shadran
Agent Printed Name

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Orange)

On Feb. 10, 2016 before me, Octavio Romero Jr Notary Public
(insert name and title of the officer)

personally appeared Troy Snadjan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ORJr



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Orange)

On Feb 10, 2016 before me, Octavio Romero Jr Notary public
(insert name and title of the officer)

personally appeared Troy Shadian
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that (he)/she/they executed the same in (his)/her/their authorized capacity(ies), and that by (his)/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ORJR



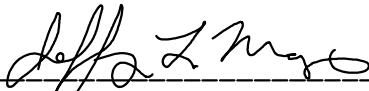
CITY OF DANA POINT
LOT LINE ADJUSTMENT LLA16-0001

CONTACT PERSON: JRN CIVIL ENGINEERS / JEFFERY L. MAYS

ADDRESS: 232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672

DAYTIME PHONE: (949) 248-4685

THIS DOCUMENT CONSISTING OF 8 PAGES WAS PREPARED BY ME OR UNDER MY DIRECTION.



Land Surveyor / Engineer

DATE: -----

R.C.E. / L.S. No. 6379

EXPIRES: 12/31/2016

EXAMINED AND APPROVED AS TO CONTENT:

By: _____
Matthew V. Sinacori, R.C.E. 59239
City Engineer
My Registration Expires: 6/30/2017

DATE: _____

ATTEST:

By: _____
Kathy Ward, City Clerk

DATE: _____

CITY OF DANA POINT
LOT LINE ADJUSTMENT LLA16-0001
EXHIBIT 'A'
(EXISTING LEGAL DESCRIPTION)

PAGE 3 OF 8

PARCEL 1:

LOT 1 OF TRACT NO. 1275, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: PORTION OF 668-351-01


PARCEL 2:

THAT PORTION OF PRYOR AVENUE, AS SHOWN ON A MAP OF THE TOWN SAN JUAN BY THE SEA. RECORDED IN BOOK 19, PAGES 27 AND 28 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY OF CALIFORNIA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ALSO BEING SHOWN AS VIA SERRA ON TRACT NO. 1275, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEING DESCRIBED AS FOLLOWS:

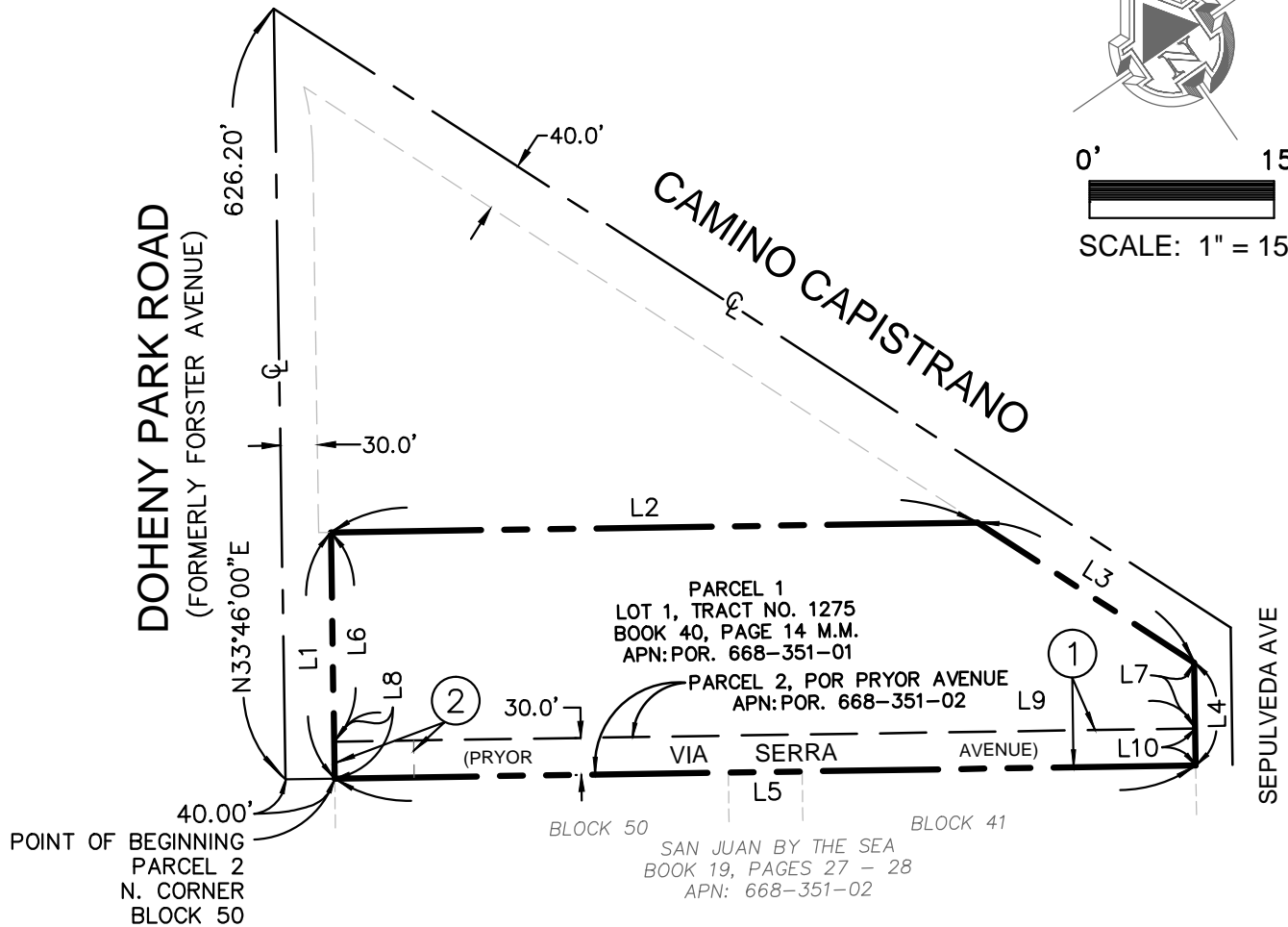
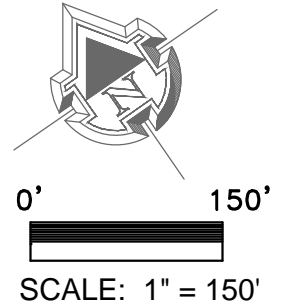
BEGINNING AT THE NORTH CORNER OF BLOCK 50 OF SAID MAP OF THE TOWN SAN JUAN BY THE SEA, SAID POINT ALSO LYING ALONG THE SOUTHEAST LINE OF FORSTER AVENUE; THENCE NORTHEAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 30.00 FEET, TO THE WEST CORNER OF LOT 1, TRACT NO. 1275, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT, RECORDED IN BOOK 40, PAGE 14 OF MISCELLANEOUS MAPS, OF SAID ORANGE COUNTY; THENCE SOUTHEAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 700.00 FEET TO THE EAST CORNER THEREOF AND THE NORTHWESTERLY LINE OF SEPULVEDA AVENUE AS SHOWN ON SAID MAP OF SAID TOWN; THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 30.00 FEET, TO THE EAST CORNER OF BLOCK 41 OF SAID MAP OF THE TOWN SAN JUAN BY THE SEA; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 41 AND BLOCK 50, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.

APN: PORTION OF 668-351-02

PREPARED BY: JEFFERY L. MAYS
LS NO. 6379
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA. 92672
(949) 248-4685



CITY OF DANA POINT
 LOT LINE ADJUSTMENT LLA16-0001
 EXHIBIT 'B'
 (EXISTING MAP PAGE 1 OF 2)



BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON RECORD DATA SHOWN ON TRACT NO. 1275, BOOK 40, PAGE 14 OF MISCELLANEOUS MAPS.

SEE SHEET 6 OF 11 FOR COURSE DATA AND EASEMENT NOTES

- CONTAINING AN AREA OF APPROXIMATELY 2.98 ACRES (129,844 GROSS SQUARE FEET)
- SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS,
- RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

PREPARED BY: JEFFERY L. MAYS
 LS NO. 6379
 JRN CIVIL ENGINEERS
 232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE, CA. 92672
 (949) 248-4685



CITY OF DANA POINT
LOT LINE ADJUSTMENT LLA16-0001
EXHIBIT 'B'
(EXISTING MAP PAGE 2 OF 2)

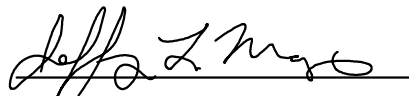
EASEMENT NOTES:

- ①— AN EASEMENT FOR AN UNDERGROUND STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1974 AS INSTRUMENT NO. 12413 IN BOOK 11194, PAGE 1312 OF OFFICIAL RECORDS.
- ②— AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1967 AS INSTRUMENT NO. 18446 IN BOOK 8266, PAGE 781 OF OFFICIAL RECORDS. ALSO RECORDED MAY 17, 1968 AS INSTRUMENT NO. 12003 IN BOOK 8605, PAGE 643 OF OFFICIAL RECORD.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°46'00"E	200.00'
L2	S56°14'00"E	525.67'
L3	S22°28'30"E	209.68'
L4	S33°46'00"W	83.48'
L5	N56°14'00"W	700.00'
L6	N33°46'00"E	170.00'
L7	S33°46'00"W	53.48'
L8	N33°46'00"E	30.00'
L9	S56°14'00"E	700.00'
L10	S33°46'00"W	30.00'

- CONTAINING AN AREA OF APPROXIMATELY 2.98 ACRES (129,844 GROSS SQUARE FEET)
- SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS,
- RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

PREPARED BY: JEFFERY L. MAYS
LS NO. 6379
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA. 92672
(949) 248-4685



CITY OF DANA POINT
LOT LINE ADJUSTMENT LLA16-0001
EXHIBIT 'C'
(PROPOSED LEGAL DESCRIPTION)

PAGE 6 OF 8

PARCEL 1:

LOT 1 OF TRACT NO. 1275, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH PRYOR AVENUE, AS SHOWN ON A MAP OF THE TOWN SAN JUAN BY THE SEA. RECORDED IN BOOK 19, PAGES 27 AND 28 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY OF CALIFORNIA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ALSO BEING SHOWN AS VIA SERRA ON TRACT NO. 1275, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF PRYOR AVENUE DESCRIBED AS FOLLOWS:

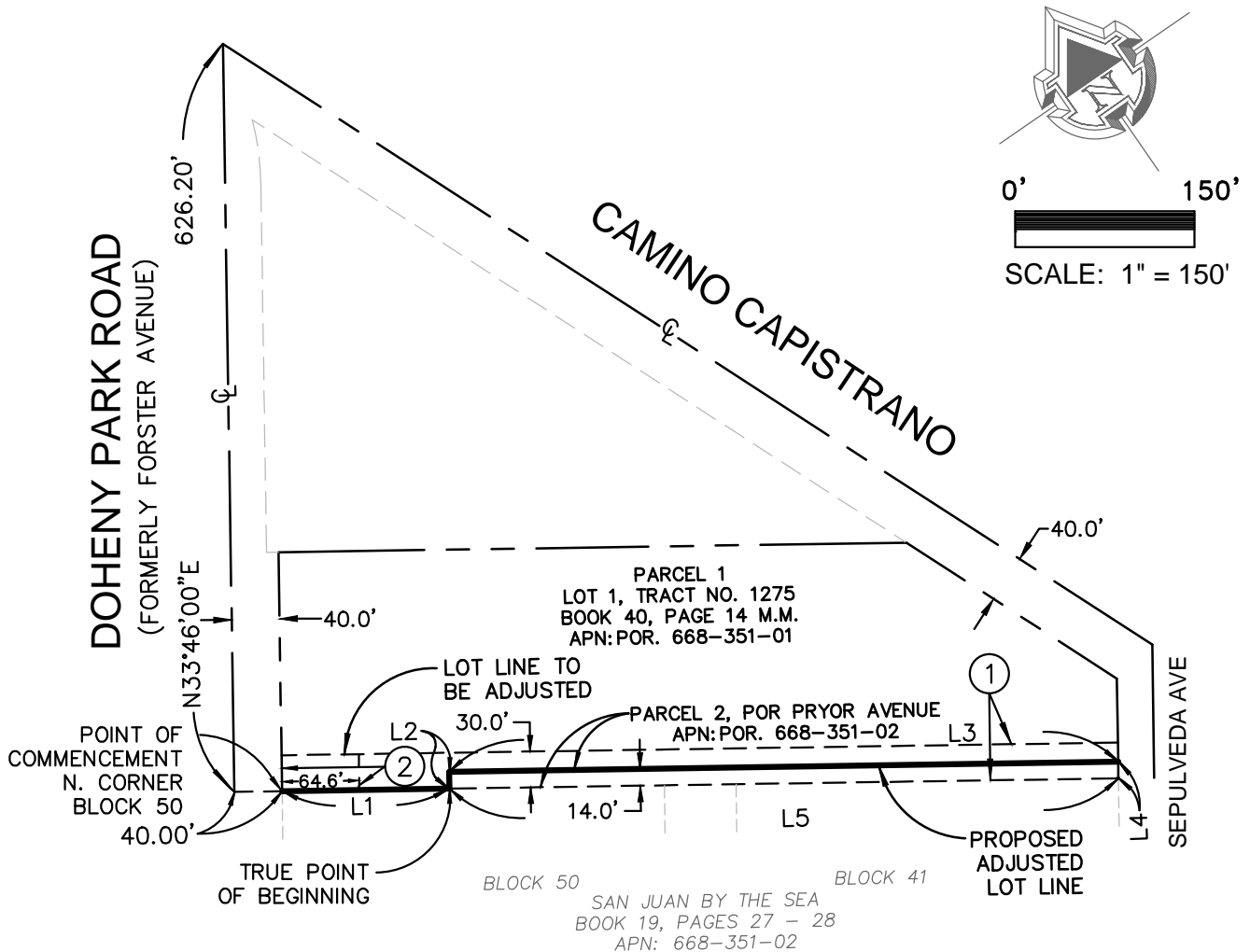
COMMENCING AT THE NORTH CORNER OF BLOCK 50 OF SAID MAP OF THE TOWN SAN JUAN BY THE SEA, SAID POINT ALSO LYING ALONG THE SOUTHEASTERLY LINE OF FORSTER AVENUE; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 50, SOUTH 56°14'00" EAST, A DISTANCE OF 140.00 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE LEAVING SAID NORTHERLY LINE, NORTH 33°46'00" EAST, A DISTANCE OF 14.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 16.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID LOT 1, TRACT NO. 1275; THENCE EASTERLY ALONG SAID PARALLEL LINE, SOUTH 56°14'00" EAST, A DISTANCE OF 560.00 FEET, TO THE NORTHWESTERLY LINE OF SEPULVEDA AVENUE AS SHOWN ON SAID MAP OF SAID TOWN; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY LINE, SOUTH 33°46'00" WEST, A DISTANCE OF 14.00 FEET TO THE EAST CORNER OF BLOCK 41 OF SAID MAP OF THE TOWN SAN JUAN BY THE SEA; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 41 AND BLOCK 50, NORTH 56°14'00" WEST, A DISTANCE OF 560.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF PRYOR AVENUE, AS SHOWN ON A MAP OF THE TOWN SAN JUAN BY THE SEA. RECORDED IN BOOK 19, PAGES 27 AND 28 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY OF CALIFORNIA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ALSO BEING SHOWN AS VIA SERRA ON TRACT NO. 1275, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF BLOCK 50 OF SAID MAP OF THE TOWN SAN JUAN BY THE SEA, SAID POINT ALSO LYING ALONG THE SOUTHEASTERLY LINE OF FORSTER AVENUE; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 50, SOUTH 56°14'00" EAST, A DISTANCE OF 140.00 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE LEAVING SAID NORTHERLY LINE, NORTH 33°46'00" EAST, A DISTANCE OF 14.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 16.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID LOT 1, TRACT NO. 1275; THENCE EASTERLY ALONG SAID PARALLEL LINE, SOUTH 56°14'00" EAST, A DISTANCE OF 560.00 FEET, TO THE NORTHWESTERLY LINE OF SEPULVEDA AVENUE AS SHOWN ON SAID MAP OF SAID TOWN; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY LINE, SOUTH 33°46'00" WEST, A DISTANCE OF 14.00 FEET TO THE EAST CORNER OF BLOCK 41 OF SAID MAP OF THE TOWN SAN JUAN BY THE SEA; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 41 AND BLOCK 50, NORTH 56°14'00" WEST, A DISTANCE OF 560.00 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF DANA POINT
 LOT LINE ADJUSTMENT LLA16-0001
 EXHIBIT 'D'
 (PROPOSED MAP PAGE 1 OF 2)



BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON RECORD DATA SHOWN ON TRACT NO. 1275, BOOK 40, PAGE 14 OF MISCELLANEOUS MAPS.

SEE SHEET 11 OF 11 FOR COURSE DATA AND EASEMENT NOTES

- CONTAINING AN AREA OF APPROXIMATELY 2.98 ACRES (129,844 GROSS SQUARE FEET)
- SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS,
- RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

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CITY OF DANA POINT
LOT LINE ADJUSTMENT LLA16-0001
EXHIBIT 'D'
(PROPOSED MAP PAGE 2 OF 2)

PAGE 8 OF 8

EASEMENT NOTES:

- ①— AN EASEMENT FOR AN UNDERGROUND STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1974 AS INSTRUMENT NO. 12413 IN BOOK 11194, PAGE 1312 OF OFFICIAL RECORDS.
- ②— AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1967 AS INSTRUMENT NO. 18446 IN BOOK 8266, PAGE 781 OF OFFICIAL RECORDS. ALSO RECORDED MAY 17, 1968 AS INSTRUMENT NO. 12003 IN BOOK 8605, PAGE 643 OF OFFICIAL RECORD.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°14'00"E	140.00'
L2	N33°46'00"E	14.00'
L3	S56°14'00"E	560.00'
L4	S33°46'00"W	14.00'
L5	N56°14'00"W	560.00'

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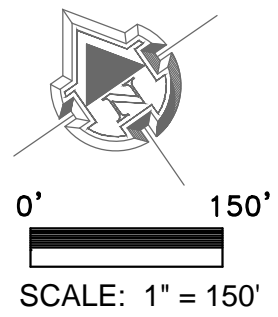
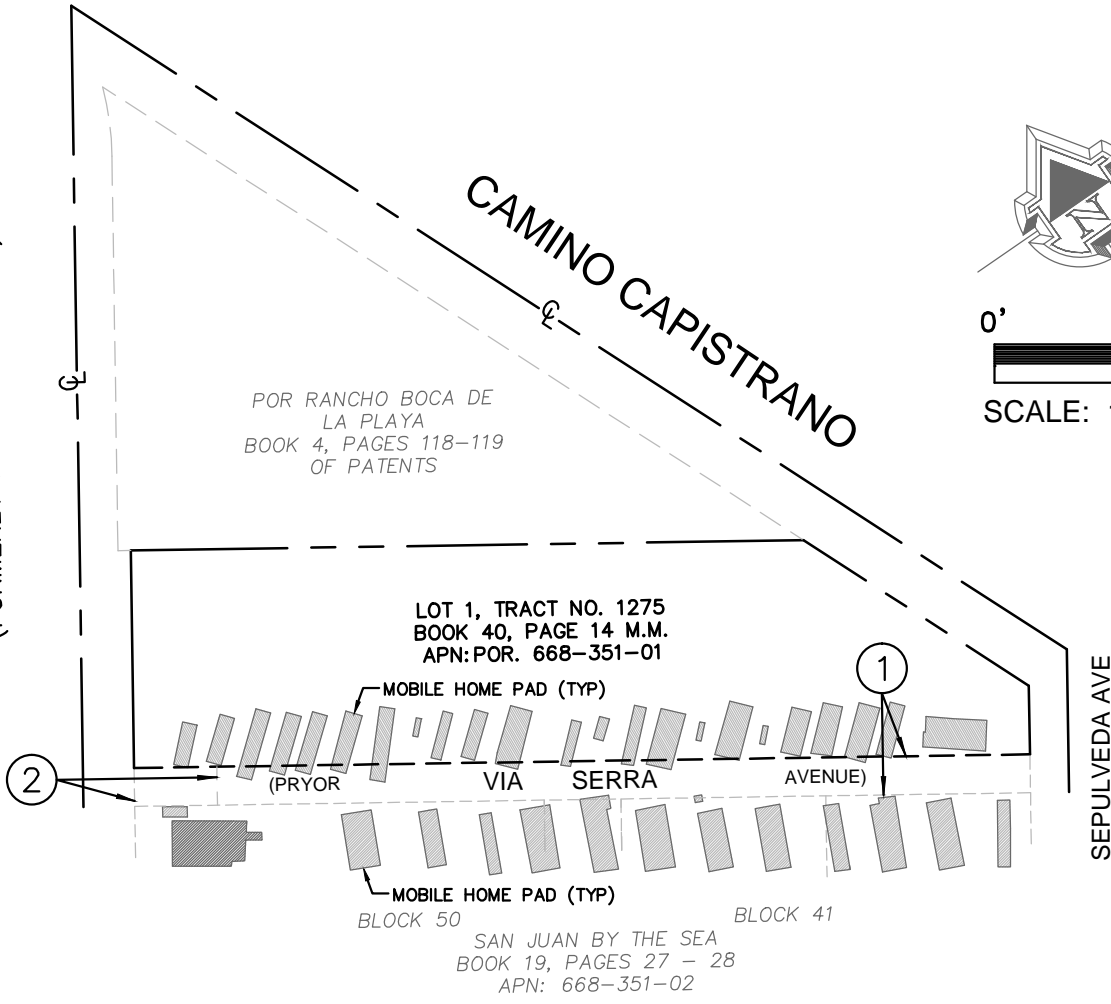
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SITE PLAN

(EXISTING LOT LINES)

DOHENY PARK ROAD
(FORMERLY FORSTER AVENUE)



EASEMENT NOTES:

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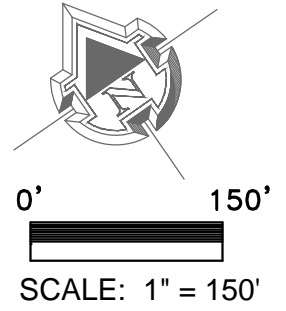
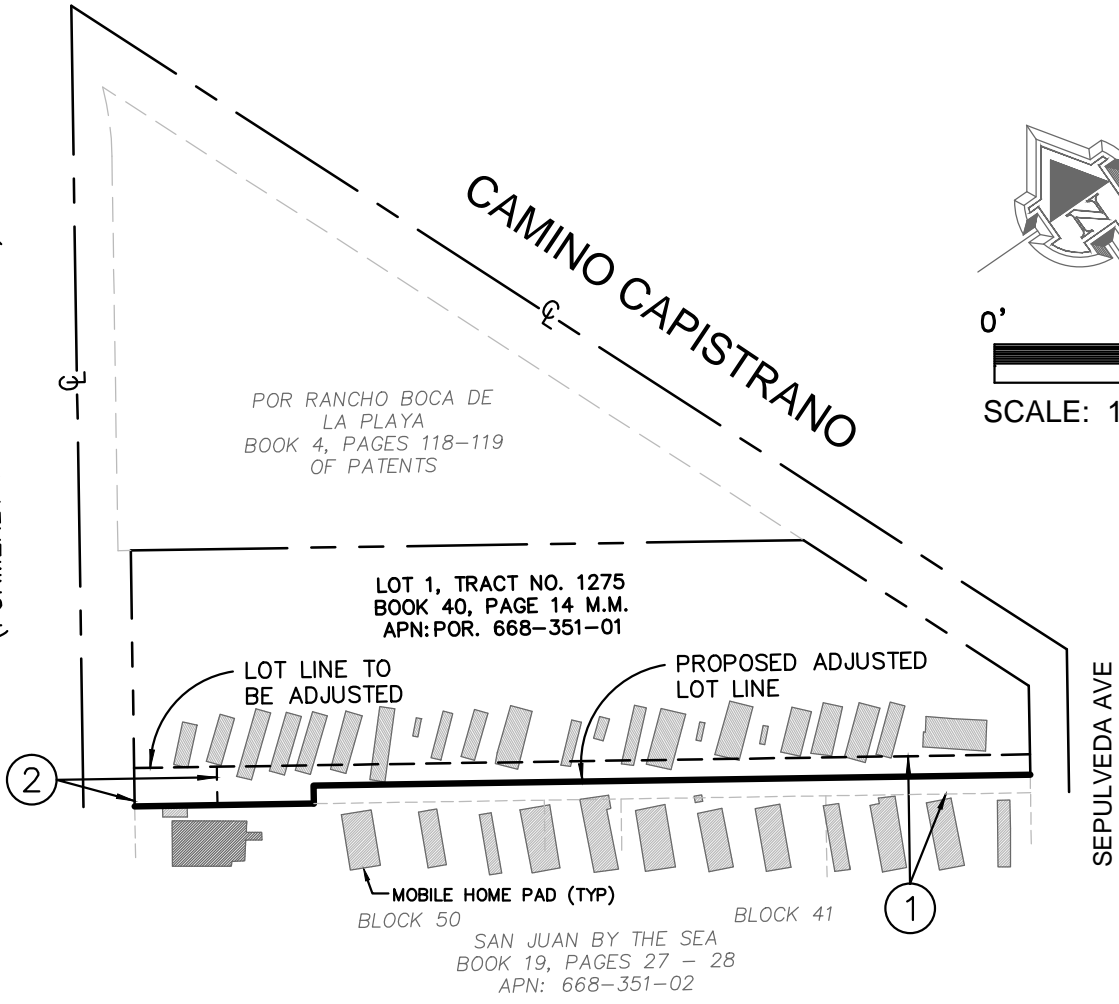
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SITE PLAN

(PROPOSED LOT LINES)

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