

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

DATE: AUGUST 28, 2017

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: PRELIMINARY REVIEW (PA6-0101) FOR THE DEVELOPMENT OF A DUPLEX REQUIRING THREE VARIANCE ENTITLEMENTS, A MINOR SITE DEVELOPMENT PERMIT AND A MINOR CONDITIONAL USE PERMIT LOCATED AT 26252 VIA CANON

RECOMMENDATION: That the Planning Commission assess the site and building design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

APPLICANT: Mark Brooklyn

PROPERTY OWNER: James Corrales

REQUEST: Preliminary Review for the development of a duplex dwelling requiring three variance entitlements, a minor site development permit, and a minor conditional use permit located at 26252 Via Canon.

LOCATION: 26252 Via Canon (APN 691-401-22)

NOTICE: No noticing is required.

ENVIRONMENTAL: Not applicable at this time.

ISSUES:

- Project consistency with the Dana Point General Plan and the Dana Point Zoning Code (DPZC).
- Project land use compatibility and community values.
- Findings for Variances.

BACKGROUND:

The subject site is located northeast of the intersection of Camino Capistrano and Via Canon. The lot totals 6,665 square feet, is trapezoidal in shape and is bordered by a three story single family home to the south and open space to the north (Supporting Document 1). The subject site is located in the Residential Duplex (RD-14) Zoning District on the City's Zoning Map, and is designated Residential 14 DU/AC in the City's Land Use Policy Diagram included in the Land Use Element of the General Plan.

In December of 2003, a development that included a site design and structures similar to the current proposal was entitled as part of Minor Site Development Permit SDP03-34(M) and Variance V03-15 (SDP03-34(M) and V03-15). These entitlements included a variance for excess height and reduced front and side yard setbacks. Construction permits were never secured for the improvements contemplated by SDP03-34(M) and V03-15 and they subsequently expired.

PRELIMINARY REVIEW:

Since September of 2016, Staff and the applicant have worked collaboratively on various design iterations for the subject site at an informal level. However, due to the topographic constraints of this lot and the proposed project's deviations from the DPZC, Staff recommended a preliminary review by the Planning Commission as described in Section 9.61.100(a)(2) of the DPZC.

This level of preliminary review is a more formal option made available to applicants for projects that involve more significant issues than those addressed through the informal staff level reviews. This process includes a brief staff evaluation of the significant project issues and gives the applicant the opportunity to present the proposal directly to the Planning Commission. The Planning Commission is legally limited in the type and amount of input they can provide during preliminary review. Commissioner comments center on identifying potential issues that may be raised during consideration of a formal submittal, while providing general feedback on how the significant issues might apply to the project.

DISCUSSION:

The applicant has provided two design concepts for preliminary review. Concept A complies with the RD-14 development standards and all but one of the hillside condition provisions contained in DPZC Section 9.05.110(a)(4). Concept A is provided to the Planning Commission to allow comparison between a DPZC compliant project and the applicant's proposal which are presented in the plans as Concept B.

Concept B proposes a duplex with units totaling 1,970 and 2,002 square feet of habitable living space, and parking facilities. The duplex includes three (3) stories and each unit contains non-integrated first floor garage space, and two habitable levels

above. Each dwelling unit consists of three bedrooms, an office and two (2) full baths on the second floors, and common kitchen, dining and family rooms, and a half bath on the third floors. Dwelling unit entries are accessed via stairways on each side of the duplex structure and are located on the second floor.

The proposed duplex requires a minor site development permit and a minor conditional use permit CUP(M). The owner also request three variances which include: 1. *Relief from the prescribed DPZC height requirement*, 2. *Deviation from "Hillside Condition Ordinance B" as related to setbacks on the 2nd and 3rd stories*, and 3. *Reduction in the prescribed front yard setback requirement*. Both the owner and applicant have provided individual written justifications for the requested variances included as Supporting Document 2 of this report.

Compliance with the DPZC Hillside Condition Ordinance as well as the requested variance entitlements required to develop Concept B are described under the following headings.

**RESIDENTIAL STRUCTURE PROPOSED IN A HILLSIDE CONDITION/
HEIGHT AND AVERAGE ADDITIONAL YARD SETBACK AREA VARIANCES:**

Subject to the approval of a Site Development Permit, a residential structure proposed in a hillside condition may be allowed to have three (3) stories in accordance with the following provisions:

- A. Minimum topographic slope percentage if twenty (20) percent or greater:

As calculated by staff utilizing the City topographic map, the topographic slope percentage is approximately 48%. The lot far exceeds the minimum 20% slope necessary to allow three-story residential structures.

- B. Three (3) story structures shall be designed so that the second story has an average, additional yard setback area of five (5) feet times the total width of the structure at the street elevation and the third story, an average additional yard setback area of ten (10) feet times the total width of the structure at the street elevation:

As detailed in the "2nd and 3rd Story Setback Back Calculations" section on both Concept A and Concept B plans, the duplex does not comply with required additional yard setback areas. Based on a common street elevation building width of 34'-10." for both concepts and the calculations on the plans, the additional yard setback is deficient 21 and 29 square feet for the second and third stories respectively.

The applicant is requesting relief from the average additional setback area

requirements to retain a larger portion of levels two and three above grade. Utilizing the average calculation prescribed in the DPZC results in a largely subterranean design and a larger cut into the hillside. The applicant states that the subterranean design would create a situation where the rear of the duplex lacks light, ventilation and required bedroom egress (Supporting Document 2).

- C. Residential structures having three (3) stories shall be limited to a maximum Floor Area Ratio (FAR) of .75 the area of the lot, excluding garage area. The amount of garage area in excess of that required for minimum compliance with parking standards, as specified in Section 9.35.070 of this Title, shall be considered part of the floor area when calculating the FAR:

Staffs calculation results in FAR's of 61% and 62% for Concept A and Concept B, respectively; well below the .75 FAR maximum and in compliance with the DPZC.

- D. Building height based on a flat roof and utilizing the DPZC Hillside Condition Ordinance prescribes a maximum height of 29 feet as measured from finished pad to top of roof.

Concept A complies with the 29-foot height limit prescribed under Section 9.05.110(a)(7), for residential structures on hillside lots. The Concept A structure is designed to the maximum 29-foot building height permitted for roof pitches less than 3/12. The Concept B design results in a 37'3" high structure utilizing a curved roof pitched at less than a 3/12 pitch, and exceeds the required 29-foot height limit allowed in a hillside conditions by 8'3".

Consequently Concept B requires a height variance from Subsection (a)(7) of the City's height ordinance.

The owner states that the Construction under the prescribed development standards results in an undesirable floor plan where the lower unit would have very little light and poor ventilation...potentially resulting in health and safety impacts (Supporting Document 2)."

- E. The applicant shall demonstrate that the proposed design will result in a reduction in grading and the disruption to existing topography that would be incurred be with a standard two (2) story design on the subject site, pursuant to Subsection (a)(2) of this Section, to the satisfaction of the Director of Community Development:

While the applicant has demonstrated the difference in grading between concepts A & B, both are three story designs. It can be inferred, however, that a two story, standard design would result in even more excavation than either

concepts A or B. Upon submission of a formal application, the applicant will clearly demonstrate this result.

- F. The height of the third story shall not exceed a height of fourteen (14) feet above the upper property line or upper street curb elevation, as measured perpendicular to any point along said line or curb:

The height of the third stories in Concept A and Concept B, sit well below (approximately 40-feet and 32-feet respectively) the upper property line.

- G. Applications for Site Development Permits to allow three (3) story developments on hillside properties shall include story pole staking as described in the City's application requirements for a Site Development Permit:

The applicant will be required to stake the proposed duplex whether or not a variance for height is requested.

FRONT YARD SETBACK VARIANCE:

Pursuant to Section 9.09.030 (Development Standards) of the DPZC, the RD-14 Zoning District requires a minimum 20-foot front yard setback. Preliminary design Concept A proposes a design which complies to the RD-14 front yard setback requirement across the entire front width of the duplex. Although this design provides the requisite front yard setback, the applicant states that this design pushes almost half of the structure below grade and results in an undesirable floor plan where the lower unit would have very little light and poor ventilation. The applicant suggests that this design would result in extensive grading and require a high retaining wall at the back of the property.

Preliminary design Concept B proposes a reduction in the required front yard setback by locating the northwestern side of the property (Residence B) as close as 10-feet from the front property line. The design accommodates a 20-foot driveway on the southernmost opening to the one-car garage.

DUPLEX ON LOT LESS THAN 50' WIDE:

The subject site has an average width of 49.82 feet (Supporting Document 3) and Section 9.35.080(e)(4) may be utilized to satisfy the minimum number of required parking stalls for the Duplex Dwelling use. This section allows a tandem parking arrangement (one covered and one uncovered stall) for one of the dwelling units and an assigned two-car garage for the other dwelling unit subject to the standards in Section 9.35.080(e)(4). Concept A and B incorporate the duplex tandem parking arrangement for the unit with the single car garage and an approximately 20-foot driveway, which is subject to approval of the Planning Commission via a minor Conditional Use Permit CUP(M).

CORRESPONDENCE:

None.

CONCLUSION:

Staff requests that the Planning Commission review the subject proposal and provide the applicant with comments and feedback aimed at moving the project towards a formal discretionary application submittal.



Danny Giometti
Associate Planner



Ursula Luna-Reynosa, Director
Community Development Department

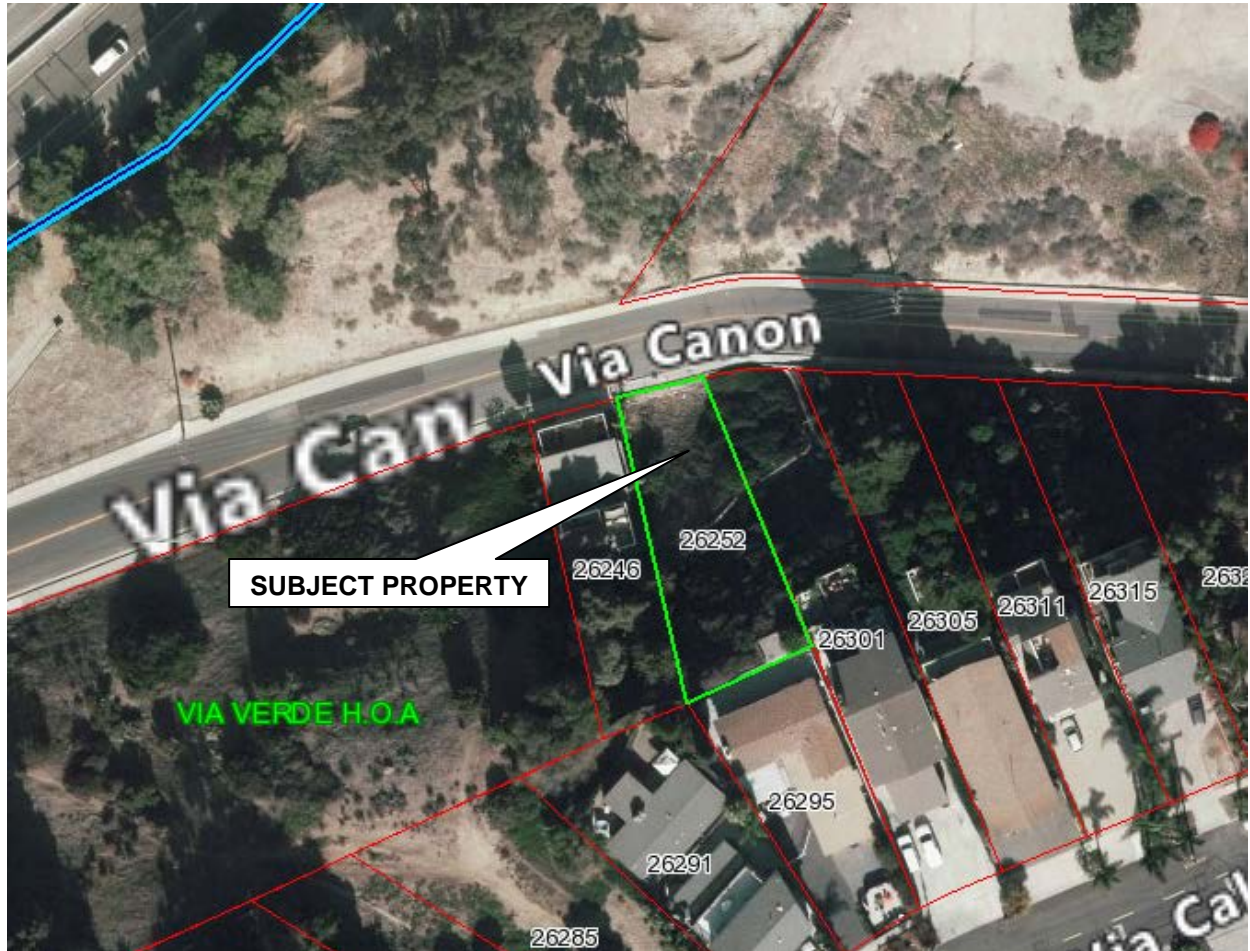
SUPPORTING DOCUMENTS

1. Vicinity Map and Site Photographs
2. Applicant and Owner's "Justification Statement for Variance Requests
3. Project Plans and Rendering



City of Dana Point
Preliminary Review PA16-0101
Danny Giometti, Associate Planner
Community Development Department
33282 Golden Lantern (Danny Giometti, Associate Planner)
Dana Point, CA 92629-1805

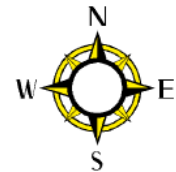
VICINITY MAP



Project : PA16-0101

Applicant: Mark Brooklyn

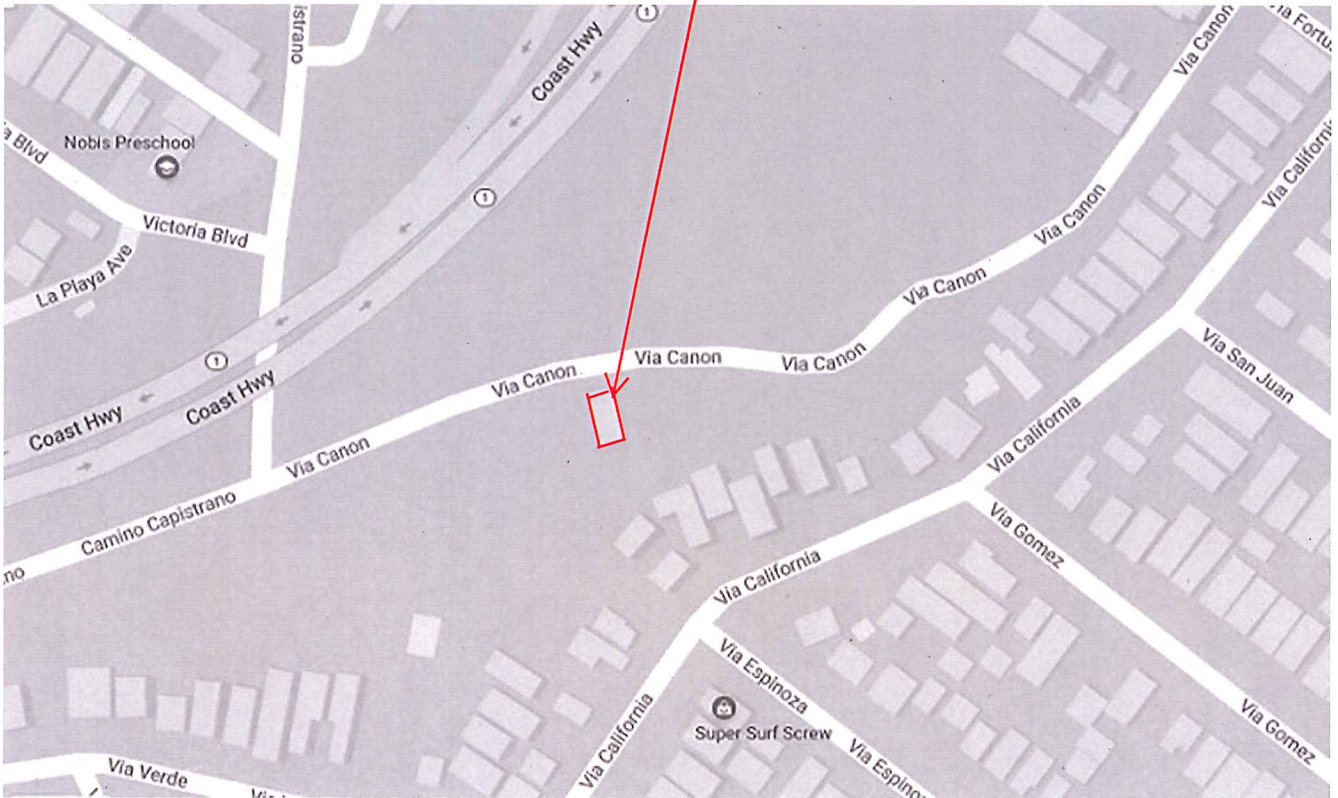
Location: 26252 Via Canon



26252 Via Canon Dana Point Site Location



Site Location



26252 Via Canon Dana Point
Site Photos



Photo 1



Photo 2

26252 Via Canon Dana Point
Site Photos



Photo 3

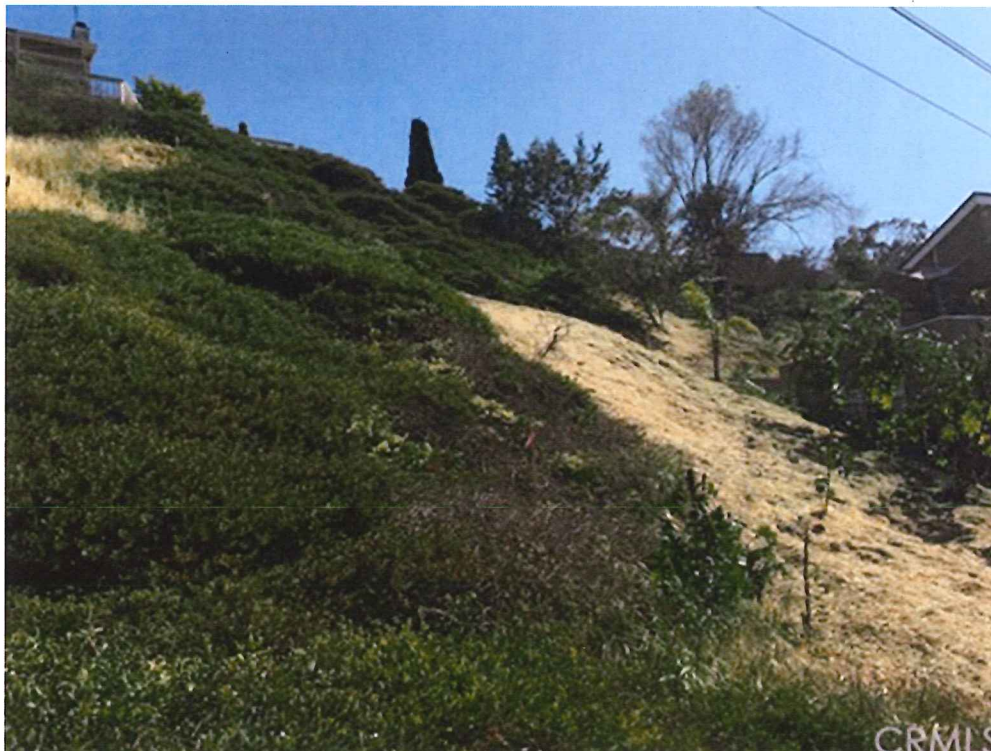


Photo 4

26252 Via Canon Dana Point Site Photos



Photo 5

Adjacent Neighbors Property Site Photos



Photo 6

Adjacent Neighbors Property Site Photos

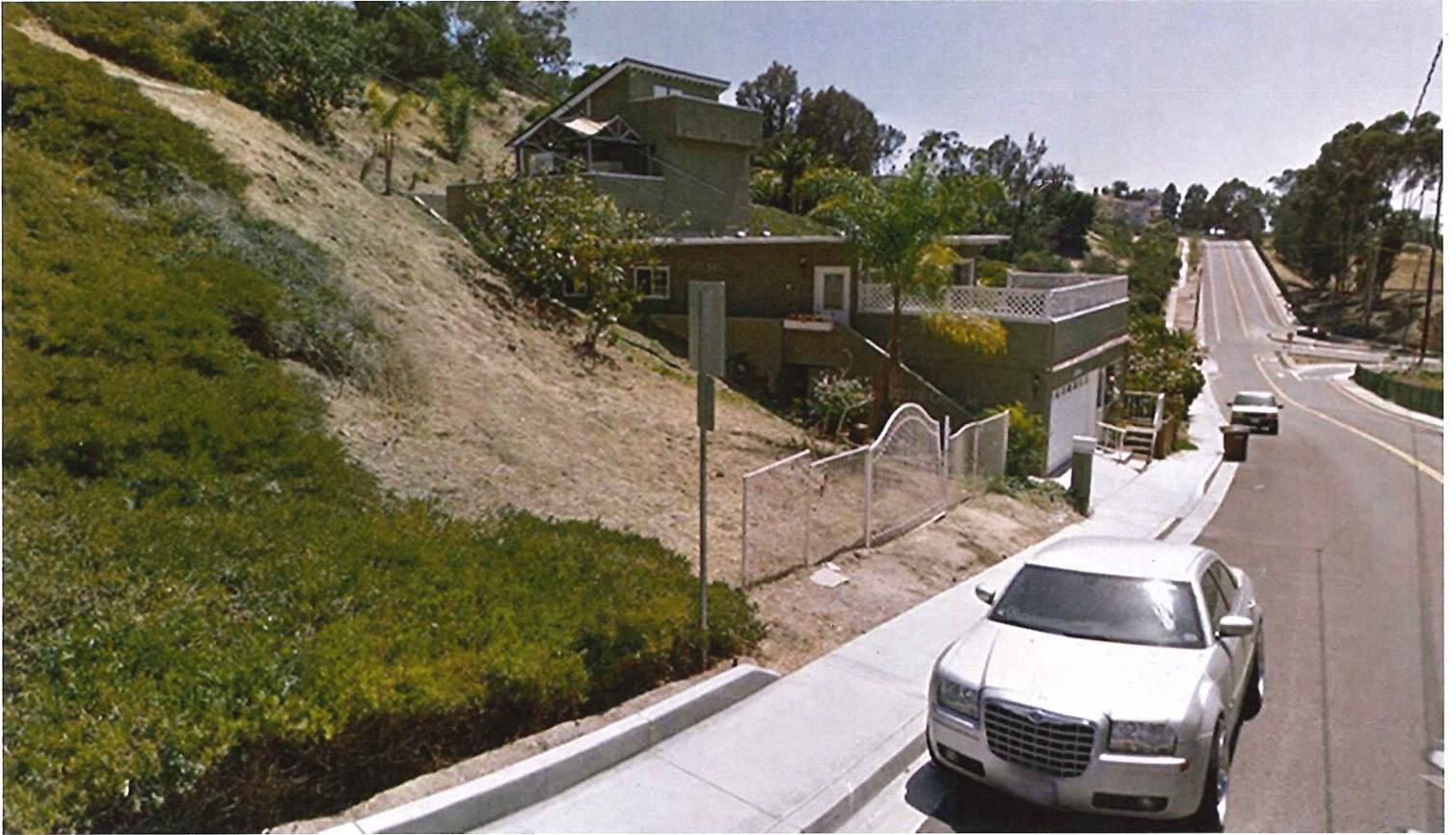


Photo 7



Photo 8

James Corrales
3809 Via Manzanna
San Clemente, California 92673

RECEIVED

JUL 25 2017

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Date: July 24, 2017
To: City of Dana Point
From: Mark Brooklyn, Applicant for
James Corrales, Property Owner
RE: Application for Variance

Project Address: 26252 Via Canon Dana Point, California 92624

To: The Planning Commission Board Members

The property owner would like to develop the project site for new construction of a duplex building in compliance with the City General Plan policies and Zoning Code provisions with the exception for a reduced front building setback of 10' (for one of the two residence) and an increase for the overall building height limit of 37'-3".

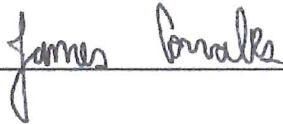
Given the difficult physical nature of the project sites unique irregular shape, dimension, and a significantly steep upward slope (33%) from Via Canon these constraints combined with meeting all current zoning code provisions limit the sites development for a usable and practical building footprint, would result in more than 50% of the building below grade, and would create the need for extensive site excavation which would result in excessively high and unrepossessing retaining walls. All considered this would result in extreme and unnecessary hardship for the property owner in development of the site for the proposed new duplex construction.

The Variance we are respectfully requesting for your consideration for your preliminary approval would not negatively impact any the adjacent or surrounding neighbor's properties, since the neighborhoods properties have similar site topography constraints and have been allowed to build structures that exceed the current building height and setback requirements. Also, no surrounding neighborhood views would be impacted in granting this Variance.

We both thank you in advance for your time and consideration in granting us preliminary approval for this Variance.

Sincerely,

James Corrales
Property Owner



Date: 7/24/17

Mark Brooklyn
Applicant



Date: 7/24/17

SUPPORTING DOCUMENT #2

Dear Mr. Giometti,

As you know, I have been thoughtfully working on a feasible plan for developing a duplex for my vacant lot located at 26252 Via Canon (the "Site"). The Site has never been developed because of its irregular shape and 53% slope. After examining several possibilities, I have come to the same conclusion that presumably others have before me – under the applicable front yard setback of 20 feet and height limits of 29 to 33 feet depending on roof pitch, building a marketable unit is not feasible. The City's Planning Commission came to this same conclusion in 2003, when it approved variances that included a 45 foot, 3 inch height limit, a 3 foot front setback and a 3 inch side setback. The Planning Commission also noted in 2003 that the Site qualifies as a hillside condition with the requirement of a topographic slope of at least +/- 20%.

Concept A1 (attached) illustrates how building under the current code puts half of the structure below grade. This results in an undesirable floorplan where the lower unit would have very little light and poor ventilation, making it unmarketable and potentially resulting in health and safety impacts. The standard setbacks and height restrictions would also require extensive grading activities in order to build a massive retaining wall behind the structure which is not aesthetically pleasing and entails significant and otherwise unnecessary costs.

A single variance for either the front setback or maximum height requirement still does not make development of a marketable residence feasible as you can see from **Concept A2** (attached) and **Concept A3** (attached). These concepts suffer from the same problems as Concept A1 and are also impractical and inconsistent with the character of the neighborhood.

In light of the foregoing, I am requesting that City staff support an application for the following variances, which are the minimum needed to allow feasible development of the Site and avoid undue hardship:

1. 37 foot, 3 inch Height
2. 10 foot Front Setback

Concept B (attached) shows what development of the Site would look like if these variances were granted. Our design allows for driveway parking for Unit A consistent with the current Code. Furthermore, the proposed reduced front setback will enable building placement closer to Via Canon and thereby reduce the size of retaining walls necessary to assist in slope stabilization. This makes Concept B much more aesthetically pleasing than Concepts A1-A3 and results in a development with less impact to surrounding development compared to the current code.

Furthermore, Concept B has no impact to existing residences to the rear and above the project site. The proposed structure, as viewed from the rear, will still be approximately 31 feet below the grade of the residential property to the rear so there is no impact on views for adjacent or nearby residences. The only neighboring residence, 26246 Via Canon, has a 5 foot front structural setback and its height is significantly higher than the proposed structure. Even if the variances were granted, the Site would still not be as tall and have a larger setback than neighboring properties.

Approval of the requested variances would not grant privileges inconsistent with nearby development nor would they establish a precedent for future new construction because the Site is unusual in its degree of slope, has an irregular dimension and shape, and is one of the few undeveloped lots in the neighborhood. Denial of these variances would result in practical difficulties and unnecessary physical hardship unique to the Site and would deprive the Site of privileges enjoyed by its neighbors. The requested variances are not a matter of mere convenience and are necessary to avoid a hardship condition.

Please review so we can discuss next steps. I look forward to hearing from you.

Best Regards,

James Corrales

CC:

Kurth Nelson

Matt Schneider

Patrick Munoz

Attachments:

Via Canon – Initial Concepts



CITY OF DANA POINT
PLANNING DEPARTMENT

JUSTIFICATION STATEMENT FOR VARIANCE REQUESTS

I. The Planning Commission may grant a Variance, with such conditions as are found necessary to protect the public health, safety, and general welfare and assure compliance with the provisions and standards included in Title 9 of the Dana Point Municipal Code, provided the following findings can be made:

Briefly describe how your proposal complies with the following:

1. The strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of Title 9.

The project site has an irregular shape and a significantly steep slope (33-50%). Based on the codes required height of 29' and a front building setback of 20' along with the steepness of the slope this would create excessively high site retaining walls, a limited building design with more than 50% of the building being below grade.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district.

The serve steepness of the sites slope limits the building footprint, usable size of the building to an extent less than the surrounding neighbors properties.

3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints.

The proposed structure will have no visual impact on adjacent or nearby residences. Enforcement of the building height and front building set back also would deprive the applicant of privileges enjoyed by neighboring and nearby property owners.

4. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints.

The adjacent neighbors duplex building which has a similar site topography was developed with similar constraints in regards to the front building setbacks and also exceeds the current building height requirements. Also, the surrounding neighbors properties to the east and above Via Canon have similar steep sloping lots with structures that exceed the current building height and reduced front building setbacks.

5. That the Variance request is made on the basis of a hardship condition and not as a matter of convenience.

The project site is similar in topography to the nearby and surrounding neighbors properties that faced with similar site constraints have been allowed to build structures that exceed the current building height and front building setback requirements.

6. That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

The Variance requests would not negatively impact any the adjacent or surrounding neighbors views or create any negative impact with off site parking. The reduced front building setback for Residence B would still allow for on site parking on driveways. The proposed front building setbacks and height would be consistent with the adjacent and surrounding neighbors structures in keeping with the neighborhoods character.

7. That the Variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone.

The Variances we are requesting are for a reduction to front building setback and for an increase in the building height consistent with the surrounding neighbors properties. All other zoning code requirements would comply.

8. For a Variance to regulations for off-street parking facilities or off-street loading facilities, the following additional findings shall be made:

- That neither the present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require the strict or literal interpretation and enforcement of the specified regulation(s).
- That the granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.
- That the granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of Title 9 of the Dana Point Municipal Code.

9. That granting of the Variance would not result in adverse impacts, either individually or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.

The proposed project site is located outside the Coastal Zone.

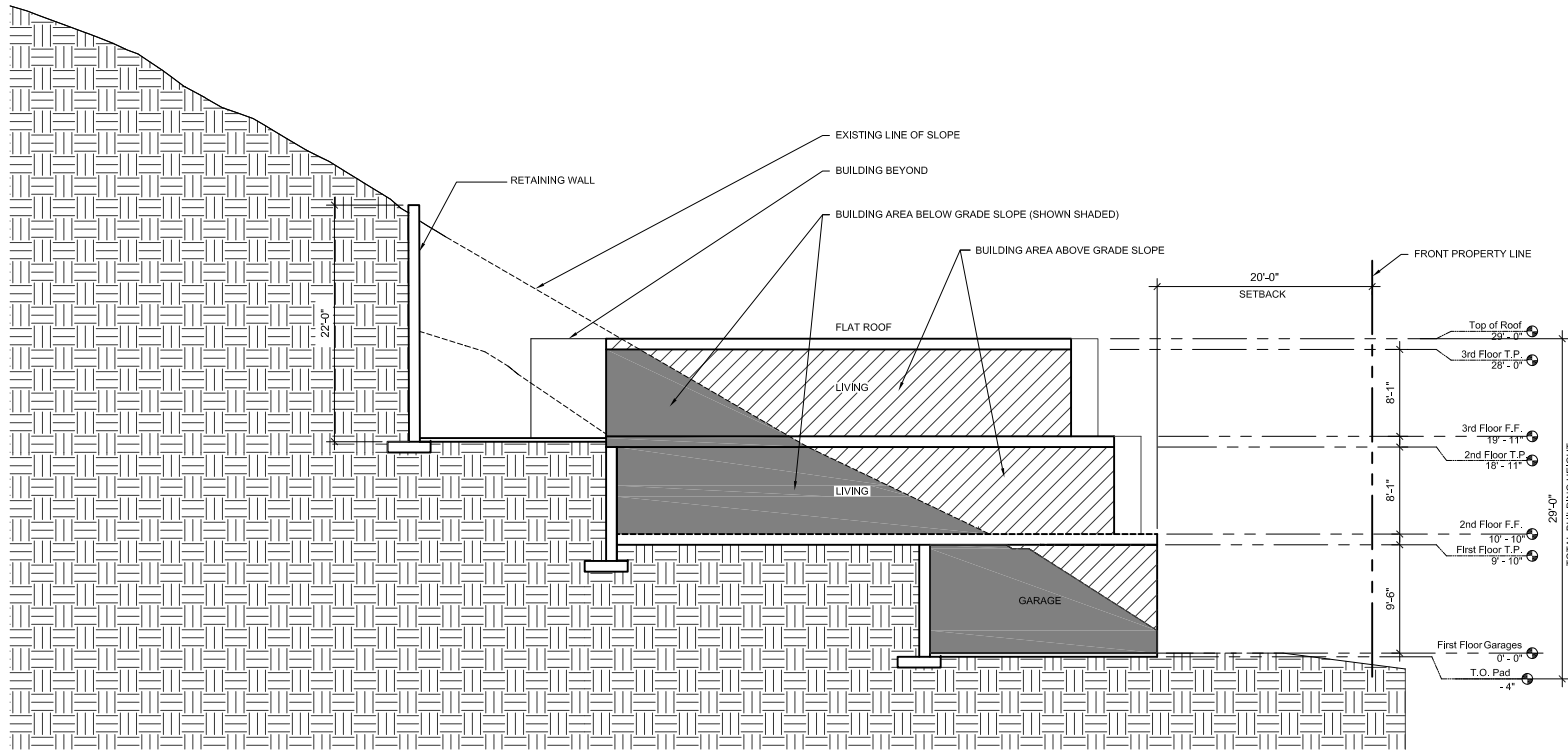
II. Conditions imposed by the Planning Commission for a Variance may involve any pertinent factors affecting the establishment, operation, or maintenance of the requested use, including, but not limited to:

- Open spaces and buffer areas.
- Fences and walls.
- Parking facilities, including vehicular ingress and egress, and the surfacing of parking areas and driveways.
- Public facilities, dedications, and improvements.
- Landscaping maintenance.
- A specified time period within which the variance must be utilized or implemented.

3. Why will the proposal not be detrimental to the neighborhood?

The project site is similar in topography to the nearby and surrounding neighbors properties.
The building design would be compatible and in character with the neighbor.

PRELIMINARY DESIGN CONCEPT A - (IN COMPLIANCE WITH ZONING HEIGHT LIMIT & FRONT SETBACK REQUIREMENTS)



Site Section -A

SCALE: 1/8"=1'-0"

PROJECT INFORMATION:

BUILDING TYPE:
RESIDENTIAL DUPLEX

BUILDING ADDRESS:
26252 Via Canon Dana Point, California

ZONING:
RD 14 (RESIDENTIAL DUPLEX 14 DU/AC)

BUILDING HEIGHT:
Three Stories 29 - 33 feet max

BUILDING AREA CALCULATIONS:

RESIDENCE A:	
SECOND FLOOR LIVING:	986 S.F.
THIRD FLOOR LIVING:	933 S.F.
TOTAL LIVING:	1920 S.F.
FIRST FLOOR GARAGE:	276 S.F.
RESIDENCE B:	
SECOND FLOOR LIVING:	1044 S.F.
THIRD FLOOR LIVING:	956 S.F.
TOTAL LIVING:	2000 S.F.
FIRST FLOOR GARAGE:	467 S.F.

SITE SUMMARY

SITE SETBACKS:	
1. SIDE YARDS	=4'-0" (PER ZONING CODE)
2. REAR	=52'-0" (PER ZONING CODE)
3. FRONT	=20'-0" (PER ZONING CODE)

BUILDING HEIGHT:	
SECTION 9.05.110(a)(7)	= 29'-0"
ZONING CODE REQUIREMENTS	
(33'-0" FOR ROOFS 6:12 OR GREATER),	
(31'-0" FOR ROOF PITCH OF 3:12 NOT GREATER THAN 6:12),	
(29'-0" FOR ROOF PITCH OF LESS THAN 3:12).	

FAR CALCULATIONS: CITY REQUIREMENT FOR 3 STORIES SHALL BE LIMITED TO A MAX FLOOR AREA RATIO (FAR) OF .75 THE AREA OF THE LOT, EXCLUDING GARAGE AREA.

PROPOSED = .58 (FAR)

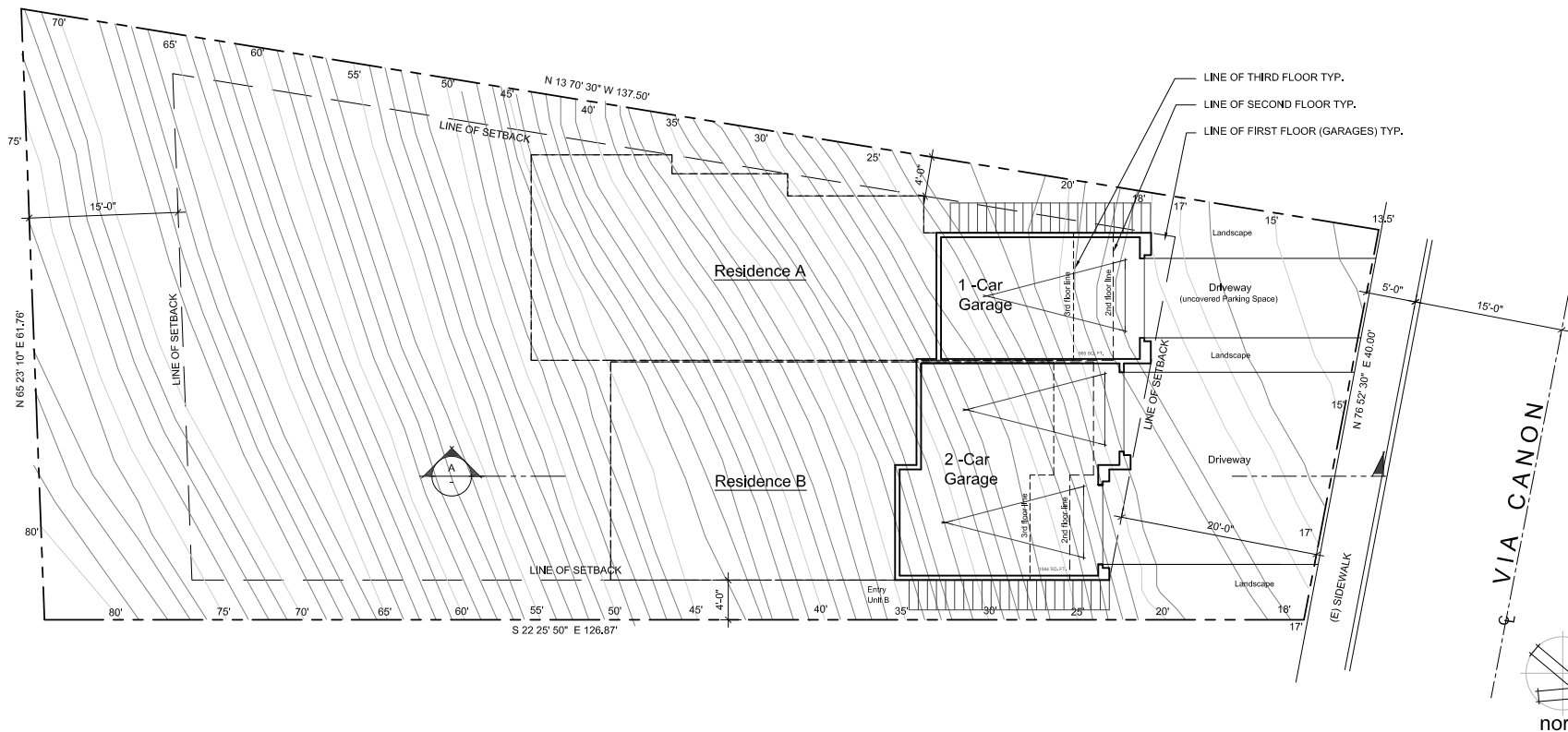
PARKING STALLS: TWO (2) COVERED AND ONE (1) COVERED + UNCOVERED TANDEM PER CITY GUIDELINES SECTION 9.35.080(e)

FAR CALCULATIONS

TOTAL GROSS LOT AREA:	6665 SQ. FT.
6665 SQ. FT. x .875 (MAX FAR ALLOWED)	4998 SQ. FT. (MAX SQ. FT. ALLOWED)

FLOOR AREA:	RESIDENCE A	RESIDENCE B
FIRST FLOOR (GARAGES)	279 SQ. FT.	467 SQ. FT.
SECOND FLOOR	986 SQ. FT.	1044 SQ. FT.
THIRD FLOOR	933 SQ. FT.	956 SQ. FT.
TOTAL:	1919 SQ. FT.	2000 SQ. FT.

1919 SQ. FT. (RESIDENCE A) + 2000 SQ. FT. (RESIDENCE B) = 3919 SQ. FT.
3919 SQ. FT. / 6665 FT. = .58 (FAR)



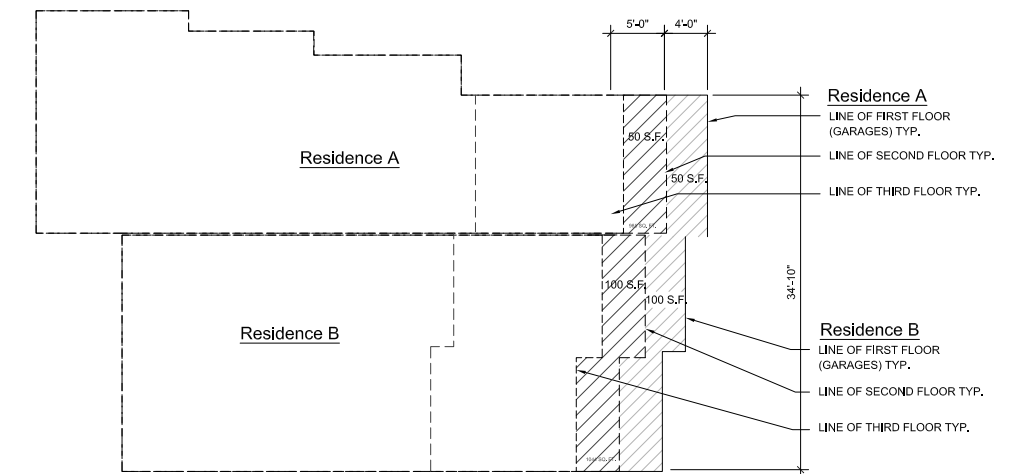
Proposed - Architectural Site Plan Concept A

SCALE: 1/8"=1'-0"

2nd & 3rd STORY SETBACK BACK CALCULATIONS

CITY OF DANA POINT ZONING DEPARTMENT ADDITIONAL SETBACK REQUIREMENTS FROM STREET ELEVATION

TOTAL WIDTH OF BUILDING	= 34'-10"
SECOND FLOOR: 5 x 34'-10"	= 174 S.F. (REQUIRED) = 153 S.F. (PROVIDED)
THIRD FLOOR: 10 x 34'-10"	= 348 S.F. (REQUIRED) = 319 S.F. (PROVIDED)



3 story building - additional zoning setbacks

As required by the City of Dana Point

SCALE: 1/8"=1'-0"

PRELIMINARY DESIGN CONCEPTS

SUPPORTING DOCUMENT #3

Date: August 23, 2017

Sheet No:

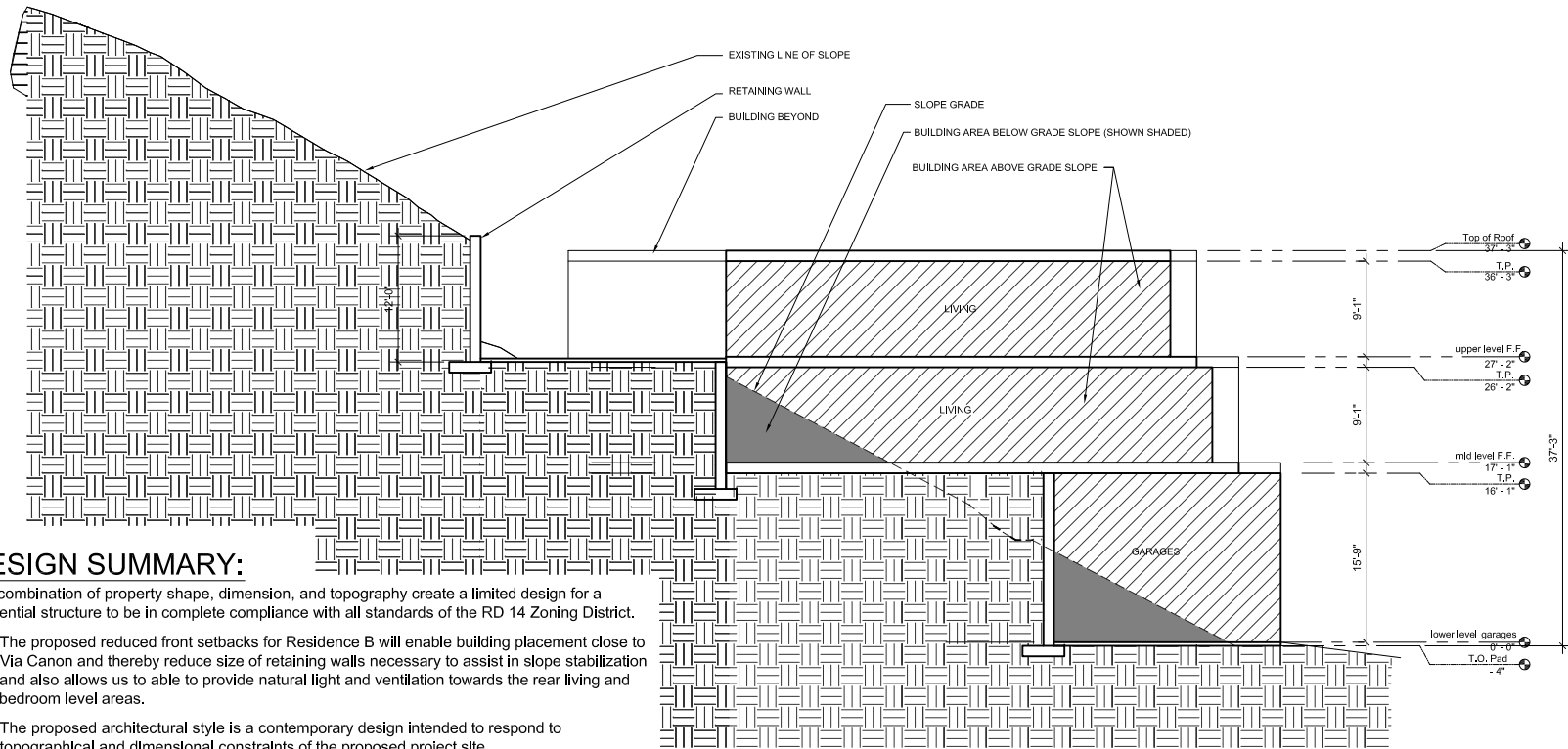
A-1

DESIGNER:
mark BROOKLYN
mark@markbrooklyn.com
415.993.2854

CORRALES DUPLEX
26252 Via Canon Dana Point, California

PROPERTY OWNER:
James Corrales
3809 Via Manzana
San Clemente, California

PRELIMINARY DESIGN CONCEPT B - DUPLEX LOT LESS THAN 50'- WITH VARIANCE



DESIGN SUMMARY:

The combination of property shape, dimension, and topography create a limited design for a residential structure to be in complete compliance with all standards of the RD 14 Zoning District.

- The proposed reduced front setbacks for Residence B will enable building placement close to Via Canon and thereby reduce size of retaining walls necessary to assist in slope stabilization and also allows us to be able to provide natural light and ventilation towards the rear living and bedroom level areas.
- The proposed architectural style is a contemporary design intended to respond to topographical and dimensional constraints of the proposed project site.
- The proposed overall building height is to be able to provide natural light and ventilation towards the rear living and bedroom level areas and topography (slope steepness) of the site.

PROJECT INFORMATION:

BUILDING TYPE:
RESIDENTIAL DUPLEX (2-UNITS)
BUILDING ADDRESS:
26252 Via Canon Dana Point, California
ZONING:
RD 14 (RESIDENTIAL DUPLEX 14 DU/AC)
BUILDING HEIGHT:
Three Stories 33 feet max

BUILDING AREA CALCULATIONS:

RESIDENCE A:
MID LEVEL LIVING: 1017 S.F.
UPPER LEVEL LIVING: 953 S.F.
TOTAL LIVING: 1970 S.F.
LOWER LEVEL GARAGE: 280 S.F.

RESIDENCE B:
MID LEVEL LIVING: 957 S.F.
UPPER LEVEL LIVING: 1045 S.F.
TOTAL LIVING: 2002 S.F.
LOWER LEVEL GARAGES: 476 S.F.

2nd & 3rd STORY SETBACK BACK CALCULATIONS

CITY OF DANA POINT ZONING DEPARTMENT ADDITIONAL SETBACK REQUIREMENTS FROM STREET ELEVATION

TOTAL WIDTH OF BUILDING = 34'-10"
MID LEVEL: 5 x 34'-10" = 174 S.F. (REQUIRED) = 153 S.F. (PROVIDED)
UPPER LEVEL: 10 x 34'-10" = 348 S.F. (REQUIRED) = 319 S.F. (PROVIDED)

SITE SUMMARY

SITE SETBACKS:
1. SIDE YARDS = 4'-0" (4'-0" MIN IS REQUIRED PER ZONING CODE)
2. REAR = 52'-0" (15'-0" MIN IS REQUIRED PER ZONING CODE)
3. PROPOSED FRONT = 10'-0" (20'-0" MIN IS REQUIRED PER ZONING CODE)

BUILDING HEIGHT: SECTION 9.05.110(a)(7)
PROPOSED HEIGHT = 37'-3" (FLAT ROOF DESIGN)
ZONING CODE REQUIREMENTS:
(33'-0" FOR ROOFS 6:12 OR GREATER,
(31'-0" FOR ROOF PITCH OF 3:12 NOT GREATER THAN 6:12),
(29'-0" FOR ROOF PITCH OF LESS THAN 3:12).

FAR CALCULATIONS: CITY REQUIREMENT FOR 3 STORIES SHALL BE LIMITED TO A MAX FLOOR AREA RATIO (FAR) OF .75 THE AREA OF THE LOT, EXCLUDING GARAGE AREA.
PROPOSED = .59 (FAR)

PARKING STALLS: TWO (2) COVERED AND ONE (1) COVERED + UNCOVERED TANDEM PER ZONING REQUIREMENT SECTION 9.35.080(e)

FAR CALCULATIONS

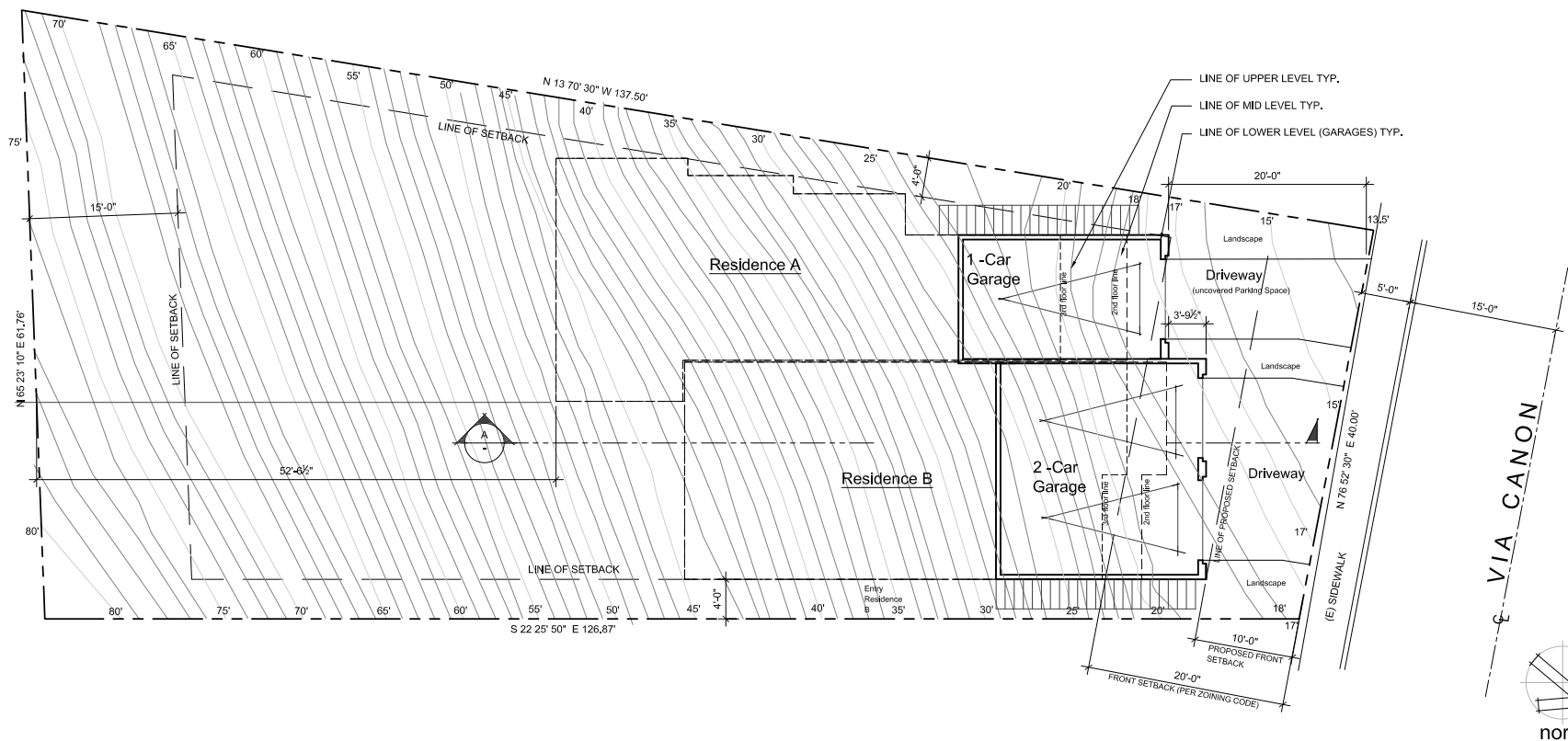
TOTAL GROSS LOT AREA: 6665 SQ. FT.
6665 SQ. FT. x .075 (MAX FAR ALLOWED) = 4998 SQ. FT. (MAX SQ. FT. ALLOWED)

FLOOR AREA:	RESIDENCE A	RESIDENCE B
LOWER LEVEL (GARAGES)	280 SQ. FT.	467 SQ. FT.
MID LEVEL	1017 SQ. FT.	957 SQ. FT.
UPPER LEVEL	953 SQ. FT.	1045 SQ. FT.
TOTAL:	1970 SQ. FT.	2002 SQ. FT.

1970 SQ. FT. (RESIDENCE A) + 2002 SQ. FT. (RESIDENCE B) = 3973 SQ. FT.
3973 SQ. FT. / 6665 SQ. FT. = .59 (FAR)

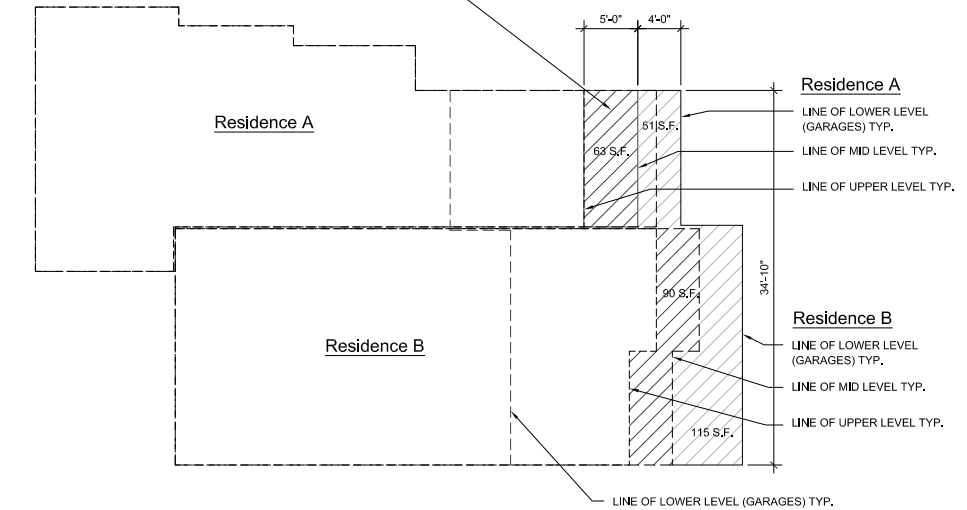
Site Section - A

SCALE: 1/8"=1'-0"



Proposed - Architectural Site Plan Concept B

SCALE: 1/8"=1'-0"



3 story building - additional zoning setbacks

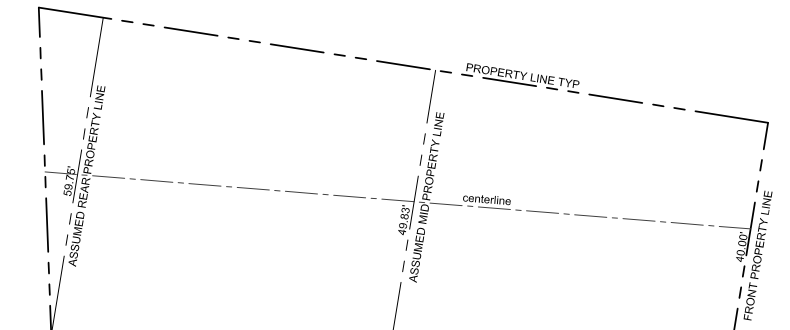
As required by the City of Dana Point

SCALE: 1/8"=1'-0"

AVERAGE DISTANCE (WIDTH) OF PROPERTY

FRONT PROPERTY LINE = 40.00'
ASSUMED MID PROPERTY LINE = 49.83'
ASSUMED REAR PROPERTY LINE = 59.75'

TOTAL: 149.48'
149.48' / 3: (AVERAGE DISTANCE) = 49.82'



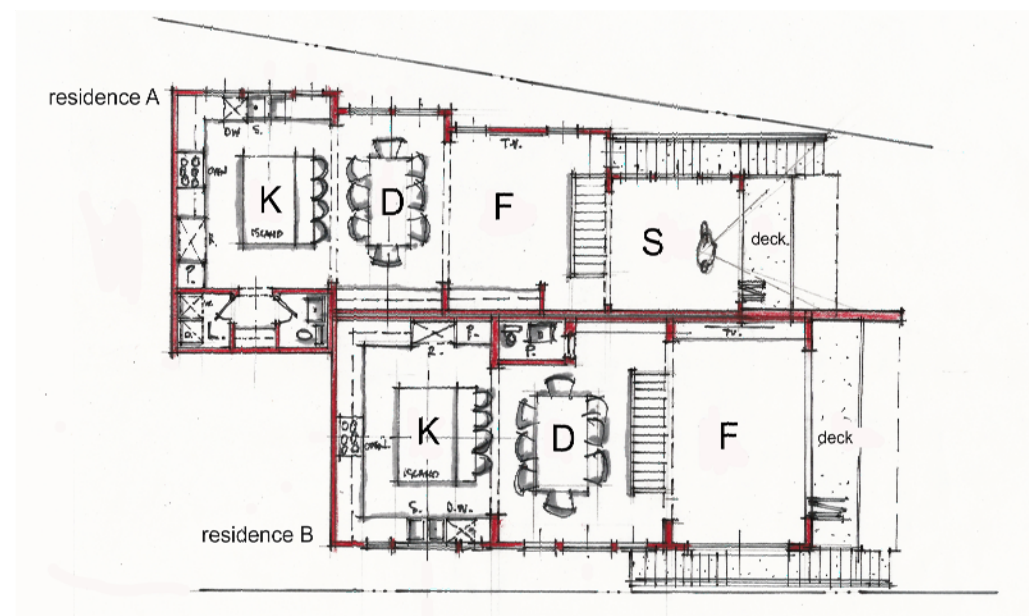
AVERAGE DISTANCE OF PROPERTY WIDTH CALCULATION

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

PRELIMINARY DESIGN CONCEPT B - DUPLEX LOT LESS THAN 50' - WITH VARIANCE

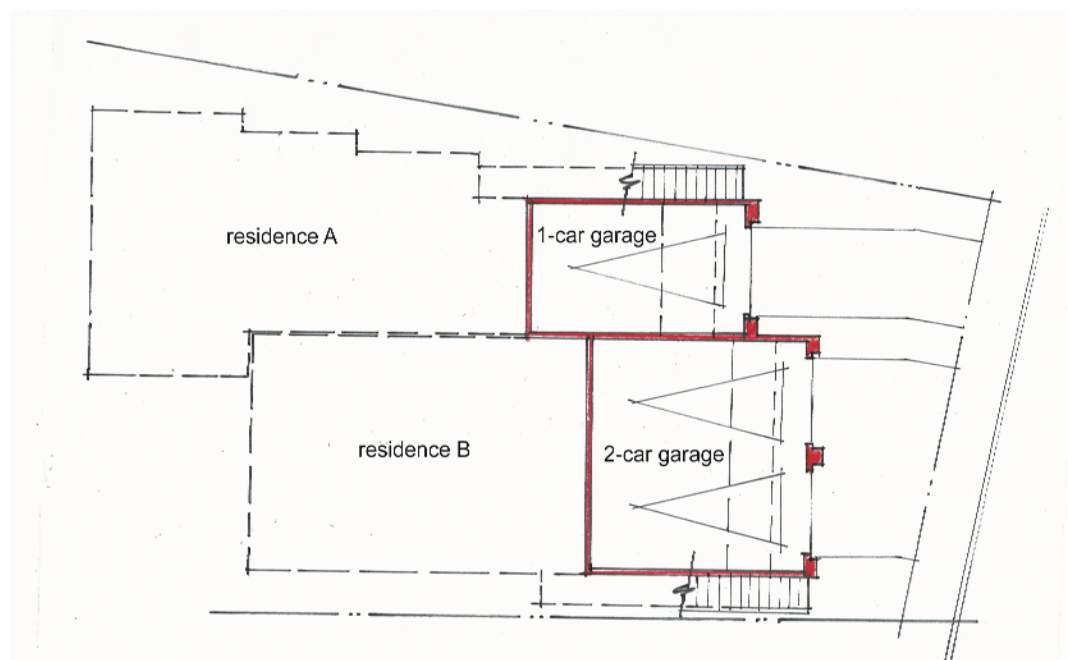


contemporary style - architecture



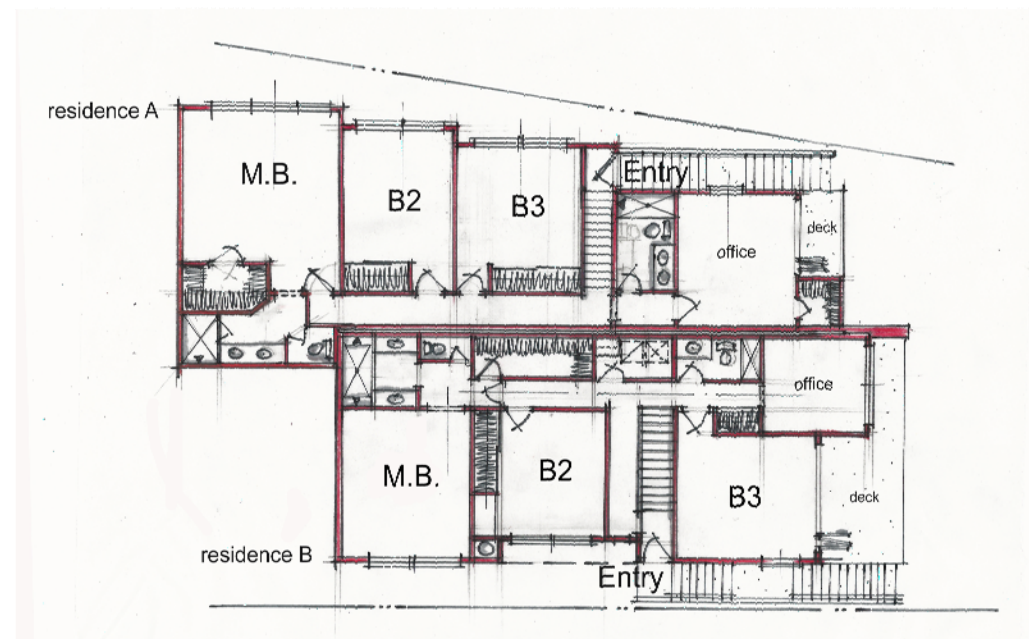
Upper - Level

SCALE: 1/8"=1'-0"



lower - Level

SCALE: 1/8"=1'-0"



Middle - Level

SCALE: 1/8"=1'-0"

conceptual floor plans

PRELIMINARY DESIGN CONCEPTS