

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

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**DATE:** DECEMBER 14, 2020

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
BRENDA WISNESKI, DIRECTOR  
DANNY GIOMETTI, ASSOCIATE PLANNER

**SUBJECT:** SITE DEVELOPMENT PERMIT SDP20-0002 TO PERMIT A DUPLEX DWELLING IN A HILLSIDE CONDITION TO HAVE THREE STORIES, AND RETAINING WALLS EXCEEDING 30-INCHES IN HEIGHT, WITH VARIANCE V20-0001 TO (1) EXCEED THE MAXIMUM 29-FOOT HEIGHT LIMIT, (2) ALLOW A REDUCED FRONT YARD SETBACK, AND (3) REDUCED DRIVEWAY LENGTH, AND MINOR CONDITIONAL USE PERMIT CUP20-0002(M) TO ALLOW THE OPTIONAL DUPLEX PARKING ARRANGEMENT LOCATED AT 26252 VIA CANON

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**RECOMMENDATION:** That the Planning Commission adopt the draft Resolution approving Variance V20-0001, Site Development Permit SDP20-0002 and minor Conditional Use Permit CUP20-0002 (Action Document 1).

**APPLICANT:** Mark Brooklyn

**OWNER:** James and Amanda Corrales

**REQUEST:** A request to construct a duplex dwelling on a steeply sloping, vacant lot with variance requests to (1) allow less than the required 20-foot front yard setback of the Residential Duplex (RD 14) Zoning District, (2) allow a reduction in the required 20-foot driveway length and (3) exceed the maximum 29-foot height limit for structures with roof pitches of less than 3:12 on a hillside condition lot. Site Development Permits are requested to allow the residential structure in a hillside condition to have three stories, and for retaining walls visible from the public right-of-way to exceed 30-inches in height. A minor Conditional Use Permit is also requested to allow the optional duplex parking arrangement for duplexes on lots less than 50-feet wide.

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

**NOTICE:** Notice of the Public Hearing was mailed via first class mail to property owners within a 500-foot radius of the subject site, published within a newspaper of general circulation on December 4, 2020, and posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, and the Dana Point Library on December 4, 2020.

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

**ISSUES:**

1. Project consistency with the Dana Point General Plan and Dana Point Zoning Code (DPZC).
2. Project satisfaction of all findings required pursuant to the DPZC for approval of a Variance, SDP, and a CUP(M).
3. Project compatibility with and enhancement of the site and surrounding neighborhood.

**BACKGROUND:** The subject site is located northeast of the intersection of Camino Capistrano and Via Canon. The 6,665 square foot lot contains a significant slope, is trapezoidal in shape and is bordered by a three story single-family dwelling (SFD) to the southwest and open space to the north (Supporting Document 1 – Vicinity Map). 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.

A similar iteration of the proposed project was presented as a preliminary review to the Planning Commission at their August 28, 2017, meeting. After hearing both the staff and applicant presentations, the Planning Commission's general feedback was supportive of the overall design, which included similar variance, SDP and CUP(M) requests. At the meeting, the Planning Commissioner's asked questions and provided the following general feedback to the applicant:

- Design conforms well to existing hillside.

- Additional height may be appropriate based on the height of the adjacent property and in order to allow more day-lighting.
- Both a reduced front yard setback and reduced driveway length may be appropriate to minimize landform alteration and reduce overall grading, resulting in a duplex dwelling that is not recessed into the existing slope.
- Stepping of required retaining walls could mimic the natural hillside.
- Increasing the ceiling height of the first floor/ garage may be appropriate in order to elevate upper floors above existing hillside.
- A design that results in required garage and driveway parking while also reducing overall grading impacts would be appropriate.

Since the preliminary review at Planning Commission, the applicant has worked with staff to refine the design based on Commissioner and staff comments. As designed, three (3) entitlements (Variance, SDP & CUP(M)) are requested and are detailed the below.

**DISCUSSION:** The applicant proposes a Duplex Dwelling use with Unit A totaling 1,808 square feet with a 223 square foot, single-car garage and Unit B totaling 2,050 square feet with a 412 square foot, two-car garage. 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 common area and kitchen, dining and family rooms, and a half bath on the second floors, and three bedrooms, and two (2) full baths on the third floors. Unit B also includes a third floor office. Both dwelling unit entries are accessed via stairways along each side yard of the structure and are located on the second floor. Each unit also includes private outdoor open space integrated as exterior decks on the second and third floors and separate patios at the back corners of the structure on the third floor.

The duplex is designed in a modern architectural style with flat roofs, exterior walls with sand finish stucco, dark grey siding, and exposed concrete masonry units (block) for the garage. Wood railing and cable glass guard rails are proposed for the decks on and around the structure and for the at-grade stairways accessing each unit from the garage level. Openings include vinyl windows and doors, and three individual aluminum and glass combination, roll-up garage doors (Supporting Document 2 – A-4, Rendering, and thru A-8). With the exception of the requested variances from the overall building height and front yard setback/driveway length, the proposed project complies with the applicable development standards outlined in Table 1 below:

**Table 1: Compliance with RD 14 and General Development Standards**

<b>Development Standard</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliant with Standard</b>
Maximum Lot Coverage	60%	40%	Yes
Minimum Front Yard Setback	20 feet	10 feet	No
Minimum Side Yard Setback	4'-0"	4'-0"	Yes
Minimum Rear Yard Setback	15 feet	53'-5"	Yes
Minimum Landscape Coverage	15%	49%	Yes
Setbacks at upper levels	173 SF & 347 SF	173 SF & 347 SF	Yes
Floor Area Ratio	.75 Maximum	.59	Yes
Maximum Height (Hillside Condition)	29 feet (less than 3:12 roof)	34'-9"	No
Height of third story	14 feet max above upper property line	Well below upper property line.	Yes
Parking Required	3 stalls in a garage and 1 tandem	3 stalls in a garage and 1 tandem	Yes
Driveway Length	20 feet	10-20 feet	No

A SDP is required to allow the residential structure in a hillside condition to have three stories and additional height, and for retaining walls visible from the public right-of-way to exceed 30-inches in height. A minor Conditional Use Permit is also requested to allow the optional duplex parking arrangement for a duplex on lots less than 50-feet wide. The owner also requests three variances: (1) reduction in the prescribed front yard setback, (2) reduction in driveway length, and (3) a height variance from DPZC Section 9.05.110(a)(7).

The requested Variances, SDPs and CUP(M) entitlements required to develop the proposed duplex are described under the following headings.

**VARIANCES:**

**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. The site plan design proposes a reduction in the required front yard setback by locating the northeastern front corner of the duplex 10-feet from the front property line. Although this setback/driveway is reduced at the northeastern front of the structure, the setback gradually increases as the property line

moves southwest, accommodating a 20'-1" setback at the southernmost front corner of the duplex dwelling (Supporting Document 2 – Site Plan).

It's important to note that the subject property is one of two lots located with frontage and therefore vehicular access along Via Canon with steep topography, which is unique to the majority of lots within the City of Dana Point. Due to the unique characteristics of this lot, allowing the proposed structure to be located 10-feet from the front property line would not constitute a grant of special privilege which is inconsistent with the limitations on other properties along Via Canon. Alternatively, approval of a compliant front yard setback (20 feet) would push a large portion of the proposed duplex into the existing hillside, resulting in extensive grading and disturbance of the existing topography which is contrary to Section 9.05.110(a)(4) for residential structures in a hillside condition.

REDUCTION IN DRIVEWAY LENGTH:

Pursuant to Section 9.35.050(b)(5)(A)(1)(a), a minimum driveway length of twenty (20) feet, as measured from the back of sidewalk, is required for a residential uses. The subject lot is unique in that it is one of only two RD 14 zoned lots fronting that are not through lots to Via California, and only have Via Canon frontage to accommodate vehicular access to the site. This frontage is located at the bottom of an extremely steep hillside, which would require substantial alteration of the natural topography in order to provide a conforming driveway.

The site plan proposes a reduction in the required driveway length, locating the northeastern front opening of the proposed two-car garage 10'-4" from the back of sidewalk. The driveway length then gradually increases as the sidewalk moves southwest, terminating at a 20'-1" driveway length at the southernmost opening to the proposed one-car garage (Supporting Document 2 – Site Plan). This design accommodates a tandem parking stall located in front of the one-car garage. Additionally, allowing a reduction in the driveway length greatly reduces the alteration and grading to the natural hillside and is therefore made on the basis of a hardship condition and not as a matter of convenience.

INCREASE IN BUILDING HEIGHT:

Pursuant to Section 9.05.110(a)(7) of the Dana Point Zoning Code (DPZC), residential structures in a hillside condition with flat roof elements have a height limit of 29 feet. The duplex is proposed at a height of 34'-5" as measured from the lowest finished pad elevation to top-of-roof. Due to the lot's approximate 48 percent topographic slope, it is necessary to extend the structure to a reasonable height above the existing hillside. The architect has designed a 12-foot high ceiling for the garage and a 9'-1" ceiling height for the second and third stories in order to elevate a large portion of the second story's finish floor above the natural grade, and resulting in a more day-lighted habitable space for each unit. At the planned height, a variance request to exceed the hillside condition height limitation by 5'-5" is necessary in order to accommodate the proposed structure. Although exceeding the height limit, the proposed structure will be similar in height to the three (3) story SFD to the southwest of the subject lot, and will not constitute a granting of special privilege inconsistent

with limitations on other properties in the same zoning district with similar constraints. Further, the increase in height is based on extraordinary topographic conditions on the site, intended to comply with provisions of the DPZC related to residential structures in a hillside condition, and not as a matter of convenience.

Pursuant to Section 9.67.050 of the DPZC “Basis for Approval, Conditional Approval, or Denial of a Variance” each Variance request requires the following findings:

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

Staff finds the requested Variances for a reduction in the front yard setback, reduction in driveway length and increase in building height are consistent with the basis of approval as outlined in Section 9.67.050 of the DPZC. Responses supporting the above-mentioned findings are detailed in the attached draft Planning Commission Resolution.

**SITE DEVELOPMENT PERMITS:**

**RESIDENTIAL STRUCTURE PROPOSED IN A HILLSIDE CONDITION:**

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 of Section 9.05.110(a)(4):

- A. A hillside condition shall mean a lot with a topographic slope percentage, as defined in Section 9.75.190 of this Title, either front to rear or side to side, of twenty (20) percent or greater.

*The topographic slope is approximately 48 percent, far exceeding the minimum 20 percent slope necessary to allow three-story residential structures.*

- B. New dwellings proposing three-stories must provide average additional yard setbacks totaling five and ten times the total width of the structure at the street elevation for the second and third levels respectively.

*The second story of the duplex has an average, additional yard setback area of five (5) feet times the total width of the structure at the street elevation (34'-9") as described/depicted on the site plan, and more clearly illustrated on Sheet SP-1 of the plans (Supporting Document 2). The calculation requires 173 square feet of additional average setback area, which is equivalent to the proposed 173 square feet of additional yard setback provided at the second story.*

*The third story of the duplex has an average, additional yard setback area of ten (10) feet times the total width of the structure at the street elevation (34'-9") as described/depicted on the site plan, and more clearly illustrated on Sheet SP-1 of plans (Supporting Document 2). The calculation requires 347 square feet of additional average setback area, and a total of 347 square feet of additional yard setback is provided at the third story.*

*As detailed in the "2<sup>nd</sup> and 3<sup>rd</sup> Story Setback Back Calculations" section on the architectural plans, the duplex complies with required additional yard setback areas. Based on a total street elevation building width of 34'-9" of the proposed structure, and the calculations on the plans, the required additional yard setbacks of 173 square feet and 347 square feet are equal to the required average additional yard setbacks for the second and third stories, respectively.*

- C. Residential structures having three (3) stories shall be limited to a maximum Floor Area Ratio (FAR) of .75, excluding garage area.

*A maximum FAR of .75 is permitted. The subject lot is 6,665 square feet in size. With a total of 3,822 square feet for the duplex and the amount of garage area in excess of that required for parking stalls, the proposed FAR for the dwelling is .59.*

- D. Building height shall be measured as specified in Subsection (a)(2) of this Section, and in no case may the overall height of the structure exceed thirty-three (33) feet or as specified in Subsection (a)(7) of this Section.

*The proposed structure results in an overall building height of 34'-5" (exceeding the required 29-foot height limit for structures with a roof pitch of less than 3:12 in a hillside condition by 5'-5"). Therefore, as described above, the applicant is requesting relief from this specific standard requirement via the height Variance request.*

- E. 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 proposed structure is located 25 feet below the upper property line.*

- F. 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 by 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:

*The project as designed results in a reduction in grading when compared to a design conforming to the required front yard setback of 20 feet. An approval of the requested front yard setback reduces the distance between the proposed Duplex Dwelling and the front property line, and assists the design in meeting provision (F) above. Locating the structure street-ward reduces the grading that would otherwise be required to extend the structure farther into the slope consistent with hillside condition provisions.*

- A. 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:

*A preliminary staking plan was submitted and approved by the Planning Division prior to the property being staked. On December 4, 2020, the applicant provided a staking plan stamped by California licensed land surveyor certifying that the lot had been staked in accordance with the staking plan approved by the Planning Division.*

#### INCREASED HEIGHT FOR RETAINING WALLS

Pursuant to Section 9.05.120(d)(2), retaining walls exceeding 30-inches in height and visible from the public right-of-way require the review and approval of a SDP(M). The 48 percent slope of subject site results requires multiple terraced and structural retaining walls. The project proposes the construction of over height retaining walls which climb the slope along either side yard, creating access and open space around the proposed duplex dwelling (Supporting Document 3 – Grading Plan). The proposed retaining wall system commences at the eastern front corner of the lot and is 15 feet tall at its highest point at the southeastern corner of the proposed backyard. This portion of the retaining wall creates a stairway and private patio for Unit B. From the southeastern corner, the wall gradually decreases in height towards the western corner of the proposed backyard, following a natural topographical cross-slope. The wall then runs parallel to the western side yard terminating at the western front



corner of the structure forming a private patio and stairway for Unit A. The proposed duplex dwelling will be located in front of the tallest portions of the retaining wall, therefore views of the walls from Via Canon would be limited.

The proposed retaining walls will be finished with smooth stucco, matching the lighter colored portions of the proposed duplex. A condition requiring landscape screening is included for portions of the retaining walls that would be visible from Via Canon. The proposed retaining walls are consistent with residential development on sloping lots seen throughout the City, as well as the adjacent property. Pursuant to Section 9.71.050 "Basis for Action on Site Development Permit Applications" of the DPZC, every Site Development Permit requires the following findings:

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code; and,
2. That the site is suitable for the proposed use and development; and,
3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines; and,
4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture; and,
5. That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA); and

Staff finds the SDPs requested for application of the hillside condition ordinance and proposed retaining walls are consistent with the basis of approval as outlined in Section 9.71.050 of the DPZC. Responses supporting the above-mentioned findings are detailed in the attached draft Planning Commission Resolution included as Action Document 1.

**CONDITIONAL USE PERMIT:**

**DUPLEX ON LOT LESS THAN 50' WIDE:**

DPZC parking standards require the provision of four covered parking stalls for a duplex development. Pursuant to Section 9.35.080(e)(4) of the DPZC, when the construction of a duplex is proposed on a lot that has an average width of less than 50 feet, a reduction to the required number of parking stalls within a garage may be granted subject to the approval of a CUP(M). The subject site has an average width of 49.82 feet (Supporting Document 2 – Sheet SP-1) and therefore, may provide the minimum number of required parking stalls for the Duplex Dwelling use. The proposed project includes a tandem parking arrangement (one covered and one uncovered stall) for Unit A and an assigned two-car garage for Unit B, subject to the standards in Section 9.35.080(e)(4)(a-c) outlined below:

- a) Prior to issuance of building permits, the recordation of a tandem parking agreement and management plan with the title for the property shall be provided to the satisfaction of the Director of Community Development.
- b) Prior to issuance of Certification of Occupancy, at least one 24-inch box tree shall be planted in the front yard setback or other alternative decorative paving and landscaping to screen the street views.
- c) The setback and design of the garage and the driveway shall provide adequate articulation and structural details to the garages and front elevation.

The proposed tandem parking stall has been designed to comply with the above-mentioned code standards for such parking arrangements as illustrated on Sheets T1 and SP-1 (Front Landscape) of Supporting Document 2.

Pursuant to Section 9.65.060(b) Basis for Conditional Approval of a Conditional Use Permit, approval of a CUP(M) requires the following findings:

1. That the proposed conditional use is consistent with the General Plan; and,
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures; and,
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity; and,

Staff finds the proposed tandem parking arrangement is consistent with the basis of approval for a CUP(M) as outlined in Section 9.35.080(e)(4) of the DPZC. Responses supporting the above-mentioned findings are detailed in the attached draft Planning Commission Resolution included as Action Document 1.

**CORRESPONDENCE:**

To date, the City has received no correspondence related to the subject application.

**CONCLUSION:**

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan and Dana Point Zoning Code and justifications can be made supporting the requested discretionary actions. Therefore, staff recommends the Planning Commission adopt the attached draft Resolution, approving V20-0001, SDP20-0002,

CUP20-0002(M) subject to the findings and conditions of approval contained therein.



Danny Giometti  
Associate Planner



Brenda Wisneski, Director  
Community Development Department

**ACTION DOCUMENT:**

1. Draft Planning Commission Resolution No. 20-12-14-XX

**SUPPORTING DOCUMENTS**

1. Vicinity Map and Site Photos
2. Architectural Plans
3. Grading Plans

**ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 20-12-14-XX**

**RESOLUTION NO. 12-14-20-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT SDP20-0002 TO PERMIT A DUPLEX DWELLING IN A HILLSIDE CONDITION TO HAVE THREE STORIES, AND RETAINING WALLS EXCEEDING 30-INCHES IN HEIGHT, WITH VARIANCE V20-0001 TO (1) EXCEED THE MAXIMUM 29-FOOT HEIGHT LIMIT, (2) ALLOW A REDUCED FRONT YARD SETBACK, AND (3) REDUCED DRIVEWAY LENGTH, AND MINOR CONDITIONAL USE PERMIT CUP20-0002(M) TO ALLOW THE OPTIONAL DUPLEX PARKING ARRANGEMENT LOCATED AT 26252 VIA CANON**

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

WHEREAS, James and Amanda Corrales, (the "Applicant") is the owner of real property commonly referred to as 26252 Via Canon (APN 691-401-22) (the "Property"); and

WHEREAS, the Applicant has made an application for Site Development Permits to permit a Duplex Dwelling in a hillside condition to have three stories, and retaining walls exceeding 30-inches in height, with Variances to (1) exceed the maximum 29-foot height limit, (2) allow a reduced front yard setback, and (3) reduced driveway length, and Minor Conditional Use Permit to allow the optional duplex parking arrangement Located at 26252 Via Canon; 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 15303 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) since the project consists of the construction of a new residential structure and retaining walls; and

WHEREAS, the Planning Commission did, on the 14<sup>th</sup> day of December, 2020, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said Planning Commission Review, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Variance 20-0001, Site Development Permit SDP20-0002, and minor Conditional Use Permit 20-0002(M).

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 and incorporated herein by this reference.

**PLANNING COMMISSION RESOLUTION NO. 12-14-20-XX**  
**V20-0001; SDP20-0002 & CUP20-0002(M)**  
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Findings:

- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Variance 20-0001, subject to conditions:
1. That 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 this Chapter,

Front Yard Setback:

**in that a compliant RD 14 front yard setback would push a large portion of the proposed duplex into the existing hillside, resulting in extensive grading and disturbance of the existing topography contrary to Section 9.05.110(a)(4) for residential structures in a hillside condition.**

Driveway Length:

**in that a Dana Point Zoning Code (DPZC) compliant 20-foot long driveway would push the duplex dwelling farther into the hillside, resulting in extensive grading and alteration of the existing topography and inconsistent with Section 9.05.110(a)(4) for residential structures in a hillside condition.**

Height Increase:

**in that designing a three-story duplex compliant to the maximum height for a residential structure in a the hillside condition for structures with a less than 3:12 roof pitch, coupled with a compliant 20-foot front yard setback would result in a large subterranean portions of the duplexes' habitable, contrary the DPZC Section 9.05.110(a)(4)(E) requirement to minimize disruption of existing topography. In conjunction with the reduced front yard setback and driveway length, the project architect has designed a 12-foot high ceiling for the garage that elevates a large portion of the second story's finish floor above the natural grade, and daylight more of the duplexes' habitable area.**

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,

Front Yard Setback

in that the subject lot includes an approximate 48 percent upslope from Via Canon and unlike many of the through lots along the street north of the subject property (Via California) with similar topography, vehicular access to the site cannot be taken from the top of the slope fronting Via Canon. This single street frontage limits the subject property and coupled with the steep topography creates an exceptional condition that does not apply generally to other properties in the same zoning district with similar topography.

Driveway Length:

in that the extremely steep slope paired with the narrow lot dimensions creates a situation where the design of a conforming driveway would require an extensive grading. The current design accommodates three (3) garage vehicle stalls and one (1) tandem parking stall on the driveway and is therefore the best design given the exceptional or extraordinary circumstances applicable to the subject property.

Height Increase:

in that the subject property contains steep hillside which is topographically unique as compared to most properties within the same RD 14 Zoning District in Capistrano Beach. Additionally, this lot is only accessible from Via Canon, at the bottom of the nearly 50 percent up slope. Although the hillside condition provisions are applicable to lots with slopes 20 percent or greater hillsides, the 48 percent slope makes it extraordinarily difficult to design a structure at the maximum allowed height limit (29 feet) without pushing a large amount of the habitable area of the duplex into the hillside. The steep topography coupled with the single street frontage when compared to other properties in the same zoning district with similar topography, creates exceptional conditions that do not apply generally to other lot with the same zoning and similar topography.

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,

Front Yard Setback:

in that the adjacent dwelling to the southwest contains very similar topography and was constructed in 1963 with a Variance to reduce the

front yard setback from 20 to 5 feet. Although this Variance was approved under the Orange County Zoning Code, prior to the incorporation of the City of Dana Point, the same 20-foot front yard setback standard is applicable to the subject site. As a result, the strict or literal interpretation and enforcement of the 20-foot front yard setback would deprive the applicant of privileges enjoyed by the owners of the only other property in the same zoning district with similar constraints (steep topography and single street frontage), .

Driveway Length:

in that the lot is not only constrained by the steep hillside, but also by a less than average width and access limitations. Additionally, unlike the through lots located north of the subject lot and with Via Canon street frontage, the subject lot cannot be accessed from the top of slope or the opposite street frontage. Additionally, the less than average width cannot accommodate a side-entry garage. The strict enforcement of a 20-foot standard driveway would require additional grading and push the structure further into the steep slope, therefore depriving the applicant of privileges enjoyed by property owners along Via California above and the neighboring property to the southwest.

Height Increase:

in that many duplex dwellings throughout the RD 14 Zoning District are constructed on relatively flat lots or contain flat portions of the lot on which structures can be constructed. The strict or literal interpretation of the maximum building height on the subject lot would result in a majority of the duplex dwelling being located below the natural grade of the hillside. Providing a taller ceiling height in the garage allows a larger amount of the livable area of each unit to be day lighted and located above the natural grade.

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,

Front Yard Setback:

in that the subject property is one of two lots located with single street frontage along on Via Canon and steep topography, which is unique to the majority of lots within the City of Dana Point. A previous Variance for the adjacent lot (V 5210), was approved by the County of Orange in 1962, to allow a reduction of the same 20-foot front yard

setback standard applicable to the subject property. Therefore, allowing the proposed structure to be located 10 feet from the front property line would not constitute a grant of special privilege which is inconsistent with the limitations on other properties along Via Canon with the same zoning designation and similar constraints.

Driveway Length:

in that similar to the adjacent property to the southwest due to the steep topography, narrow width, and single street frontage, there are limitations to developing the subject site. Due to the noted limitations and the reduced driveway length at the adjacent property, allowing a reduction in the driveway length would be consistent with the neighboring property and would not constitute a grant of special privilege.

Height Increase:

in that this project is one of two residential structures located on the with the toe of slope and single street frontage on Via Canon. The proposed duplex structure will be similar in height to the neighboring property and therefore does not constitute a granting of special privilege inconsistent with the limitations on other properties within the RD 14 Zoning District with similar constraints.

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

Front Yard Setback:

in that the subject property is one of only two RD 14 lots that are not through lots to Via California, and only have Via Canon frontage to accommodate vehicular access to the site. This frontage is located at the bottom of an extremely steep hillside which would require substantial alteration of the natural topography in order to provide a conforming front yard setback. Allowing a reduction in the front yard setback greatly reduces the alteration and grading to the natural hillside and is therefore made on the basis of a hardship condition and not as a matter of convenience.

Driveway Length:

in that the subject property is one of only two RD 14 lots that are not through lots to Via California and only have Via Canon frontage to accommodate vehicular access to the site. This frontage is located at



the bottom of an extremely steep hillside which would require substantial alteration of the natural topography in order to provide a conforming driveway. Allowing a reduction in the driveway length greatly reduces the alteration and grading to the natural hillside and is therefore made on the basis of a hardship condition and not as a matter of convenience.

Height Increase:

in that the steep topography on the subject lot creates a situation whereby applying the prescribed height limitation would result in a large subterranean portion of the duplex. Approving the height increase allows for a design whereby a large portion of the structure can be located above natural grade, which is a benefit that lots with minor topographical conditions enjoy. Therefore, granting of this Variance is made on the basis of a hardship condition and not as a matter of convenience.

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,

Front Yard Setback:

in that the reduced front yard setback will not be closer to the property line than the neighboring SFD which was previously approved and constructed under Orange County jurisdiction. Similar to the subject lot, the original justification to reduce the front yard setback of the neighboring property was based on the steep topography of the site. A reduction in the front yard setback would minimize natural landform alteration of the existing slope and result in less grading therefore creating a safer alternative and not becoming materially injurious to properties or improvements in the vicinity.

Driveway Length:

in that the granting of the driveway length reduction still affords the required parking for an additional tandem parking stall at the northwestern front of the lot consistent with DPZC for duplexes on lots less than 50 feet in width. This parking stall is long enough to accommodate a vehicle and will not encroach into the public sidewalk. Therefore, 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.

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Height Increase:

**in that the resulting building height is 34'-5": 25 feet below the upper property line and is located northeast of the neighboring property (outside of any public view sheds) and similar in height to the structure on the neighboring property. Additionally, the construction drawings will be reviewed and approved by the City prior to permit issuance and the building height will be certified prior to final roof sheathing. Therefore, 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.**

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,

Front Yard Setback, Driveway Length and Height Increase:

**in that project specific conditions have been included within this resolution as applicable and related to development standards for residential duplex development. Although approving a variance from the required front yard setback and height requirement prescribed in the DPZC, the proposed residential duplex will be required to comply with all applicable building and grading codes, and Duplex Dwelling is a permitted use in the RD 14 Zoning District.**

- C) Based on the evidence presented, the Planning Commission adopts the following findings and approves Site Development Permit SDP20-0002, subject to conditions:
  1. That the site design is in compliance with the development standards of the Dana Point Zoning Code,

Residential Structure Proposed in a Hillside Condition:

**in that with the exception of the variance requested for structure height, the design of the proposed duplex meets all other provisions of DPZC Section 9.05.110(a)(4) related to the construction of residential structures located in a hillside condition/**

Retaining Walls:

**in that retaining walls greater than 30-inches in height are permitted subject to the approval of this Minor Site Development Permit pursuant to Section 9.05.120(d)(2) of the DPZC, and are considered**

when retaining walls are landscaped and do not create detrimental conditions or incompatibility with other uses in the vicinity. Consequently, the project is conditioned requiring landscaped screening where visible from a public street in accordance with DPZC Section 9.05.120(d)(5), and will not create conditions detrimental to or incompatible with other permitted use or improvements.

2. That the site is suitable for the proposed use and development, ...

Residential Structure Proposed in a Hillside Condition:

in that the subject site contains a qualifying topographic slope (approximately 48 percent), when calculated in accordance with DPZC Section 9.05.110(a)(4)(A), and with the exception of the requested variances for additional height, the front yard setback, and driveway length, the duplex meets all related development standards related to residential structures in a hillside condition, and RD 14 development standards.

Retaining Walls:

in that site contains steep topography and the use of retaining walls creates access to the units, and private open space are suitable for the propose Duplex Dwelling use and the proposed development.

3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines, ...

Residential Structure Proposed in a Hillside Condition:

in that with the exception of the requested height variance, the duplex is designed in accordance with the requirements for residential structures in hillside conditions and is designed in a manner meeting Urban Design Element Policy 5.3 to "Encourage buildings and exterior spaces that are carefully-scaled to human size and pedestrian activity," by including the additional yard setback areas for the second and third stories at the street elevation of the duplex structure that results in reduced building mass and creates a more human scale.

Retaining Walls:

in that the proposed retaining walls are sited around the perimeter of the area proposed for development on the site and are conditioned to include landscaping that will mitigate aesthetic impacts to the existing and future neighboring properties and along Via Canon.

4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture,

Residential Structure Proposed in a Hillside Condition:

**in that with the exception of building height, the design of the proposed duplex incorporates the provisions in the DPZC Section 9.05.110(a)(4) related to residential structures in a hillside condition and the structural design is appropriate for the site and the function of the proposed Duplex Dwelling use, without requiring a particular style or type of architecture.**

Retaining Walls:

**in that the proposed retaining walls are only those necessary and at heights moderately higher than the existing cross-slope along the rear of the structure, and the natural hillside along the northeastern side property line, and at a height along the southwest property line to accommodate the proposed development and private outdoor open space. Although not requiring a particular style or type of architecture, portions of the retaining walls which are visible from Via Canon and the neighboring property are conditioned to include landscaping to mitigate visual impacts.**

5. That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA);

Residential Structure Proposed in a Hillside Condition & Retaining Walls:

**in that the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small Structures) since the project consists of the construction of a new duplex and retaining walls on an undeveloped lot.**

- D) Based on the evidence presented, the Planning Commission adopts the following findings and approves minor Conditional Use Permit 20-0002(M), subject to conditions:
  1. That the proposed conditional use is consistent with the General Plan **in that the proposed utilization of the Section 9.35.080(e)(4)(a-c) of the DPZC, for duplexes on lots less than 50 feet is consistent with Policy 6.3 of the General Plan Circulation Element which states “Provide sufficient off-**

street parking”.

2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that the proposed project accommodates the minimum number of required duplex parking stalls commensurate with the provisions allowed pursuant to DPZC Section 9.35.080(e)(4), and implementation of said provisions would not adversely impact or be materially detrimental to surrounding structures or uses.**
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity **in that the subject lot is less than 50 feet wide and qualifies for the optional duplex parking arrangement pursuant to DPZC Section 9.35.080(e)(4)(a-c), and the site is adequate in size and shape to accommodate the required provisions therein and a design incorporating the dimensions in the associated Exhibit 9.35-10 providing sufficient parking and other development standards prescribed by the DPZC. A tandem parking stall is proposed to be located on the southwestern front yard of the property where the driveway is proposed to be 20 feet at the corner, therefore accommodating future vehicle parking.**

Conditions:

**A. General:**

1. Approval of this application permits Variance requests to (1) exceed the maximum 29-foot height limit for structures with roof pitches of less than 3:12 on a hillside condition lot, and (2) to allow less than the required 20-foot front yard setback of the Residential Duplex (RD 14) Zoning District and; a Site Development Permit to allow the residential structure in a hillside condition to have three stories, and for retaining walls visible from the public right-of-way to exceed 30-inches in height and; a minor Conditional Use Permit to allow the optional duplex parking arrangement for duplexes on lots less than 50-foot wide. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
2. Approval of this application is valid for a period of 24 months (two years) from the date of determination. If the development approved by this action

is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

3. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

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

6. 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.

7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
8. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.
9. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
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, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
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 and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.
13. Separate review, approval, and permits are required for:
  - Separate Structures
  - Retaining Walls
  - Site Walls over 3 ft.
  - Fire Sprinklers
  - Demolition of Structures

**B. Prior to Building Plan Check Submittal:**

14. Building(s) shall comply with most current editions of the Building Code with all local amendments.
15. Project "Conditions of Approval" shall appear on the submitted drawings.
16. Building plan check submittal shall include the following construction documents:
  - Building Plans with Electrical/Plumbing/Mechanical plans (4 sets)
  - Energy Calculations (2 sets)
  - Structural Calculations (2 sets)
  - Soils/Geology Report (3 sets)
  - Drainage Plan

All documents prepared by a registered-design-professional shall be wet-stamped & signed.
17. The setback and design of the garage and the driveway shall provide adequate articulation and structural details to the garages and front elevation.
18. Fire Department review maybe required. Submit plans directly to the Orange County Fire Authority for their review.
19. Minimum roofing classification is Class "A".
20. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the property line.
21. Separate review, approval, and permits are required for separate structures.
22. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.
23. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.
24. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CAL Green requirements. Third party or



other methods shall demonstrate satisfactory conformance with mandatory measures.

**C. Prior to the Issuance of a Building Permit or release on certain related inspections, the applicant shall meet the following conditions:**

25. Approvals are required from:
  - Planning Division
  - Public Works & Engineering Services
  - Obtain Orange County Fire Authority Approval
  - Obtain "Will Serve" letter from Water District.
  - Provide an SDG&E service work order for proposed service location
26. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
27. The recordation of a tandem parking agreement and management plan with the title for the property shall be provided to the satisfaction of the Director of Community Development.
28. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The review of the submitted geotechnical report shall be done on a time and materials basis.
29. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
30. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed hillside development.
31. Prior to commencement of framing, the applicant shall verify, by survey, that each structure will be constructed in compliance with the dimensions shown on plans approved by the City, including finish floor elevations and setbacks to property-lines included as part of this entitlement. The City's standard "Setback Certification" form shall be obtained from the Project Planner and be prepared 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. 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 structure

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V20-0001; SDP20-0002 & CUP20-0002(M)  
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complies with plans approved by the City. The City's standard "Height Certification" Form shall be obtained from the Project Planner, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted.

33. The applicant shall submit a final landscape and irrigation plan for review and approval by Public Works & Engineering Services and Community Development Department. The plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan (if irrigation utilized), note wall/fence locations, a grading plan, an 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, the preliminary plan approved by the Director of Community Development, and further, recognize the principles of drought tolerant landscaping. Landscape documentation shall also comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code as may be applicable and with the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC.
34. The landscape plan shall include appropriate landscape screening to mitigate visual impacts from any exposed portions of overheight retaining walls visible from Via Canon and the neighboring property.

**D. Prior to the issuance of a certificate of occupancy, the applicant shall meet the following:**

35. The owner shall plant at least one 24-inch box tree in the front yard setback.
36. Verification of all conditions of approval is required by all City Departments.
37. The applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to final project sign-off by the Building Division.
38. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
39. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required.
40. A written approval by the Geotechnical Engineer of Record approving the construction as being in conformance with the approved plan from a geotechnical standpoint.

DRAFT

**PLANNING COMMISSION RESOLUTION NO. 12-14-20-XX**  
**V20-0001; SDP20-0002 & CUP20-0002(M)**  
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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 14<sup>th</sup> day of December 2020, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mary Opel, Chairwoman  
Planning Commission

ATTEST:

\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map and Site Photos



City of Dana Point  
**V20-0001; SDP20-0002; CUP20-0002(M)**  
**Danny Giometti, Associate Planner**  
Community Development Department  
33282 Golden Lantern (Danny Giometti, Associate Planner)  
Dana Point, CA 92629-1805

**VICINITY MAP**



**Project :** V20-0001; SDP20-0002; CUP20-0002(M)

**Applicant:** Mark Brooklyn

**Location:** 26252 Via Canon



26252 Via Canon Dana Point  
Site Location



Site Location



2625 Via Canon Dana Point  
Site Photos

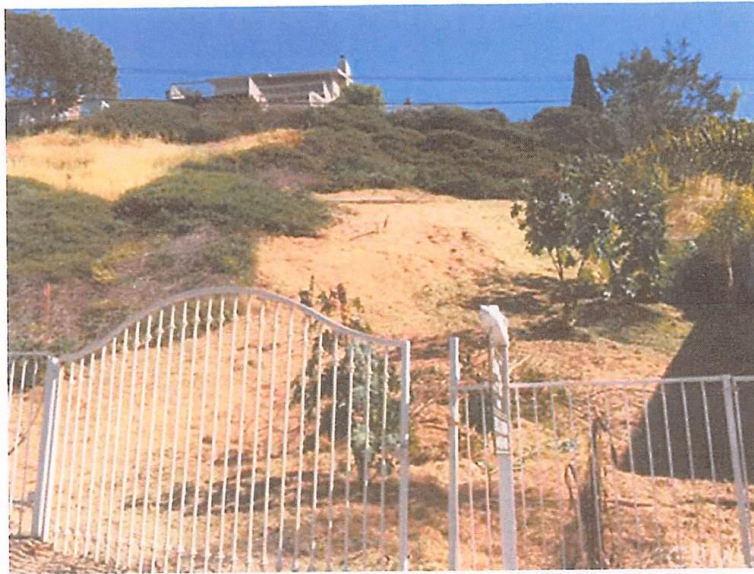


Photo 1



Photo 2

2625 Via Canon Dana Point  
Site Photos



Photo 3



Photo 4



26172 Via Canon Dana Point  
Site Photos



Photo 5

Adjacent Neighbors Property  
Site Photos



Photo 6

Adjacent Neighbors Property  
Site Photos

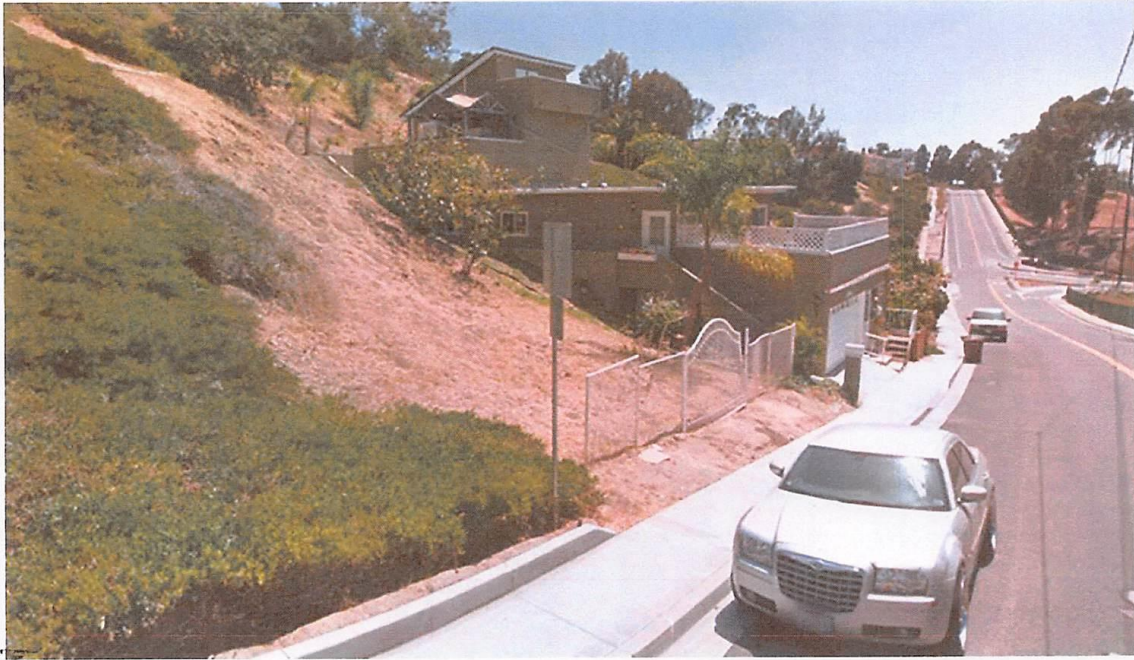


Photo 7

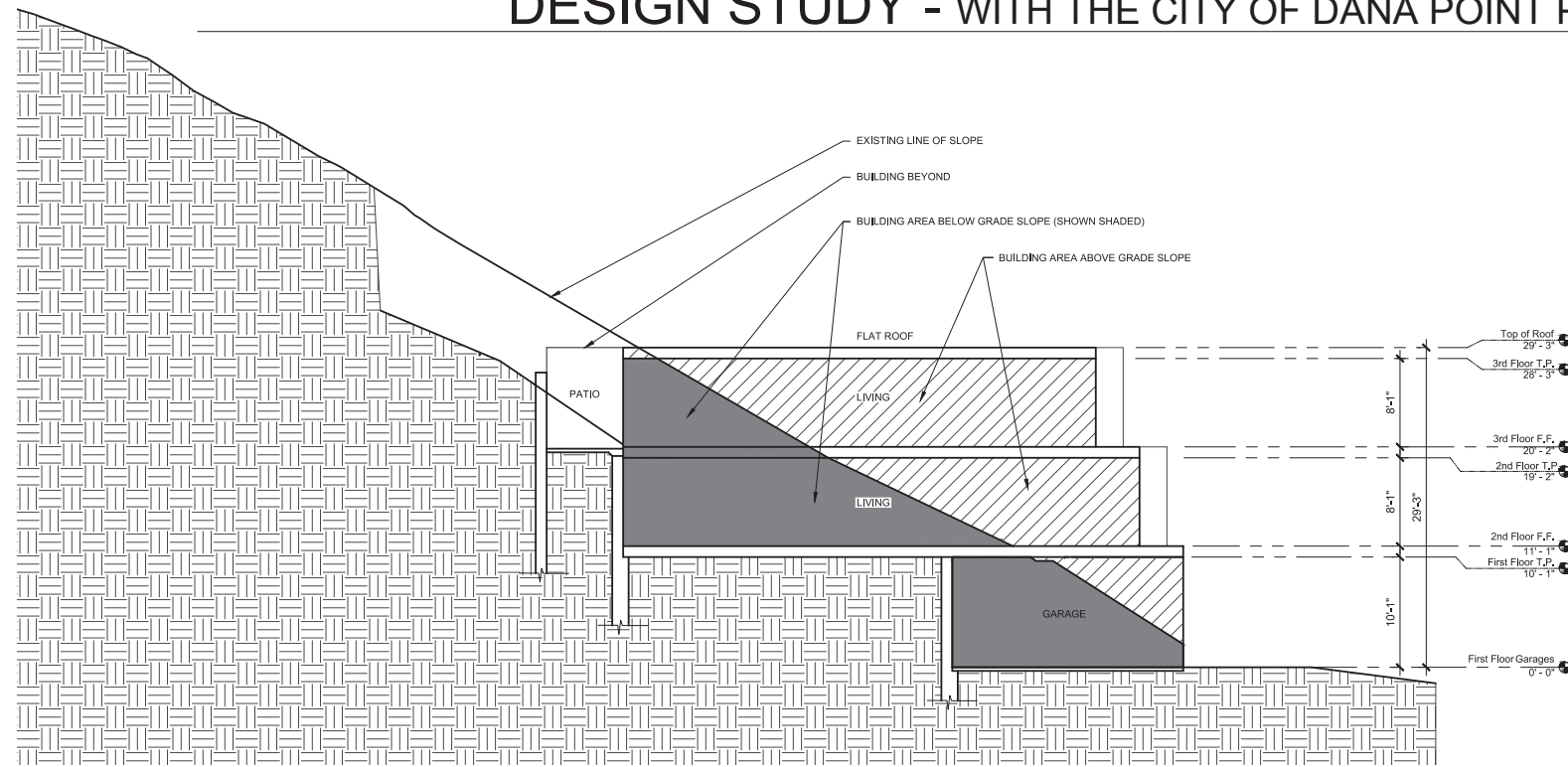


Photo 8

**SUPPORTING DOCUMENT 3:** Architectural Plans

ATTACHMENT

# DESIGN STUDY - WITH THE CITY OF DANA POINT PLANNING REQUIREMENTS



Site Section -A

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

## PROJECT INFORMATION:

**BUILDING TYPE:**  
RESIDENTIAL DUPLEX

**BUILDING ADDRESS:**  
26252 Via Canon Dana Point, California

**ZONE:**  
RD-14

**BUILDING HEIGHT:**  
Three Stories 29 - 33 feet max

## BUILDING AREA CALCULATIONS:

**UNIT A:**  
SECOND FLOOR LIVING: 986 S.F.  
THIRD FLOOR LIVING: 933 S.F.  
TOTAL LIVING: 1920 S.F.

FIRST FLOOR GARAGE: 276 S.F.

**UNIT 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 CITY GUIDELINES)  
2. REAR = 52'-0" (PER CITY GUIDELINES)  
3. FRONT = 20'-0" (PER CITY GUIDELINES)

**BUILDING HEIGHT:** SECTION 9.05.110(a)(7)  
1. PROPOSED HEIGHT = 37'-3"  
(CITY GUIDELINES IS 33'-0" FOR ROOFS 6:12 OR GREATER).  
(CITY GUIDELINES IS 31'-0" FOR ROOF PITCH OF 3:12 NOT GREATER THAN 6:12).  
(CITY GUIDELINES IS 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 = .60 (FAR)

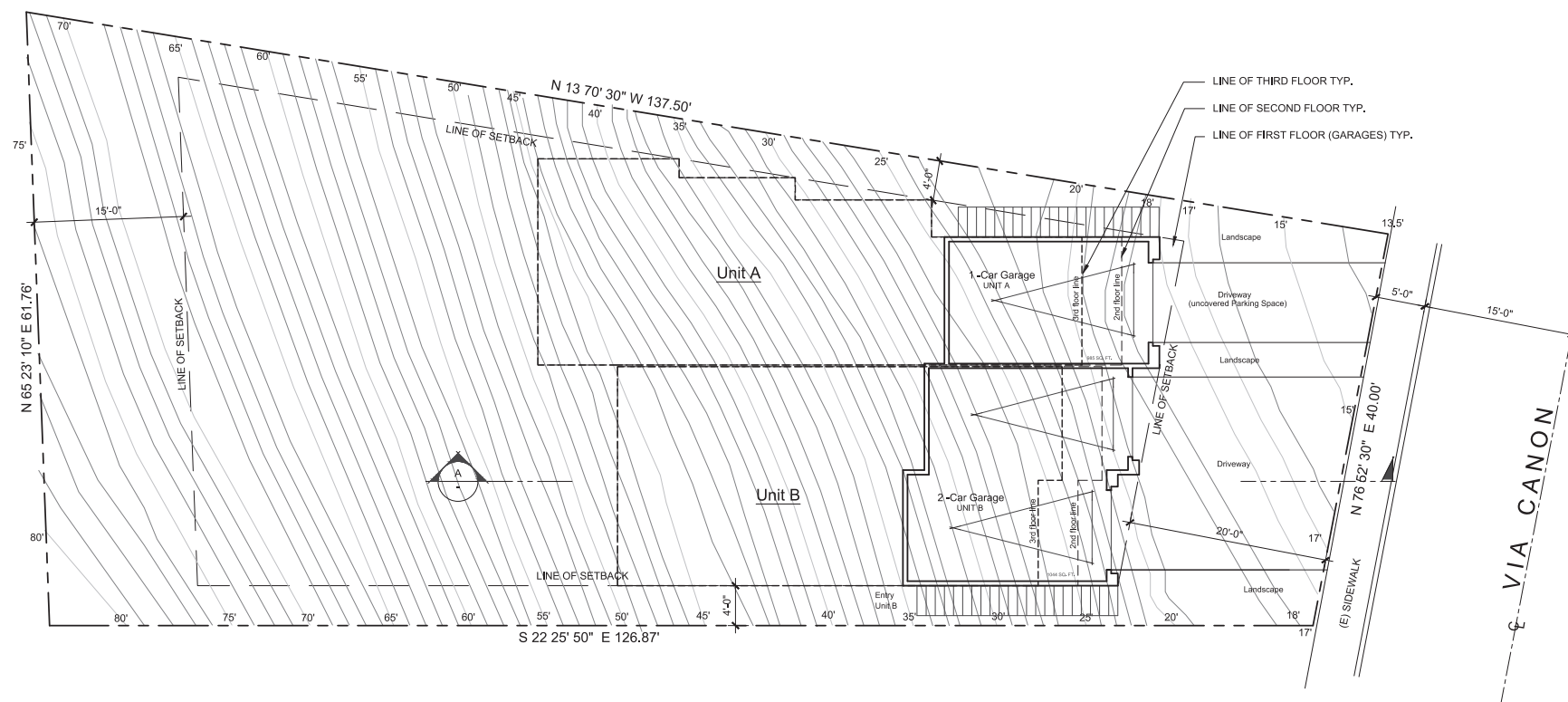
**PARKING STALLS:** TWO (2) COVERED AND ONE (1) COVERED + UNCOVERED TANDEM PER CITY GUIDELINES SECTION 9.35.080(e)

## FAR CALCULATIONS

TOTAL GROSS LOT AREA = 6,442 SQ. FT.  
6,455 SQ. FT. x .075 (MAX FAR ALLOWED) = 4,831 SQ. FT. (MAX SQ. FT. ALLOWED)

FLOOR AREA:	UNIT A	UNIT 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.
<b>TOTAL:</b>	<b>1,919 SQ. FT.</b>	<b>2,000 SQ. FT.</b>

1,919 SQ. FT. (UNIT A) + 2,000 SQ. FT. (UNIT B) = 4,665 SQ. FT.  
3,919 SQ. FT. / 6,442 SQ. FT. = .60 (FAR)

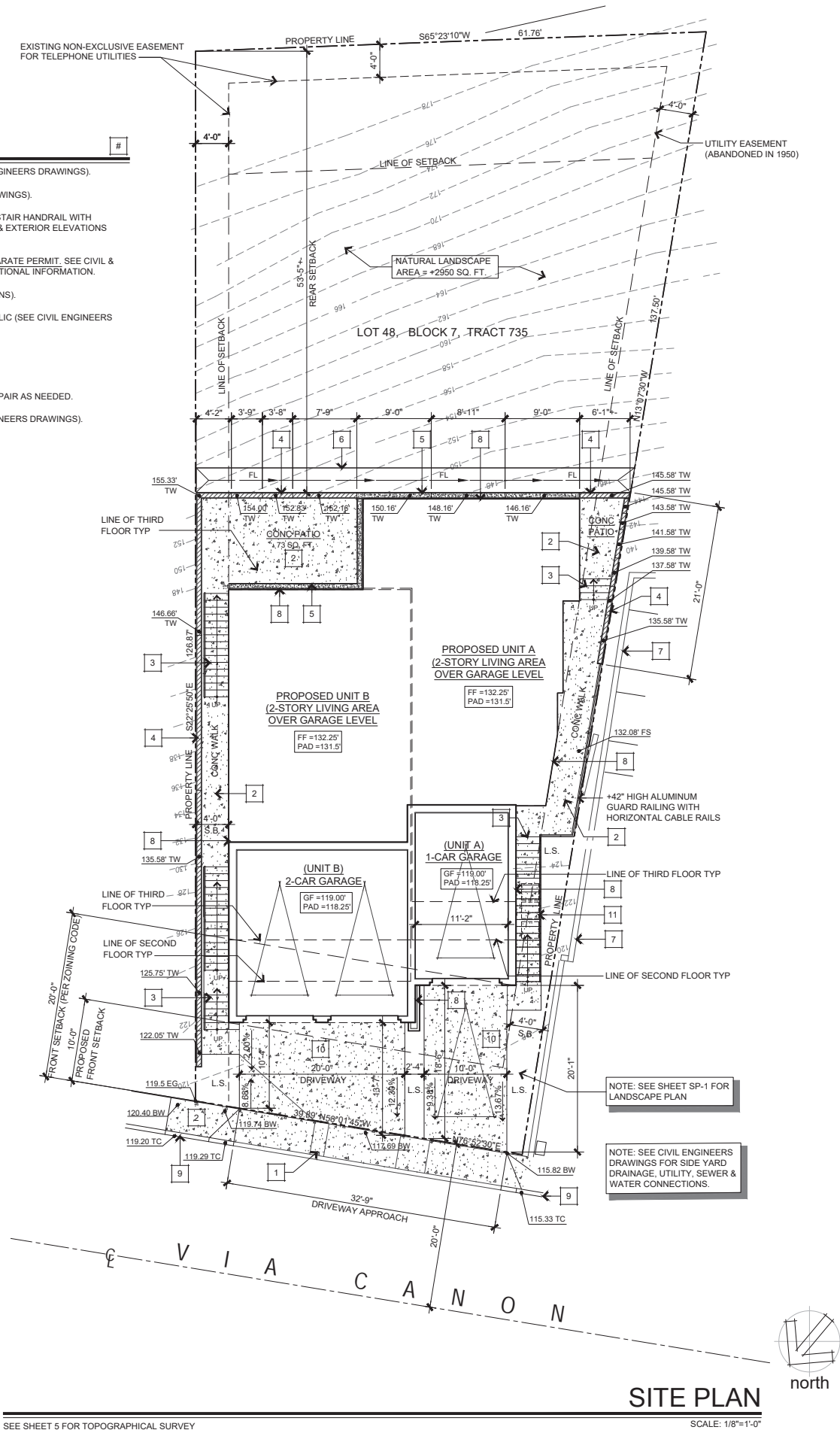


Architectural Site Plan

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

**KEYNOTES: SITE PLAN**

- | #  | DESCRIPTION   |
|----|---|
| 1  | CONCRETE DRIVEWAY APPROACH (SEE CIVIL ENGINEERS DRAWINGS).  |
| 2  | CONCRETE PAVING (SEE CIVIL ENGINEERS DRAWINGS).   |
| 3  | CONCRETE STAIRS WITH +36" HIGH ALUMINUM STAIR HANDRAIL WITH HORIZONTAL CABLE RAILS. (SEE FLOOR PLANS & EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION). |
| 4  | CMU CONCRETE RETAINING WALL -UNDER SEPARATE PERMIT. SEE CIVIL & STRUCTURAL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.                               |
| 5  | CONCRETE STEM WALL. (SEE STRUCTURAL PLANS).   |
| 6  | CONCRETE V-DITCH PER ORANGE COUNTY PUBLIC (SEE CIVIL ENGINEERS DRAWINGS).   |
| 7  | NEIGHBORS EXISTING CONCRETE BLOCK WALL.   |
| 8  | LINE OF BUILDING TYP.   |
| 9  | (E) CONCRETE CURB & GUTTER. PATCH AND REPAIR AS NEEDED.   |
| 10 | ONSITE CONCRETE DRIVEWAY. (SEE CIVIL ENGINEERS DRAWINGS).   |
| 11 | TRASH AREA LOCATED UNDER STAIRS.  |



**SITE PLAN**

SEE SHEET 5 FOR TOPOGRAPHICAL SURVEY

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

**PROJECT CODE DATA:**

**EXISTING OCCUPANCY CLASSIFICATION:**  
R-3 / U

**TYPE OF CONSTRUCTION:**  
TYPE VB, NON-RATED (NEW AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CRC SECTION R313.3 OR NFPA 13D).

**ACCESSORY PARCEL NUMBER:**  
PARCEL #: 691-401-22

**BUILDING TYPE:**  
RESIDENTIAL DUPLEX

**ZONING:**  
RD-14

**LEGAL DESCRIPTION:**  
LOT 48, TRACT No. 735

**BUILDING CODES:**  
RESIDENTIAL 2019 CALIFORNIA RESIDENTIAL CODE  
BUILDING 2019 CALIFORNIA BUILDING CODE  
FIRE 2019 CALIFORNIA FIRE CODE  
PLUMBING 2019 CALIFORNIA PLUMBING CODE  
MECHANICAL 2019 CALIFORNIA MECHANICAL CODE  
ELECTRICAL 2019 CALIFORNIA ELECTRICAL CODE  
GREEN 2019 CALIFORNIA GREEN BUILDING CODE  
ENERGY T24 - 2019 BUILDING ENERGY EFFICIENCY STANDARDS COMPLIANCE

THIS PROJECT SHALL COMPLY WITH ALL ADOPTED COUNTY ORDINANCES AND THE STATE OF CALIFORNIA CODES THAT ARE IN EFFECT AT THE TIME OF PERMITTING. INCLUDING THE CODES AS LISTED ABOVE.

**PROJECT CONSULTANTS:**

**DESIGNER:**  
**MARK BROOKLYN DESIGN**  
240 AVENIDA VISTA MONTANA, #6B  
SAN CLEMENTE, CA 92672  
CONTACT: MARK BROOKLYN  
PHONE # 949-973-2904

**SURVEY & TOPO MAP:**  
**SOUTH COAST SURVEYING, INC**  
3214 CLAY ST. NEWPORT BEACH CA.  
CONTACT: HENRY SCHNEPF  
PHONE # 949-973-2904

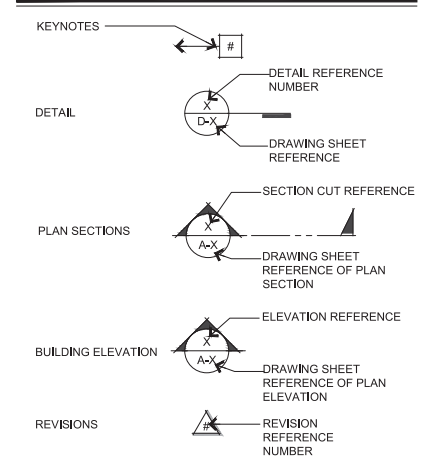
**GEOTECHNICAL ENGINEER:**  
**NOVA SERVICES DANA POINT**  
924632 SAN JUAN AVENUE, SUITE 100  
DANA POINT, CA 92629  
CONTACT: SEAN PRENOVOST, EIT  
PHONE # 949.388.7710  
EMAIL: SPRENOVOST@USA-NOVA.COM  
NOVA PROJECT No: 3018069 (JULY 24, 2019).

**CIVIL ENGINEER:**  
**ADVANCED CIVIL GROUP INC.**  
30251 GOLDEN LANTERN, SUITE E, PMB 251  
LAGUNA NIGUEL, CA 92677  
CONTACT: STEVE AUSTIN  
PHONE # 949.391.7772  
EMAIL: STEVE@ADVANCEDCIVILGROUP.COM

**PLANNING DEPARTMENT NOTES:**

1. PLANNING FINAL REQUIRED
  2. SETBACK CERTIFICATION
  3. BUILDING HEIGHT CERTIFICATION REQUIRED
- NOTE: LANDSCAPING, FREESTANDING AND RETAINING WALLS SHALL BE APPROVED UNDER SEPARATE PERMIT

**DRAWING SYMBOLS:**



**DESIGN SUMMARY:**

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

- The proposed reduced front setbacks for each unit 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.

**SHEET INDEX:**

- ARCHITECTURAL DRAWINGS:**
- T-1 TITLE SHEET, PROJECT DATA & SITE PLAN.
  - SP-1 CITY OF DANA POINT -SECOND & THIRD FLOOR ADDITIONAL ZONING SETBACKS & FRONT YARD LANDSCAPE PLAN.
- UNITS A & B**
- A-1 PROPOSED FIRST FLOOR -FLOOR PLAN.
  - A-2 PROPOSED SECOND FLOOR -FLOOR PLAN.
  - A-3 PROPOSED THIRD FLOOR -FLOOR PLAN.
  - A-4 PROPOSED FRONT -EXTERIOR ELEVATION & ROOF PLAN.
  - A-5 PROPOSED LEFT SIDE -BUILDING EXTERIOR ELEVATION.
  - A-6 PROPOSED RIGHT SIDE -BUILDING EXTERIOR ELEVATION.
  - A-7 LEFT SIDE EXTERIOR ELEVATION -STAIR SECTION -B.
  - A-8 RIGHT SIDE EXTERIOR ELEVATION -STAIR SECTION -C.
  - A-9 BUILDING SECTION -A
- CIVIL ENGINEERING DRAWINGS:**
- 1 TITLE SHEET
  - 2 PRECISE GRADING PLAN
  - 3 SECTIONS
  - 4 EROSION CONTROL PLAN
  - 5 TOPOGRAPHIC SURVEY

**PROJECT DATA:**

**PROJECT ADDRESS:**  
26252 VIA CANON  
DANA POINT, CALIFORNIA 92624

**PROJECT DESCRIPTION:**  
PROPOSED RESIDENTIAL DUPLEX DU/AC (NEW CONSTRUCTION)

**OWNERS ADDRESS:**

JAMES & AMANDA CORRALES  
3809 VIA MANZANA,  
SAN CLEMENTE, CALIFORNIA 92673  
PHONE: (949) 939-4279

**RESIDENTIAL DEVELOPMENT STANDARDS:**

**SITE SETBACKS:**

SIDE YARDS: 4'-0" (CITY REQUIREMENT IS 4'-0")  
REAR YARD: 53'-5"+ (CITY REQUIREMENT IS 15'-0")  
PROPOSED FRONT YARD: 10' FIRST FLOOR & 15' SECOND LEVEL & 19' THIRD FLOOR (CITY REQUIREMENT IS 20'-0")

**BUILDING HEIGHT:** (SECT 9.05.110(a)(7))  
MAX HEIGHT (HILLSIDE ORDINANCE): 29'-0" FOR ROOF PITCH OF LESS THAN 3:12.  
PROPOSED HEIGHT: 34'-5" (118.25'-152.67").

**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)

**LOT COVERAGE:**  
2,631 S.F. / 6,442 S.F. = 40%

**PARKING STALLS:**  
THREE (3) COVERED & ONE (1) TANDEM

**MINIMUM LANDSCAPE COVERAGE:**  
TOTAL GROSS LOT AREA = 6,442 SQ. FT.  
x 25% = 1,610 SQ. FT. (REQUIRED) TOTAL LANDSCAPE COVERAGE PROVIDED = 3,131 SQ. FT.

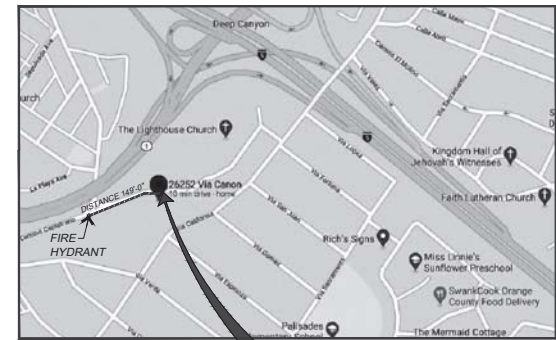
**SLOPE GRADIENT:**  
LOT DEPTH = 135'- TOTAL HEIGHT OF SLOPE FROM STREET GRADE TO REAR PROPERTY = 65' 135/ 65 = 2.1 (50%).

**LOT SIZE AND F.A.R.:**

TOTAL GROSS LOT AREA = 6,442 SQ. FT.  
BUILDABLE AREA = F.A.R. .075 (75%) = 4,831 SQ. FT.

FLOOR AREA:	UNIT A	UNIT B
FIRST FLOOR (GARAGES)	223 SQ. FT.	412 SQ. FT.
SECOND FLOOR	955 SQ. FT.	1041 SQ. FT.
THIRD FLOOR	840 SQ. FT.	986 SQ. FT.
<b>TOTAL:</b>	<b>2018 SQ. FT.</b>	<b>2439 SQ. FT.</b>

2018 SQ. FT. + 2439 SQ. FT. (UNIT A & B) = 4,457 SQ. FT. - 635 S.F. FOR REG (3 SPACES) PARKING = 3,822 S.F. / 6442 S.F. = .59% (FAR)



**PROJECT SITE**



**VICINITY MAP:**

SCALE: N.T.S.

**TITLE SHEET**

**Residential Duplex DU/AC**  
26252 Via Canon

Design Consultant: mark **BROOKLYN**  
mark@markbrooklyndesign.com  
tel. 949.973.2904

Project Name & Location:

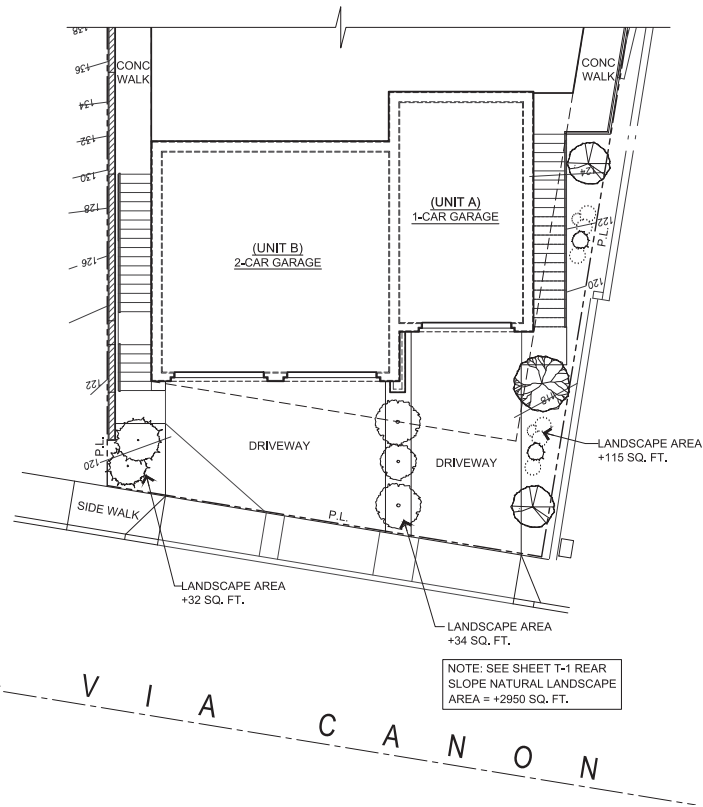
Owners: James & Amanda Corrales  
3809 Via Manzana,  
San Clemente, California 92673

Sheet No.

Sheet Issue Date: December 1, 2020

**T-1**

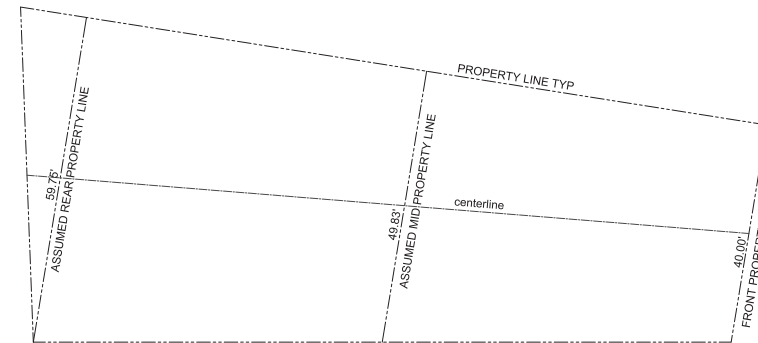
Scale:



**SITE PLAN -FRONT LANDSCAPE**

TOTAL LANDSCAPE AREA PROVIDED = 3,131 SQ. FT.

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

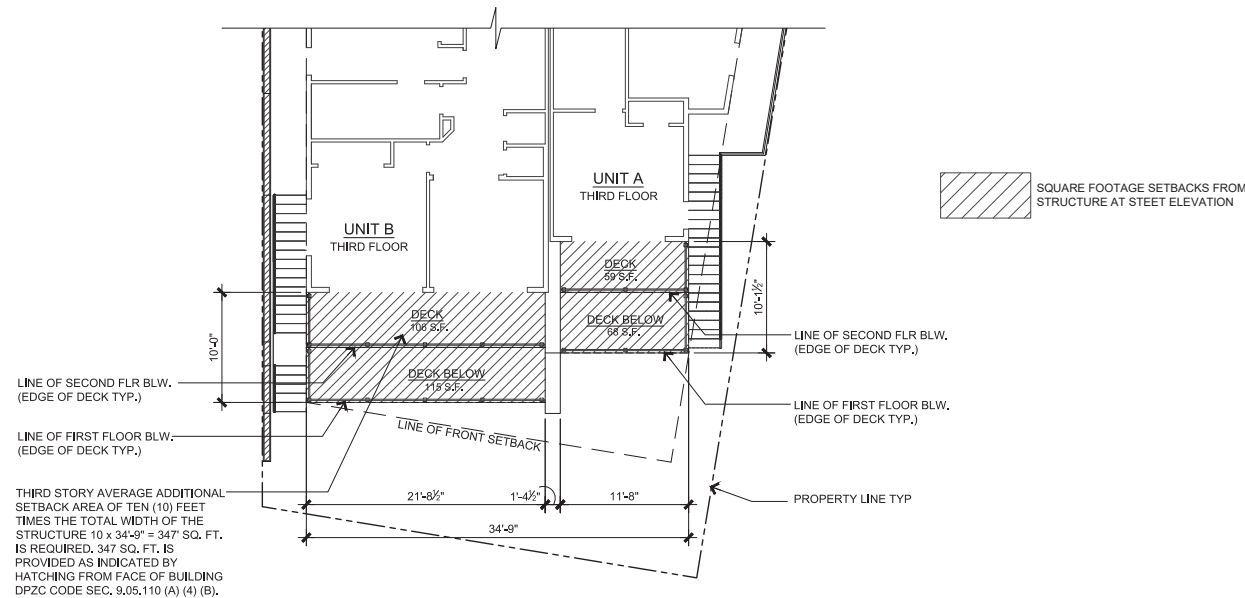


**AVERAGE DISTANCE (WIDTH) OF PROPERTY**

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**

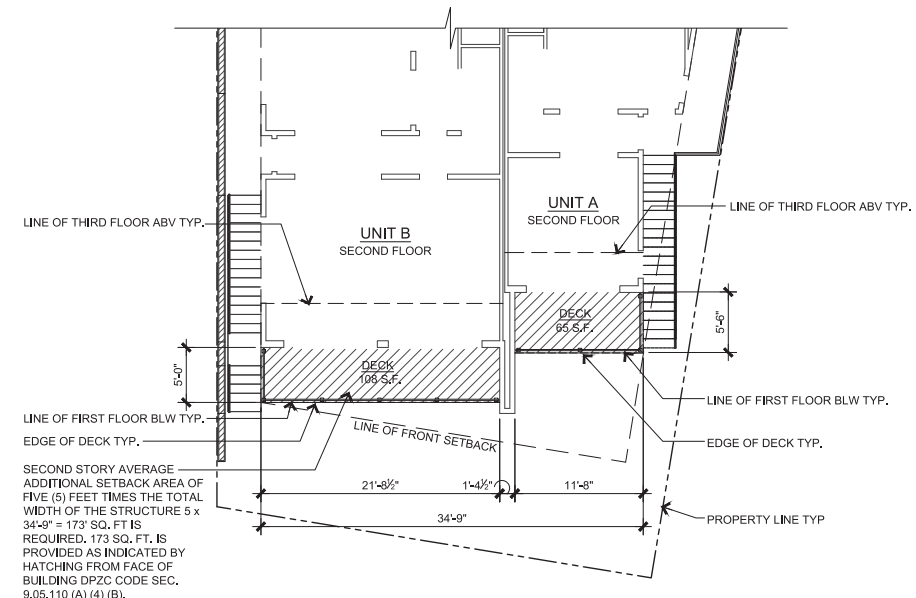
SCALE: 1/16"=1'-0"



**THIRD FLOOR -ADDITIONAL ZONING SETBACKS**

3 STORY BUILDING

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



**SECOND FLOOR -ADDITIONAL ZONING SETBACKS**

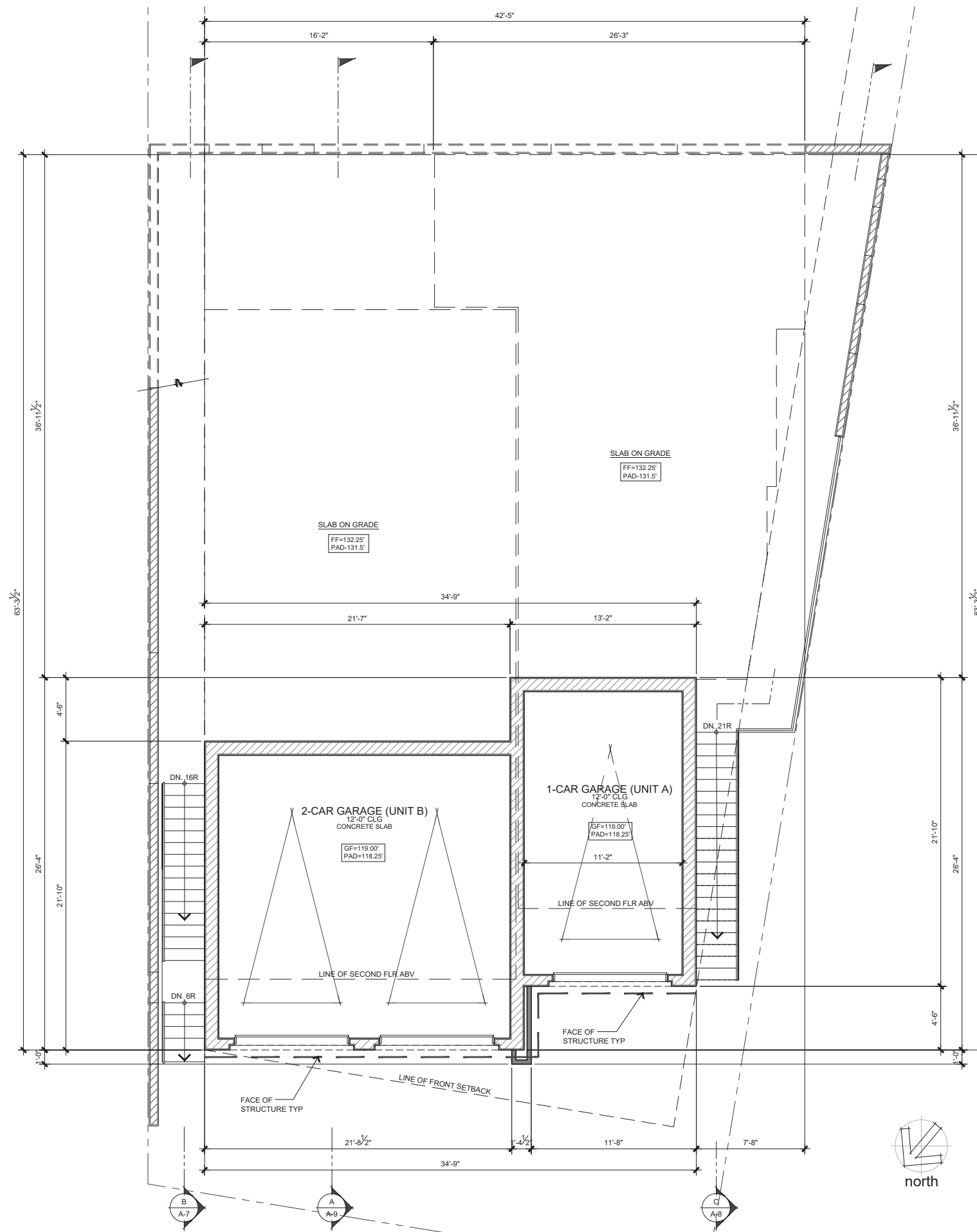
3 STORY BUILDING

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



**CITY OF DANA POINT ADDITIONAL ZONING SETBACKS**

Scale AS NOTED



**UNIT FLOOR AREA CALCULATIONS:**

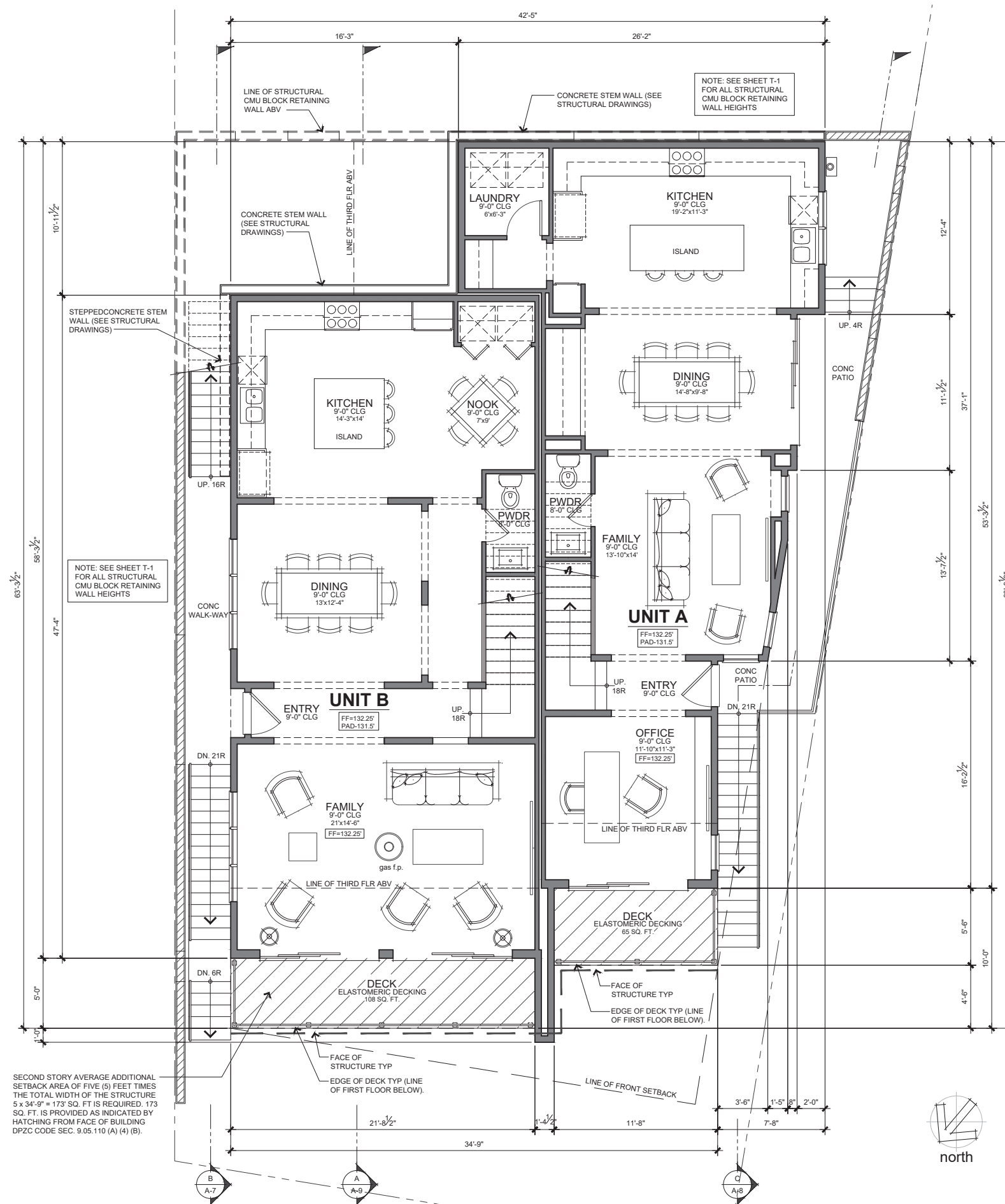
FLOOR AREA:	UNIT A	UNIT B
FIRST FLOOR (GARAGES)	223 SQ. FT.	412 SQ. FT.
SECOND FLOOR	955 SQ. FT.	1041 SQ. FT.
THIRD FLOOR	840 SQ. FT.	986 SQ. FT.
	2018 SQ. FT.	2439 SQ. FT.

**FLOOR PLAN LEGEND:**

SQUARE FOOTAGE SETBACKS FROM STRUCTURE AT STEEL ELEVATION

**PROPOSED FIRST FLOOR-FLOOR PLAN**

Scale: 1/4"=1'-0"



SECOND STORY AVERAGE ADDITIONAL SETBACK AREA OF FIVE (5) FEET TIMES THE TOTAL WIDTH OF THE STRUCTURE  $5 \times 34'-9" = 173$  SQ. FT. IS PROVIDED AS INDICATED BY HATCHING FROM FACE OF BUILDING DPZC CODE SEC. 9.05.110 (A) (4) (B).

**UNIT FLOOR AREA CALCULATIONS:**

FLOOR AREA:	UNIT A	UNIT B
FIRST FLOOR (GARAGES)	223 SQ. FT.	412 SQ. FT.
SECOND FLOOR	855 SQ. FT.	1041 SQ. FT.
THIRD FLOOR	840 SQ. FT.	986 SQ. FT.
	2018 SQ. FT.	2439 SQ. FT.

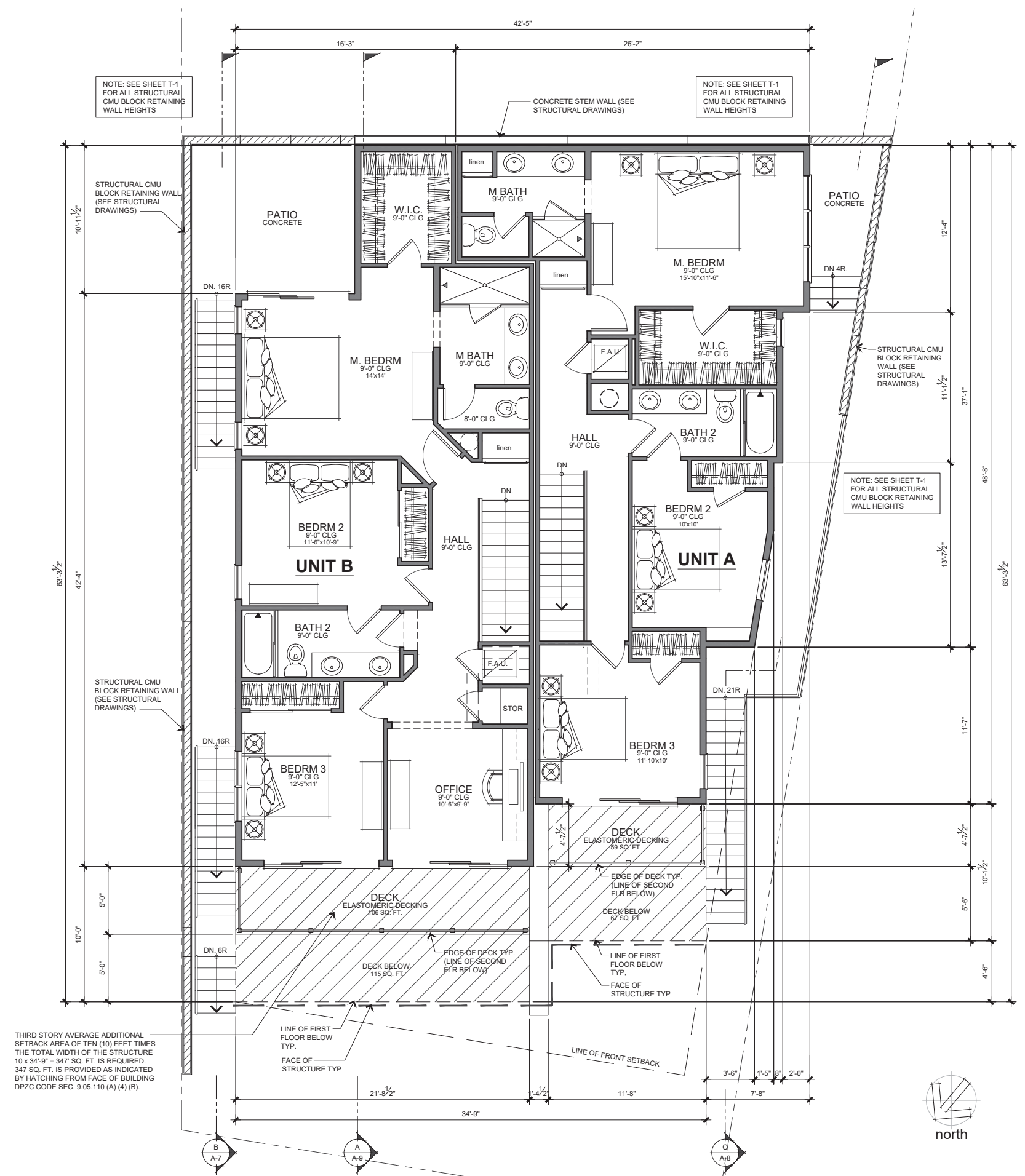
**FLOOR PLAN LEGEND:**

SQUARE FOOTAGE SETBACKS FROM STRUCTURE AT STEEL ELEVATION

**PROPOSED SECOND FLOOR - FLOOR PLAN**

Scale: 1/4"=1'-0"





**UNIT FLOOR AREA CALCULATIONS:**

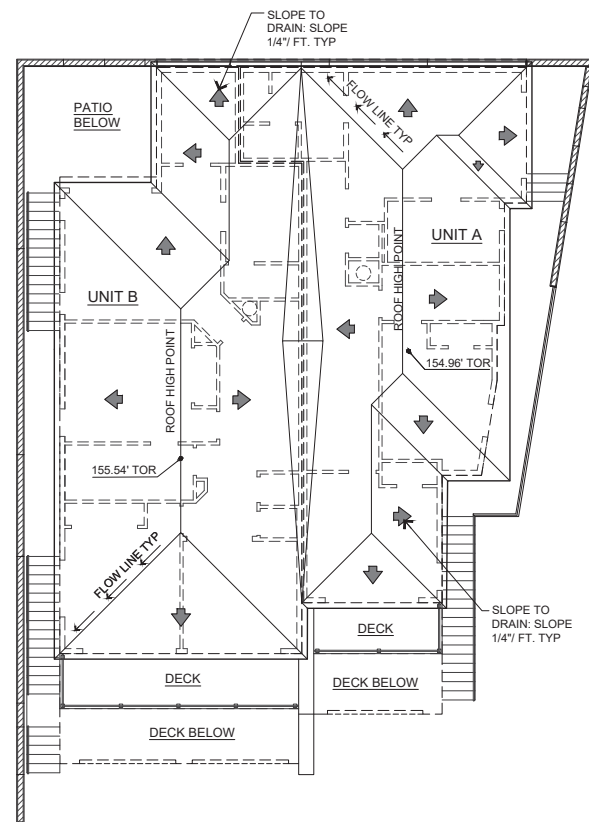
FLOOR AREA:	UNIT A	UNIT B
FIRST FLOOR (GARAGES)	223 SQ. FT.	412 SQ. FT.
SECOND FLOOR	955 SQ. FT.	1041 SQ. FT.
THIRD FLOOR	840 SQ. FT.	986 SQ. FT.
	2018 SQ. FT.	2439 SQ. FT.

**FLOOR PLAN LEGEND:**

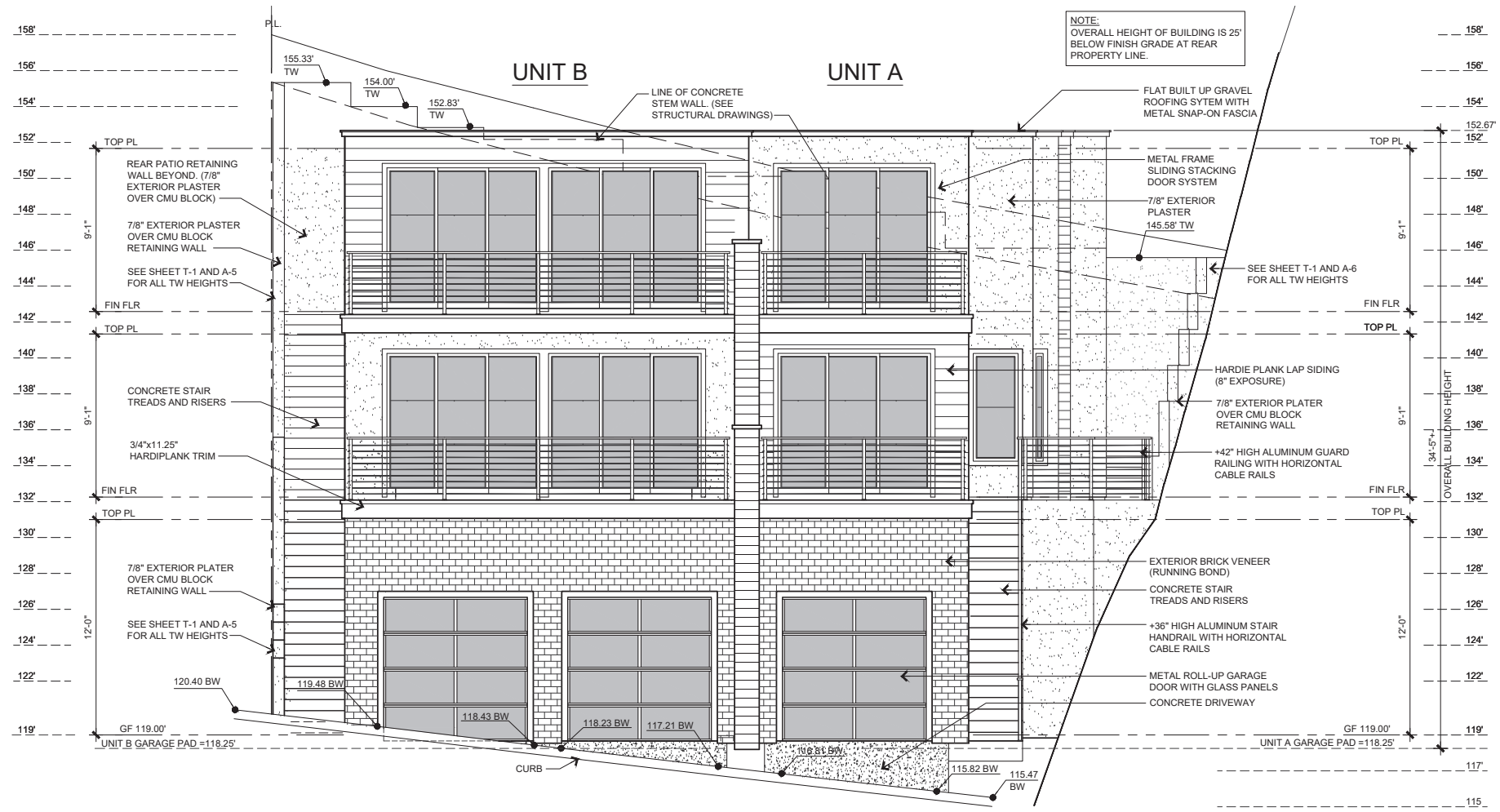


**PROPOSED THIRD FLOOR-FLOOR PLAN**

Scale: 1/4"=1'-0"



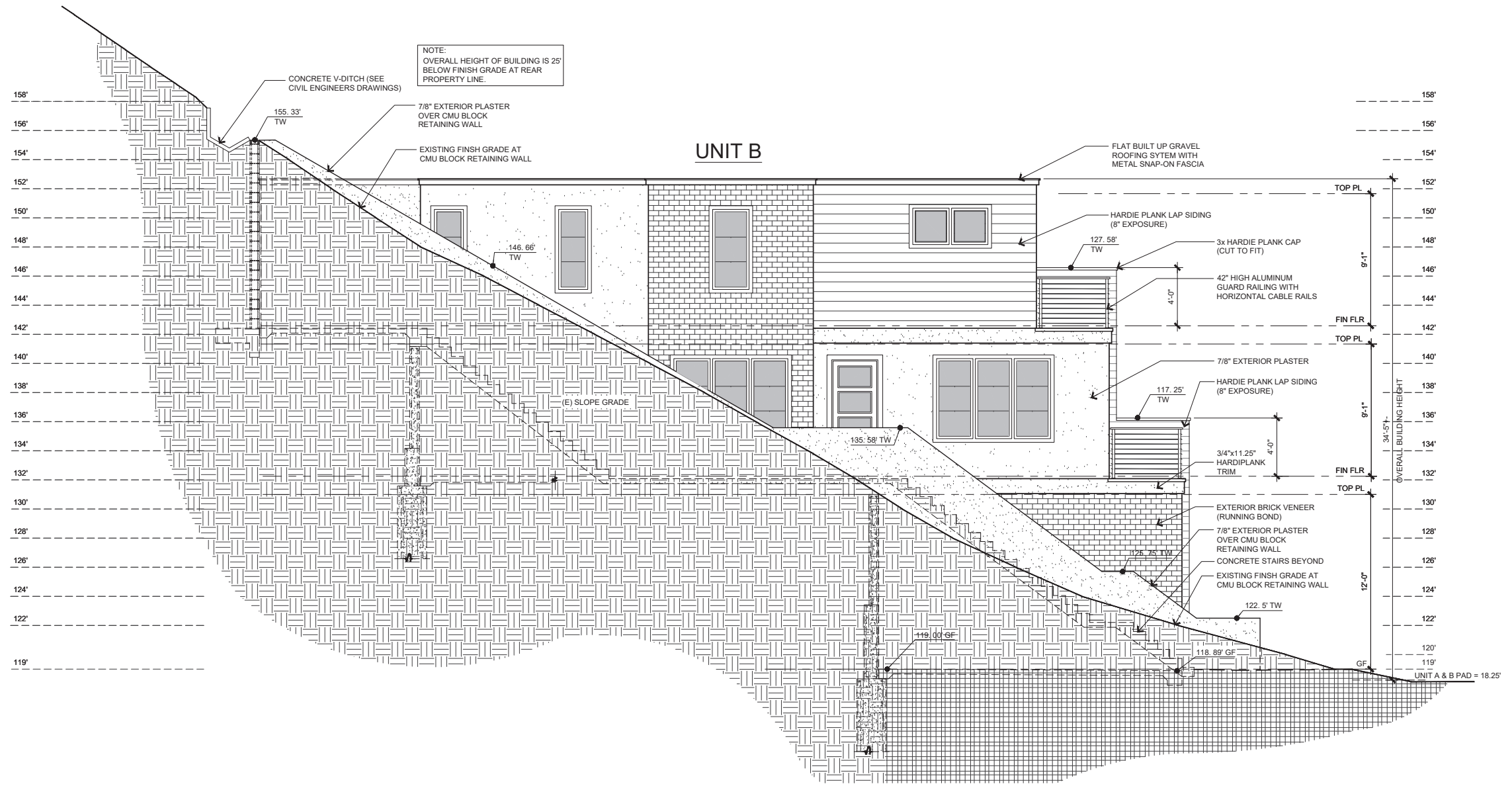
**ROOF PLAN**  
SCALE: 1/8"=1'-0"



**FRONT ELEVATION**

**PROPOSED FRONT -BUILDING EXTERIOR ELEVATION & ROOF PLAN**

Scale: 1/4"=1'-0"



NOTE:  
OVERALL HEIGHT OF BUILDING IS 25'  
BELOW FINISH GRADE AT REAR  
PROPERTY LINE.

**UNIT B**

**RETAINING WALL AT LEFT SIDE YARD PROPERTY LINE**

**PROPOSED LEFT SIDE -BUILDING EXTERIOR ELEVATION**

Scale: 1/4"=1'-0"

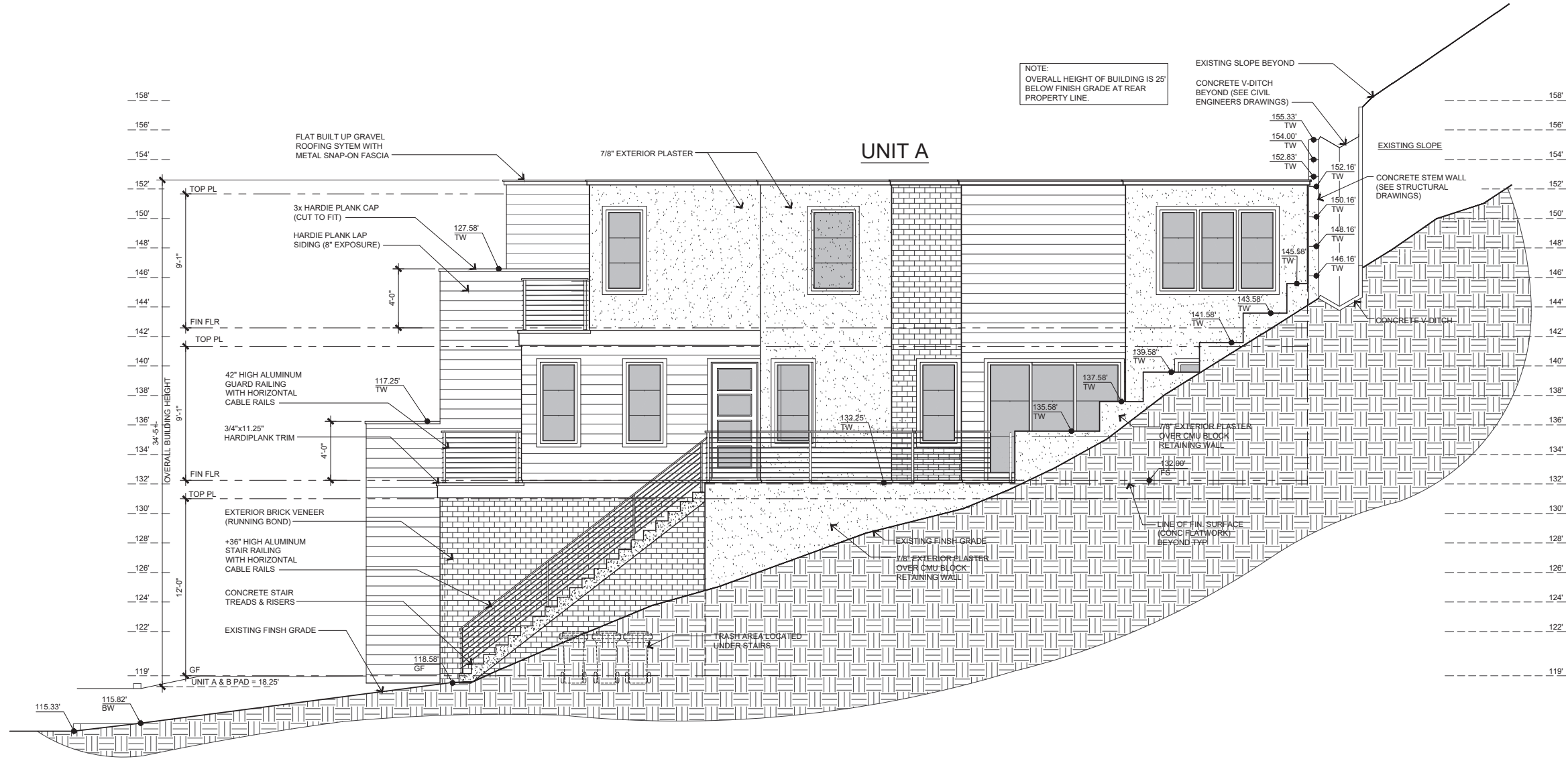
Design Consultant: **mark BROOKLYN**  
mark@markbrooklyndesign.com  
tel. 949.973.2904

Project Name & Location: **Residential Duplex DU/AC**  
26252 Via Canon

Owners: **James & Amanda Corrales**  
3809 Via Manzana,  
San Clemente, California 92673

**A-5**

Sheet No. \_\_\_\_\_  
Sheet Issue Date: December 1, 2020

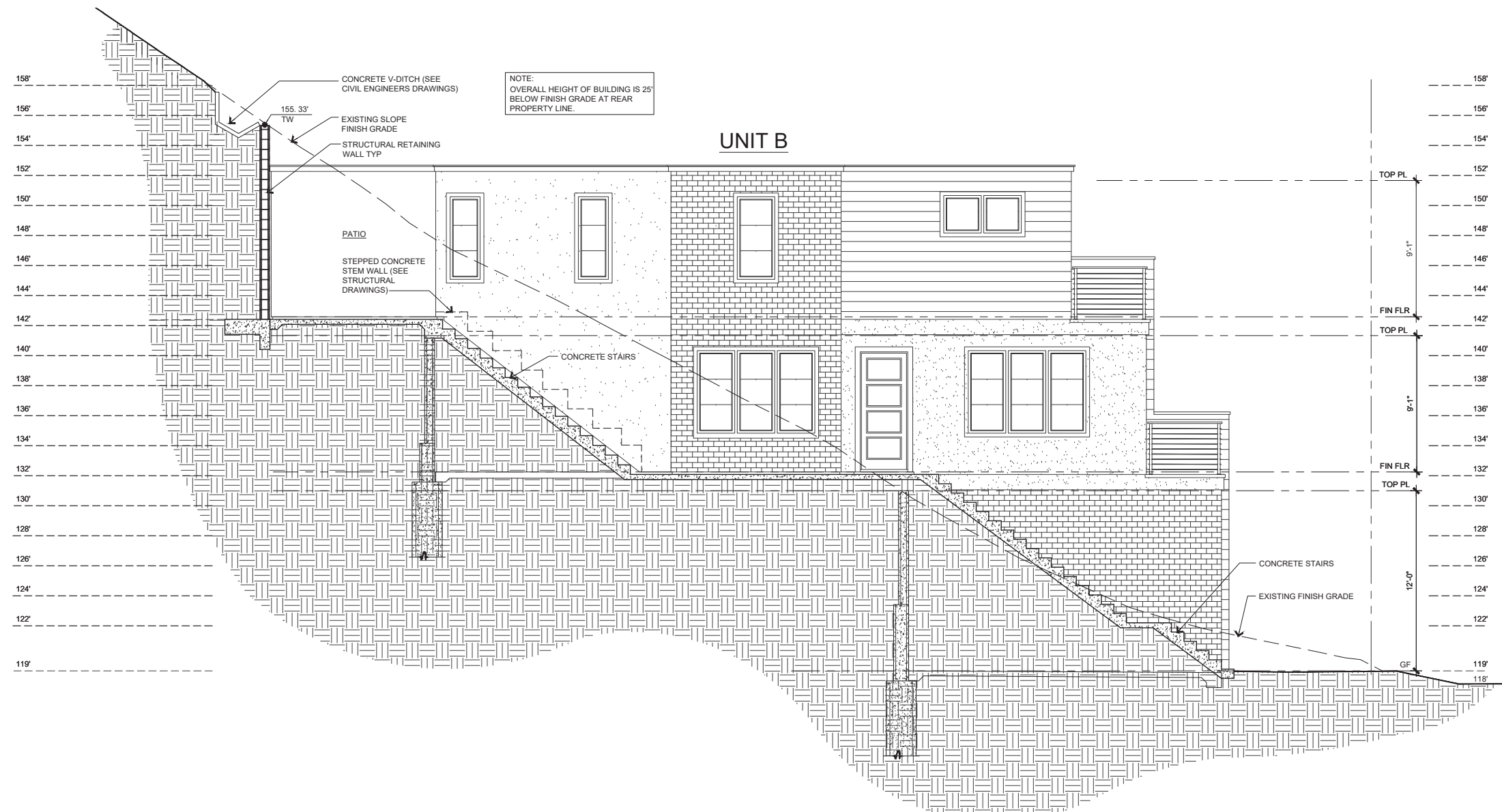


**RETAINING WALL AT SIDE RIGHT YARD PROPERTY LINE**

**PROPOSED RIGHT SIDE -BUILDING EXTERIOR ELEVATION**

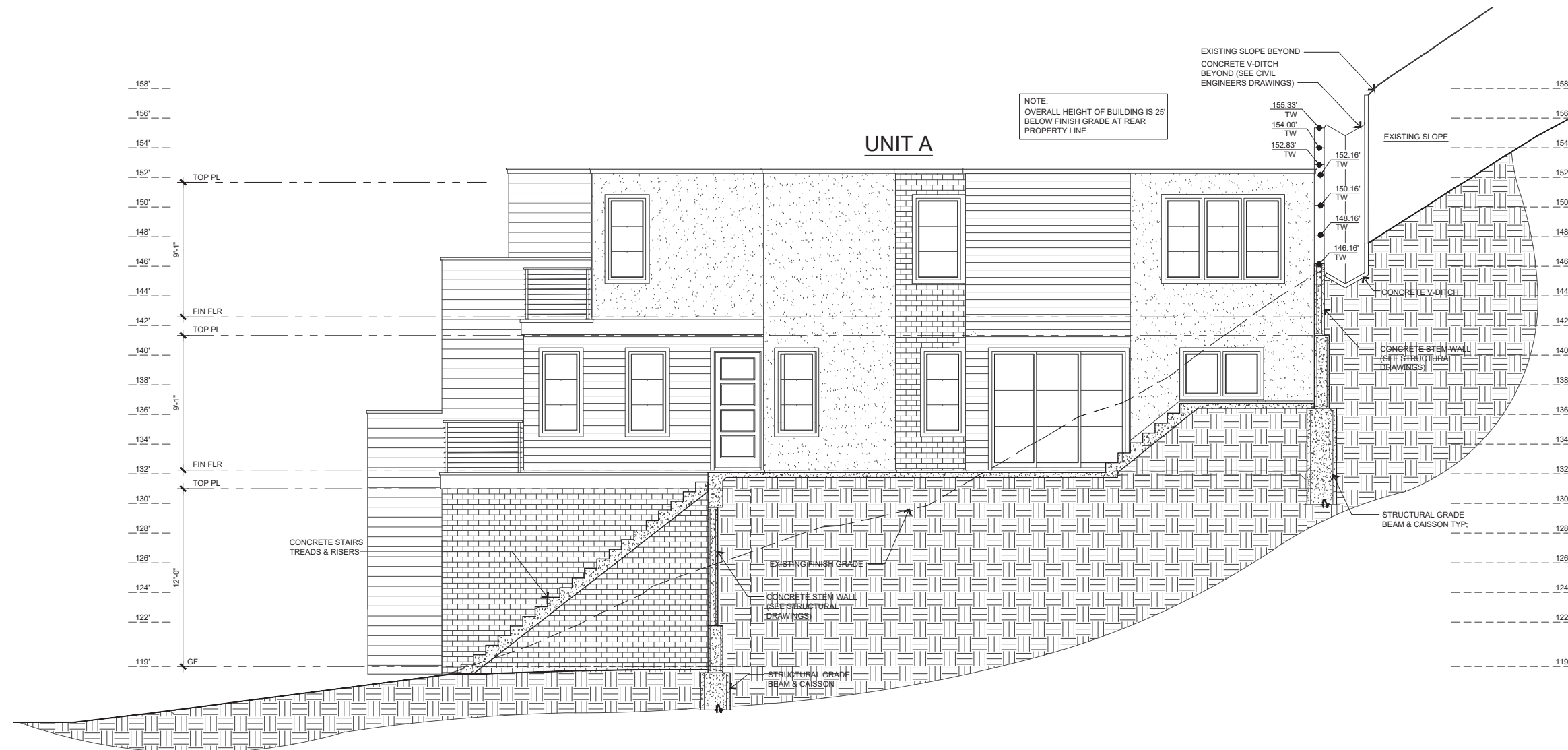
Scale: 1/4"-1'-0"

**A-6**



LEFT SIDE EXTERIOR ELEVATION - STAIR SECTION-B

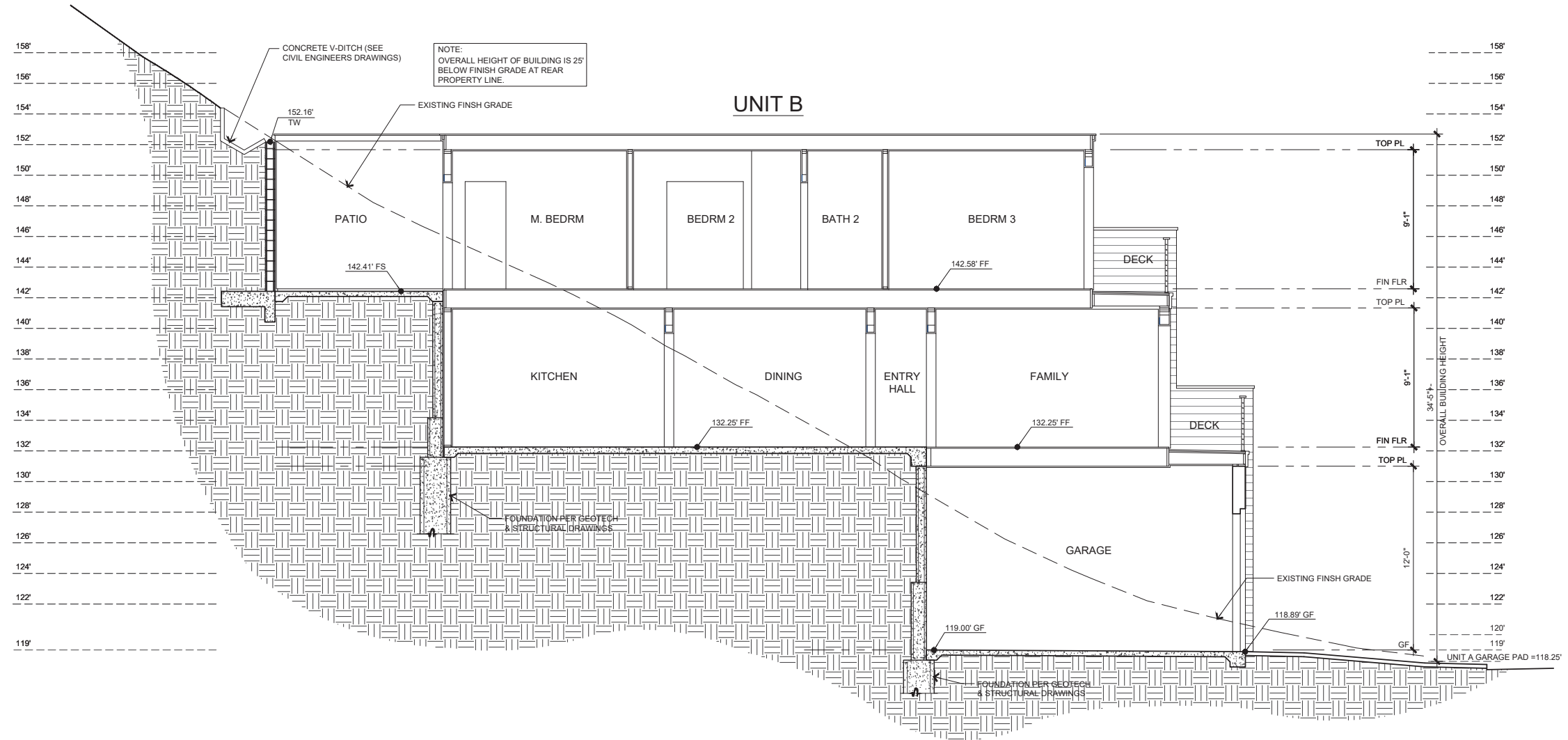
Scale: 1/4"=1'-0"



RIGHT SIDE EXTERIOR ELEVATION - STAIR SECTION-C

Scale: 1/4"=1'-0"

A-8



BUILDING SECTION-A

Scale: 1/4"=1'-0"

Design Consultant: mark BROOKLYN  
 mark@markbrooklyndesign.com  
 tel. 949.973.2904

Project Name & Location: Residential Duplex DU/AC  
 26252 Via Canon

Owners: James & Amanda Corrales  
 3809 Via Manzana,  
 San Clemente, California 92673

Sheet No. **A-9**  
 Sheet Issue Date: December 1, 2020

**SUPPORTING DOCUMENT 4:** Grading Plans

ATTACHMENT



GENERAL GRADING NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF ORANGE COUNTY RDMD STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE STARTING GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
5. RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
6. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
7. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
9. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
10. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDMD STANDARD PLAN NO. 1322.
11. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYON, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
12. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
13. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
14. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL.
15. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
16. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
17. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO CONSTRUCTION.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND OBSERVE THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 6.01.420.
22. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
23. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
24. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
25. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION.
26. EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE (MUNICIPAL CODE SECTION 6.12). A VALID C&D APPLICATION MUST APPROVED AND ON FILE WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
27. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 6.01.280 OF THE GRADING CODE)
28. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
29. THE PERMITTEE SHALL GIVE RESPONSIBLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
30. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
31. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
32. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
33. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
34. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
35. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING. GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.
a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
b. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
c. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.
GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
36. ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD PLAN NO. 1805.
38. AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO. 1804.

PRECISE GRADING PLAN
FOR
26252 VIA CANON
DANA POINT, CA

SHEET INDEX

Table with 2 columns: DESCRIPTION, SHEET NO.
TITLE SHEET 1
PRECISE GRADING PLAN 2
SECTIONS 3
EROSION CONTROL PLAN 4
TOPOGRAPHIC SURVEY 5

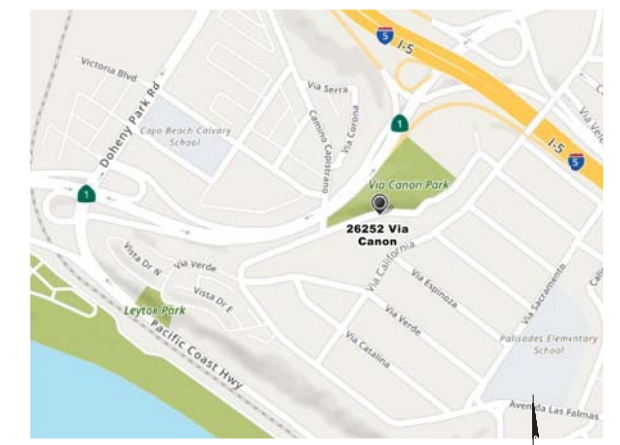
CONSTRUCTION NOTES:

- 1. INSTALL NDS 6" GREEN ROUND ATRIUM GRATE MODEL 80 AREA DRAIN OR APPROVED EQUAL.
2. INSTALL DRAINAGE BASIN W/ LOW FLOW INFILTRATION PIT PER CITY OF DANA POINT SEPC DETAIL DP-202.
3. CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF DANA POINT SEPC DETAIL DP-103.
4. INSTALL PAVING PER DETAIL HEREON.
5. INSTALL 4" (MIN.) SCH 40 PVC AREA DRAIN LINE
6. INSTALL STAIRS PER LANDSCAPE ARCHITECT PLAN.
7. CORE THROUGH EXISTING CURB PER CITY OF DANA POINT SEPC DETAIL DP-123.
8. CONNECT DOWNSPOUT TO AREA DRAIN SYSTEM PER DETAIL HEREON.
9. CONSTRUCT ONSITE DRIVEWAY PER DETAIL HEREON.
10. INSTALL 3" ROUND BRASS GRATE INLET (NDS 15BR OR EQUAL) PER DETAIL HEREON.
11. CONSTRUCT RETAINING WALL SEPARATE PERMIT TW AND TF PER THIS PLAN.
12. CONSTRUCT STEM WALL PER ARCHITECTURAL AND STRUCTURAL PLANS.
13. CONSTRUCT MODIFIED CONCRETE V-DITCH PER ORANGE COUNTY PUBLIC WORKS STD PLAN 1321 WITH OVERALL WIDTH OF 3' AND OVERALL DEPTH OF 0.75'.

EARTHWORK

CUT = 700 YDS
FILL = 0 YDS
EXPORT = 700 YDS

\*THE EARTHWORK NUMBERS ABOVE ARE ESTIMATES. ACTUAL EARTHWORK TO BE DETERMINED BY CONTRACTOR.



VICINITY MAP
SCALE: NTS



GENERAL NOTES (CONTINUED):

- 39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
41. ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
42. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
43. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
44. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
45. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
46. PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
47. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND CITY GRADING.
48. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

ENGINEER'S NOTICE TO CONTRACTORS

- 1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

DECLARATION OF RESPONSIBLE CHARGE FOR THE ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF MENIFEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

R. STEVEN AUSTIN DATE
R.C.E. 68795
EXP. DATE 9/30/2021

OWNER'S STATEMENT

I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND THE TITLE REPORT AND HAVE FOUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONFLICTS WITH THE EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

OWNER'S SIGNATURE DATE
PRINTED OWNER'S SIGNATURE

DECLARATION OF RESPONSIBLE CHARGE FOR THE SOILS ENGINEER

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN GENERAL CONFORMANCE WITH THE PRELIMINARY SOILS REPORT ENTITLED: GEOTECHNICAL INVESTIGATION, PROPOSED MULTILEVEL DUPLEXES, 26252 VIA CANON, DANA POINT, CALIFORNIA, DATED 07/24/2019 (P.N. 3018069)

I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOILS AND GEOTECHNICAL DESIGN RECOMMENDATIONS.

CARL D. SCHRENK DATE
C.E.G. 900
EXP. DATE: 10/31/2020

JESSE D. BEARFIELD DATE
R.C.E. 84335
EXP. DATE: 09/30/2021

CONTACT INFO:

OWNER: JAMES & AMANDA CORRALES
3809 VIA MANZANA
SAN CLEMENTE, CA 92673
(949) 939-4279

ARCHITECT: MARK BROOKLYN DESIGN
CONTACT: MARK BROOKLYN
240 AVENIDA VISTA MONTANA, #6B
SAN CLEMENTE, CA 92672
PHONE: 949-973-2904

CIVIL ENGINEER: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

SURVEYOR: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

GEOTECH: NOVA SERVICES, INC
24632 SAN JUAN AVENUE, SUITE 100
DANA POINT, CA 92629
(949) 338-7710

BASIS OF BEARINGS:

BASIS OF BEARINGS PER CENTERLINE OF VIA CANON AS SHOWN ON THE RECORD MAP FOR TRACT NO. 735 BEING N 76° 52' 30" E

SOURCE OF TOPOGRAPHY:

SOUTH COAST SURVEYING

LEGAL DESCRIPTION:

LOT 48 TRACT NO. 735

PROJECT ADDRESS:

26252 VIA CANON
DANA POINT, CA 92624

BENCHMARK:

O.C. PUBLIC WORKS 3B-50-68

DESCRIPTION:

DESCRIBED BY OCS 2003 - FOUND 3 3/4 " OCS ALUMINUM BENCHMARK DISK STAMPED "3B-50-68", SET IN THE SOUTHERLY END OF A CONCRETE HEADWALL FOR A 24 IN. CULVERT. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF THE PACIFIC COAST HIGHWAY, 0.55 MILES SOUTHWESTERLY OF THE CENTERLINE OF DEL OBISPO, 0.05 MILES NORTHERLY ALONG PCH FROM A PEDESTRIAN BRIDGE AND 40.4 FT. WESTERLY OF THE CENTERLINE OF PCH. MONUMENT IS SET LEVEL WITH THE TOP OF THE WALL. ELEV=16.995

AREA OF DISTURBANCE:

AREA OF DISTURBANCE= 3,594 +/- SF

SITE INFORMATION:

DISTURBED AREA = 3,954 SF
EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 3,400 SF



CITY OF DANA POINT

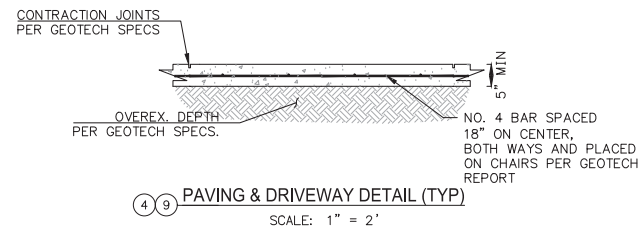
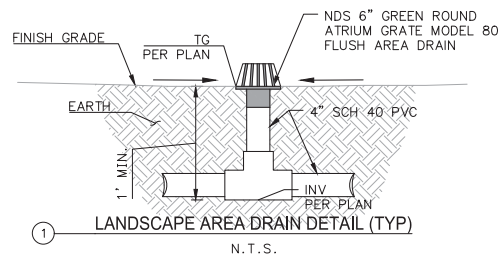
PRECISE GRADING PLAN
26252 VIA CANON
LOT 48 TRACT NO. 735
APN 691-401-22

PLAN CHECK NO. ENG 19-
1 OF 5 SHEETS

Table with 10 columns: REVISION, DESCRIPTION, APPROVED, DATE, SCALE, DESIGNED, DRAWN, CHECKED, PLANS PREPARED BY, BENCHMARK, APPROVED BY, CITY OF DANA POINT PLANNING DEPARTMENT. Includes details for R. Steven Austin and Jesse D. Bearfield.

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

# PRECISE GRADING PLAN

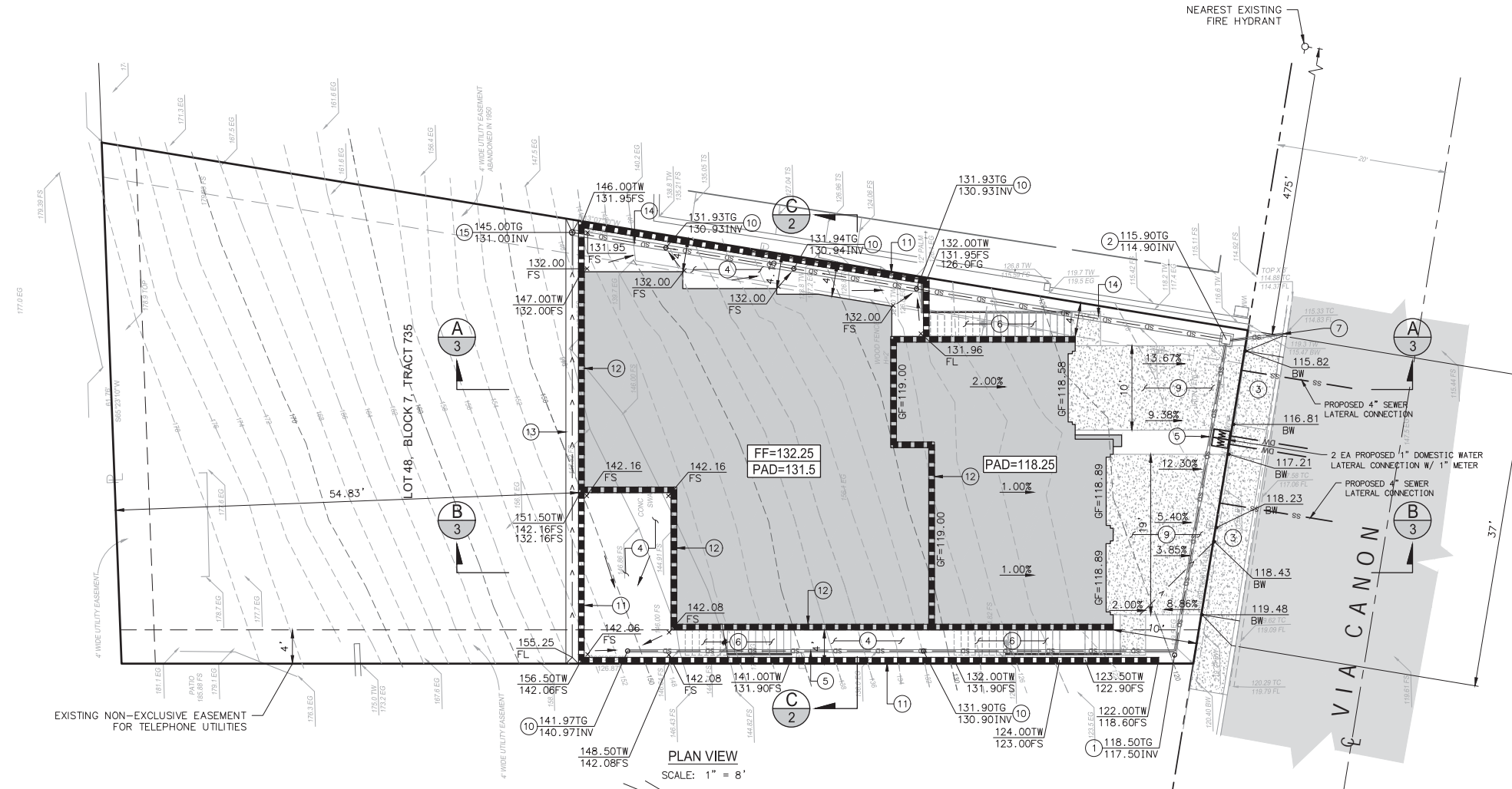


## CONSTRUCTION NOTES:

1. INSTALL NDS 6" GREEN ROUND ATRIUM GRATE MODEL 80 AREA DRAIN OR APPROVED EQUAL.
2. INSTALL DRAINAGE BASIN W/ LOW FLOW INFILTRATION PIT PER CITY OF DANA POINT SEPC DETAIL DP-202.
3. CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF DANA POINT SEPC DETAIL DP-103.
4. INSTALL PAVING PER DETAIL HEREON.
5. INSTALL 4" (MIN.) SCH 40 PVC AREA DRAIN LINE
6. INSTALL STAIRS PER LANDSCAPE ARCHITECT PLAN.
7. CORE THROUGH EXISTING CURB PER CITY OF DANA POINT SEPC DETAIL DP-123.
8. CONNECT DOWNSPOUT TO AREA DRAIN SYSTEM PER DETAIL HEREON.
9. CONSTRUCT ONSITE DRIVEWAY PER DETAIL HEREON.
10. INSTALL 3" ROUND BRASS GRATE INLET (NDS 15BR OR EQUAL) PER DETAIL HEREON.
11. CONSTRUCT RETAINING WALL SEPARATE PERMIT TW AND TF PER THIS PLAN.
12. CONSTRUCT STEM WALL PER ARCHITECTURAL AND STRUCTURAL PLANS.
13. CONSTRUCT MODIFIED CONCRETE V-DITCH PER ORANGE COUNTY PUBLIC WORKS STD PLAN 1321 WITH OVERALL WIDTH OF 3" AND OVERALL DEPTH OF 0.75'.
14. INSTALL 8" SCH 40 PVC AREA DRAIN LINE
15. INSTALL NDS 8" GREEN ROUND ATRIUM GRATE MODEL 09147G DRAIN OR APPROVED EQUAL.

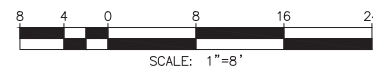
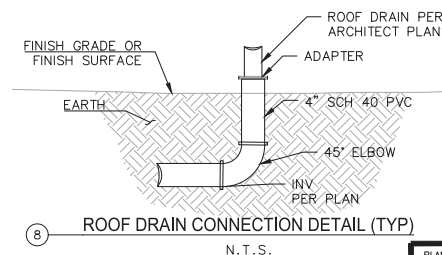
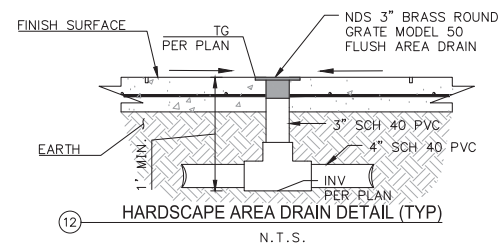
## NOTES:

1. PROPOSED IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
2. AREAS WITHIN PROJECT AREA THAT ARE NOT PROPOSED CONCRETE OR PROPOSED HOUSE ARE LANDSCAPE AREAS TO BE LANDSCAPED IN ACCORDANCE WITH THE PROJECT LANDSCAPE PLAN.
3. TEMPORARY SHORING WILL BE REQUIRED FOR THE NEAR-VERTICAL CUTS NECESSARY TO ACHIEVE THE DESIRED GRADES FOR PROPERTY LINE RETAINING WALLS AND GARAGE PADS.



## LEGEND

SDWK	SIDEWALK	-C-	PROPOSED CUT/FILL
EX	EXISTING	-F-	PROPOSED AREA DRAIN PIPE
PR	PROPOSED	-SD-	EXISTING AREA DRAIN PIPE
DF	DEEPEMED FOOTING DEPTH	-TG-	PROPOSED AREA DRAIN
TG	TOP OF GRADE	-INV-	EXISTING STREET SIGN
INV	INVERT	-S-	EXISTING SEWER MANHOLE
FF	FINISHED FLOOR	-SS-	PROPOSED SANITARY SEWER
FG	FINISHED GRADE	-DW-	PROPOSED DOMESTIC WATER
FL	FLOW LINE	-M-	PROPOSED WATER METER
FS	FINISHED SURFACE	-C-	EXISTING STREET CENTER LINE
GB	GRADE BREAK	-W-	EXISTING WOOD FENCE
TW	TOP OF WALL	-R-	EXISTING RETAINING WALL
TF	TOP OF FOOTING	-NG-	PROPOSED RETAINING WALL
NG	NATURAL GRADE	-MIN-	PROPOSED CONCRETE
MIN	MINIMUM	-TC-	EXISTING CONCRETE
TC	TOP OF CURB	-TS-	PROPOSED FLOW LINE
TS	TOP OF SLOPE	-TYP-	TYPICAL
TYP	TYPICAL	-M-	ADJACENT LOT WATER METER
-M-	ADJACENT LOT WATER METER	-WV-	WATER VALVE
-WV-	WATER VALVE	-P-	PROJECT BOUNDARY
-P-	PROJECT BOUNDARY	-SS-	EXISTING SANITARY SEWER
-SS-	EXISTING SANITARY SEWER	-DW-	EXISTING DOMESTIC WATER
-DW-	EXISTING DOMESTIC WATER	-SD-	EXISTING STORM DRAIN LINE
-SD-	EXISTING STORM DRAIN LINE	-OHE-	EXISTING OVER HEAD ELEC.
-OHE-	EXISTING OVER HEAD ELEC.	-16.30-	EXISTING CONTOUR
-16.30-	EXISTING CONTOUR	-16.30-	PROPOSED CONTOUR
-16.30-	PROPOSED CONTOUR	----	PROPERTY LINE
---	PROPERTY LINE	----	RIGHT OF WAY
----	RIGHT OF WAY	----	EXISTING EASEMENT
----	EXISTING EASEMENT	----	EXISTING CURB
----	EXISTING CURB	-oDs-	PROPOSED DOWNSPOUT
-oDs-	PROPOSED DOWNSPOUT	-oDs-	PROPOSED DEEPEMED FOOTING
-oDs-	PROPOSED DEEPEMED FOOTING		



REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1"=10'	DESIGNED: RSA	DRAWN: SMC	CHECKED: RSA
ACAD FILE NO.	PROJECT NO. 105801	R. STEVEN AUSTIN ENGINEER OF WORK	DATE 09/30/2021 R.C.E. NO.

PLANS PREPARED BY: ADVANCED CIVIL GROUP INC.  
30251 GOLDEN LANTERN, SUITE E, PMB 251  
LAGUNA NIGUEL, CA 92677  
(949) 391-7772  
STEVE@ADVANCEDCIVILGROUP.COM

BENCHMARK  
ALUMINUM DISK ELEVATION = 16.995  
BASED ON O.C. PUBLIC WORKS 38-50-88

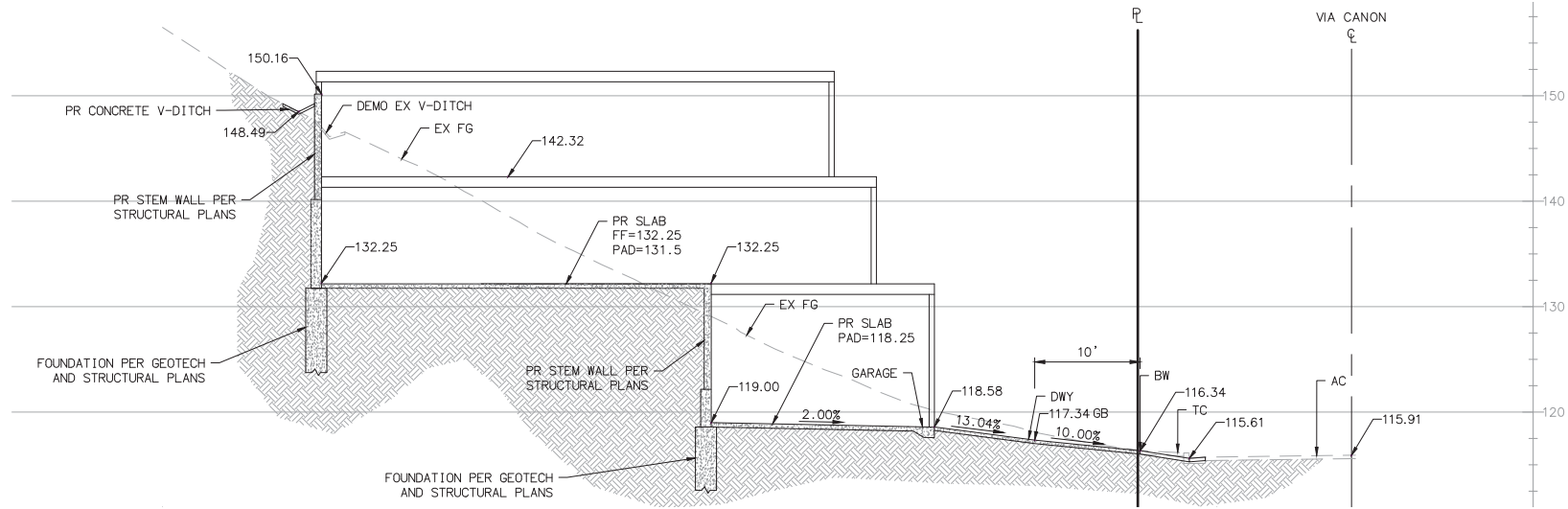
APPROVED BY THE CITY OF DANA POINT  
PLANNING DEPARTMENT  
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:  
CITY PLANNING DEPARTMENT DATE

PLANS REVIEWED BY:  
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES  
33282 GOLDEN LANTERN  
DANA POINT, CA 92629  
MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/21  
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

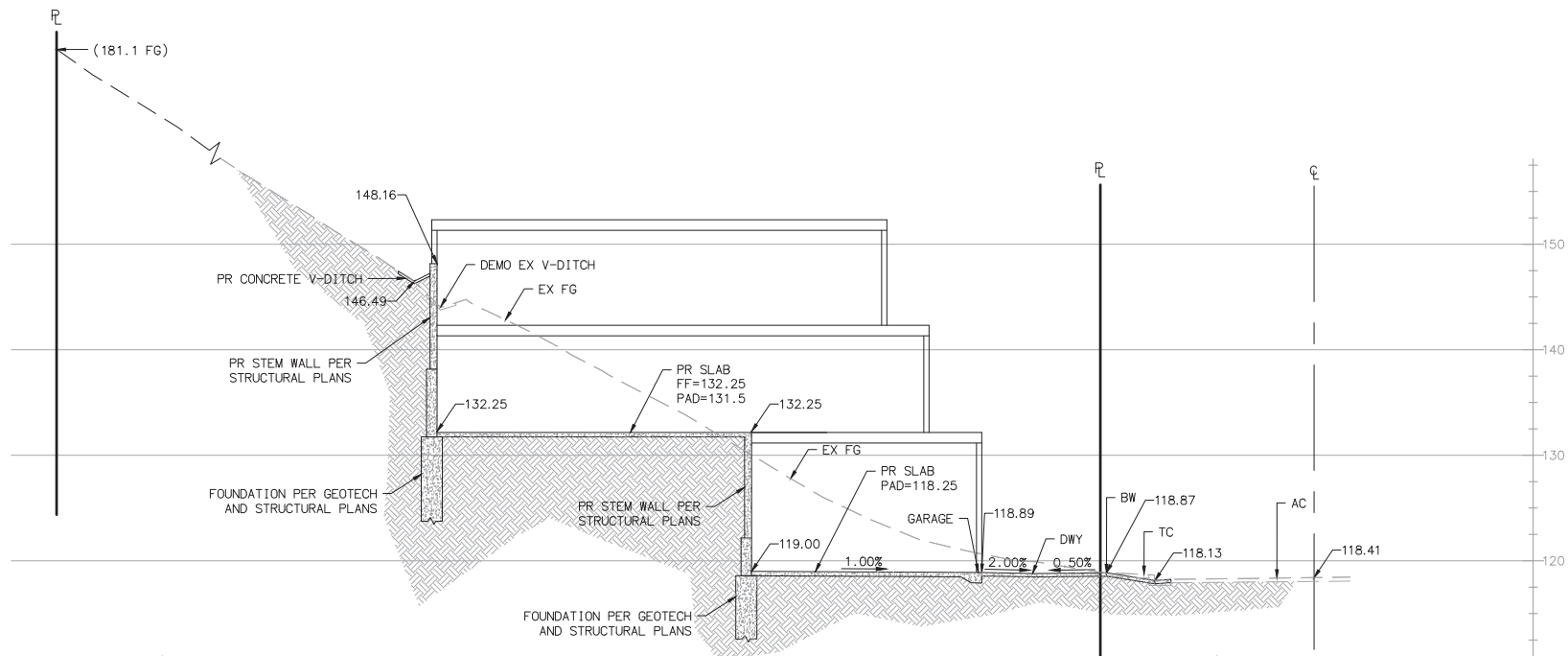
CITY OF DANA POINT  
PRECISE GRADING PLAN  
26252 VIA CANON  
LOT 48 TRACT NO. 735  
APN 691-401-22

PLAN CHECK NO.  
ENG  
19-  
2 OF 5 SHEETS

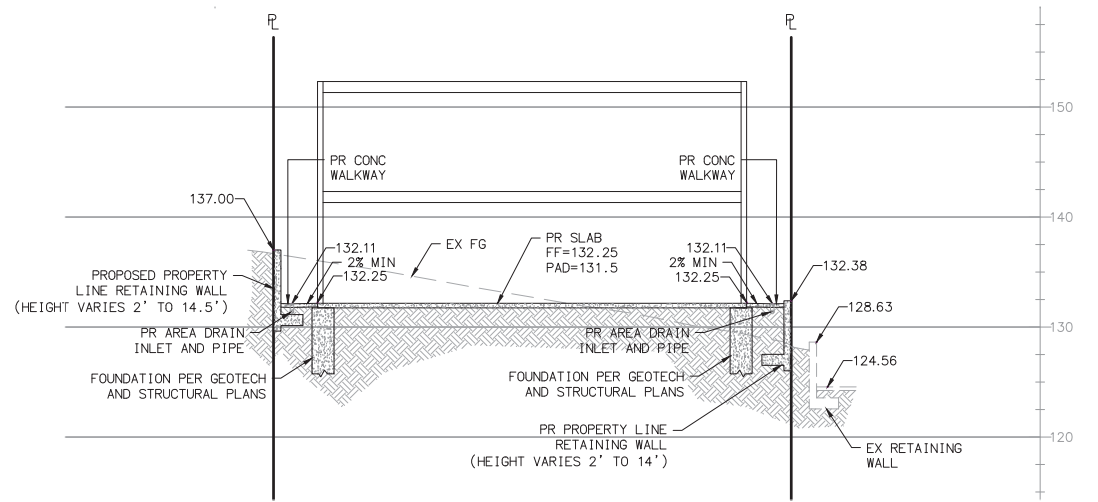
ORIGINAL SCALE: 1/8" = 1'-0"



**SECTION A-A**  
SCALE: 1" = 8'



**SECTION B-B**  
SCALE: 1" = 8'



**SECTION C-C**  
SCALE: 1" = 8'



REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1" = 5'	DESIGNED: RSA	DRAWN: SMC	CHECKED: RSA
ACAD FILE NO.	DATE 09/30/2021	PROJECT NO. 105801	
DESIGNED BY: R. STEVEN AUSTIN ENGINEER OF WORK	DATE 09/30/2021	PROJECT NO. 105801	

PLANS PREPARED BY: ADVANCED CIVIL GROUP INC.  
30251 GOLDEN LANTERN, SUITE E, P.M.B. 251, LAGUNA NIGUEL, CA 92677  
(949) 391-7772  
STEVE@ADVANCEDCIVILGROUP.COM

BENCHMARK  
ALUMINUM DISK ELEVATION = 16.995  
BASED ON O.C. PUBLIC WORKS 38-50-68

APPROVED BY THE CITY OF DANA POINT  
PLANNING DEPARTMENT  
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:  
CITY PLANNING DEPARTMENT

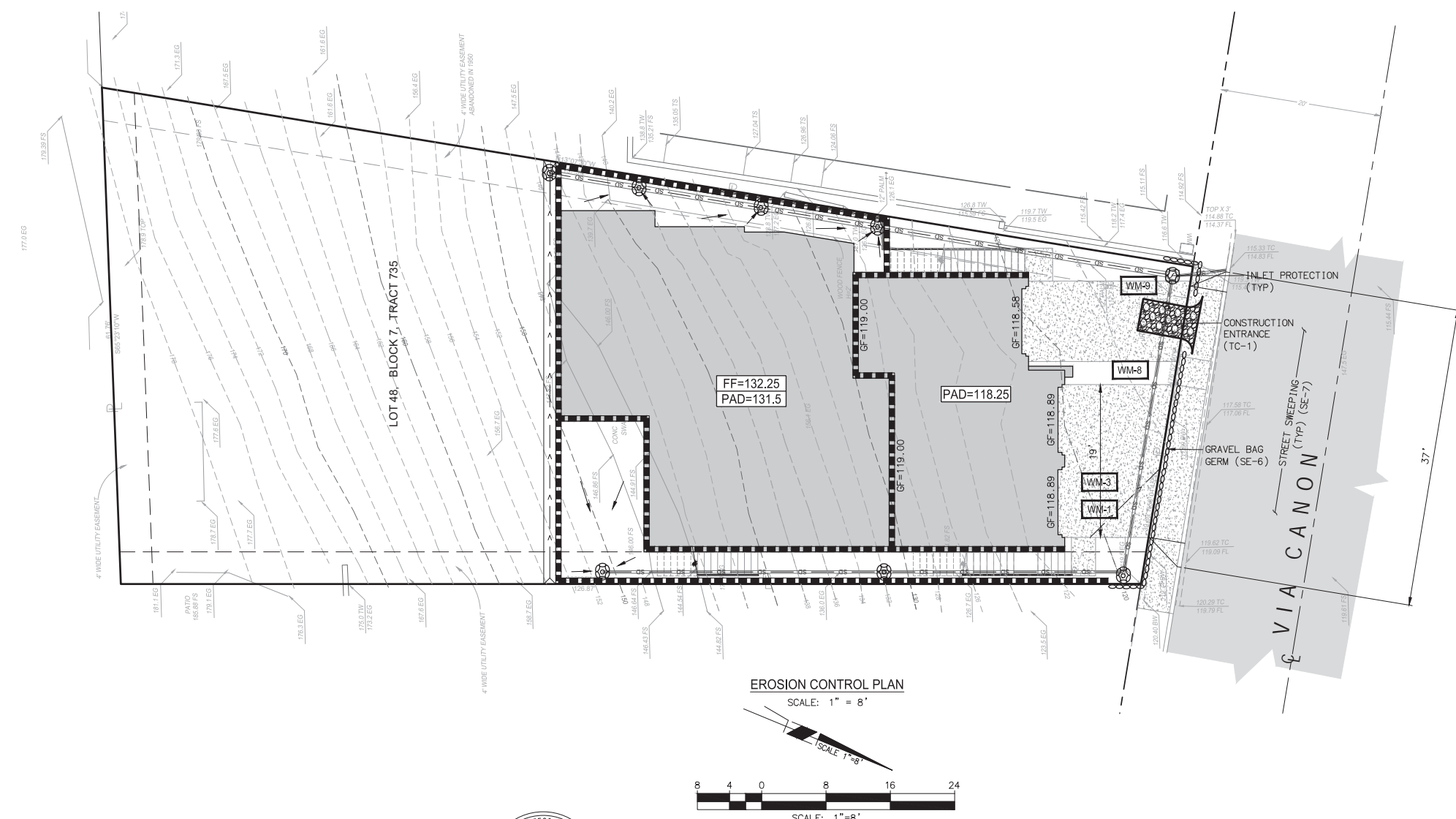
PLANS REVIEWED BY:  
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES  
33282 GOLDEN LANTERN  
DANA POINT, CA 92629  
MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/21  
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**CITY OF DANA POINT**  
**PRECISE GRADING PLAN**  
26252 VIA CANON  
LOT 48 TRACT NO. 735  
APN 691-401-22

PLAN CHECK NO.  
ENG  
19-  
3 OF 5 SHEETS

ORIGINAL SCALE: 1" = 8'

# EROSION CONTROL PLAN



### BMP AND EROSION CONTROL NOTES:

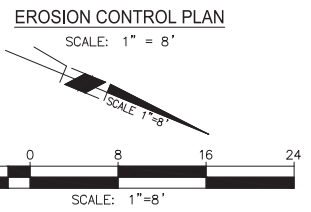
1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT GARY DUERST AT (949) 503-1089.
2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
4. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
5. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
6. CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPs), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
7. SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
8. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
9. BMPs SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4" INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
12. SHOULD GERMINATION OF HYDROSEEDS FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

### EROSION CONTROL LEGEND:

- THE FOLLOWING BEST MANAGEMENT PRACTICES ARE TO BE ABIDED WITH IN ACCORDANCE TO THE LATEST CALIFORNIA STORMWATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK ("CASQA BMP HANDBOOK")
- FR FIBER ROLLS PER CASQA BMP HANDBOOK
  - SE-5 FIBER ROLLS PER CASQA BMP HANDBOOK
  - SE-6 GRAVEL BAG BERM (3 HIGH W/ 3: 2: 1 STACKING) PER CASQA BMP HANDBOOK
  - TC-1 TEMPORARY CONSTRUCTION ENTRANCE WITH 3" TO 6" ROCK OVER FILTER FABRIC DEPTH=8" PER CASQA BMP HANDBOOK
  - SE-7 STREET SWEEPING
  - WM-3 STOCKPILE MANAGEMENT PER CASQA BMP HANDBOOK
  - WM-1 MATERIAL DELIVERY AND STORAGE PER CASQA BMP HANDBOOK
  - WM-3 STOCKPILE MANAGEMENT
  - WM-8 TEMPORARY CONCRETE WASHOUT PER CASQA BMP HANDBOOK
  - WM-9 SANITARY MANAGEMENT (PORTABLE TOILET)
  - WE-1 WIND EROSION CONTROL PER CASQA BMP HANDBOOK

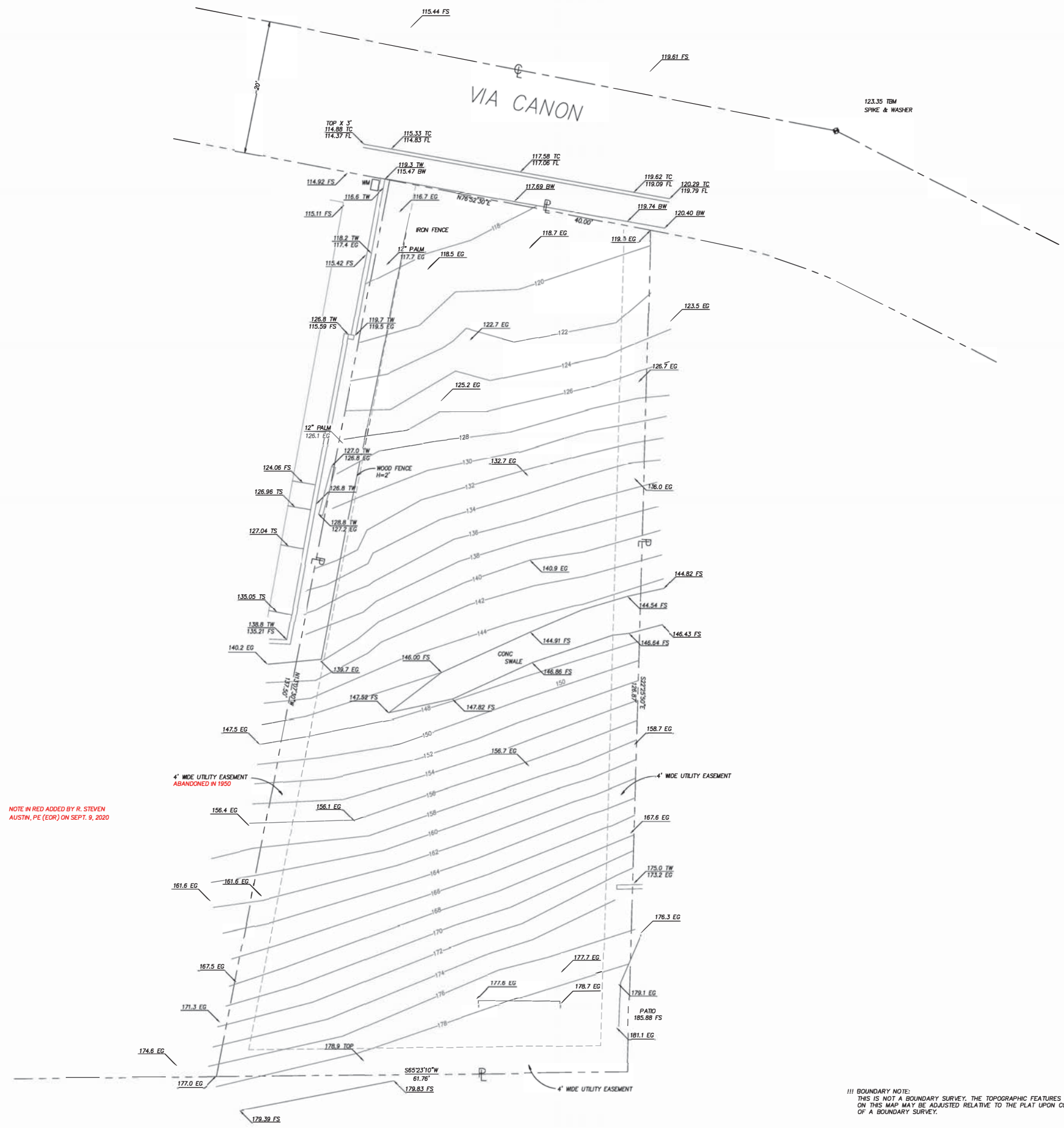
### ADDITIONAL BMP NOTES:

- THE FOLLOWING BEST MANAGEMENT PRACTICES ARE TO BE DONE OFFSITE.
- NS-8 VEHICLE AND EQUIPMENT CLEANING
  - NS-9 VEHICLE AND EQUIPMENT FUELING
  - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE



<b>REVISION</b>	<b>DESCRIPTION</b>	<b>APPROVED</b>	<b>DATE</b>	<b>SCALE:</b> 1" = 8'	<b>DESIGNED:</b> RSA	<b>DRAWN:</b> SMC	<b>CHECKED:</b> RSA	<b>PLANS PREPARED BY:</b> ADVANCED CIVIL GROUP INC. 30251 GOLDEN LANTERN, SUITE E, PMB 251, LAGUNA NIGUEL, CA 92677 (949) 391-7772 STEVE@ADVANCEDCIVILGROUP.COM	<b>BENCHMARK</b> ALUMINUM DISK ELEVATION = 16.995 BASED ON O.C. PUBLIC WORKS 38-50-88	<b>APPROVED BY THE CITY OF DANA POINT</b> PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:  MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/21  THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	<b>CITY OF DANA POINT</b> <b>PRECISE GRADING PLAN</b> <b>26252 VIA CANON</b> <b>LOT 48 TRACT NO. 735</b> <b>APN 691-401-22</b>	<b>PLAN CHECK NO.</b> ENG 19-  <b>4 OF 5 SHEETS</b>
				<b>ACAD FILE NO.</b>			<b>DATE</b> 09/30/2021	<b>ADVANCED CIVIL GROUP</b>		<b>CITY PLANNING DEPARTMENT</b>		
				<b>PROJECT NO.</b> 105801	<b>R. STEVEN AUSTIN</b> ENGINEER OF WORK		<b>R.C.E. NO.</b>			<b>DATE</b>		

ORIGINAL SCALE: 1" = 8' INCHES



- LEGEND**
- TC = TOP CURB
  - FL = FLOW LINE
  - FS = FINISH SURFACE
  - TS = TOP STEP
  - EG = EXISTING GROUND
  - TW = TOP WALL
  - TP = TOP PLANTER
  - TOP = TOP SLOPE
  - TOE = TOE SLOPE
  - FF = FINISH FLOOR
  - GFF = GARAGE FINISH FLOOR
  - TOR = TOP ROOF
  - BW = BACK WALK
  - SCO = SEWER CLEANOUT
  - PP = POWER POLE
  - WV = WATER VALVE
  - WM = WATER METER
  - TBM = TEMPORARY BENCHMARK
  - S.F.N. = SEARCHED FOUND NOTHING
  - ⊕ = CENTERLINE
  - ⊔ = PROPERTY LINE



TOPOGRAPHIC MAP		
8 SCALE	LOT 48 TRACT NO. 735	
DECEMBER 2017		
26252 VIA CANON DANA POINT CA.		
OCS BENCHMARK 3B-50-68 ELEV. = 16.995 NAVD88 DATUM		
SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA. (949)631-8840		

!!! BOUNDARY NOTE:  
 THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN  
 ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION  
 OF A BOUNDARY SURVEY.