CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **MARCH 22, 2021**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
BRENDA WISNESKI, DIRECTOR
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP20-0022 AND SITE DEVELOPMENT PERMIT SDP20-0021 TO PERMIT A 328 SQUARE FOOT ADDITION AND REMODEL TO A HISTORIC HOUSE AND A 354 SQUARE FOOT ADDITION TO THE DETACHED NON-HISTORIC GARAGE FOR A SECOND STORY OFFICE AT 24721 EL CAMINO CAPISTRANO.**

RECOMMENDATION: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP20-0022 and Site Development Permit SDP20-0021

APPLICANT: Carl Iverson

OWNERS: Ross and Ellendea Teasley

REQUEST: A request to permit a 328 square foot addition and remodel to a single-family dwelling (SFD) and a 354 square foot addition to the detached non-historic garage for a second-story office.

LOCATION: 24721 El Camino Capistrano (APN: 682-202-09)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on March 12, 2021, published within a newspaper of general circulation on March 12, 2021, and posted on March 12, 2021, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to a historic SFD and detached garage that complies with the Secretary of the Interior's Standards for Rehabilitation.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Specific Plan (DPSP), 1973 Orange County Zoning Code (OCZC), Dana Point Zoning Code (DPZC), and Local Coastal Program (LCP).

- Project satisfaction of all findings required pursuant to the LCP for approval of a Coastal Development Permit (CDP) and Site Development Permit (SDP).

- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject site is a 9,450 square foot corner lot located at the intersection of El Camino Capistrano and Old Golden Lantern Street. The SFD was constructed in 1928 and is a historic resource because it is one of the original Woodruff houses. The structure is associated with the City's earliest period of development that reflects the vision of the early subdivisions with its Spanish Colonial Revival Architecture (Supporting Document 3). The two-story SFD adheres to a Spanish Colonial Revival architectural style with the gable roof, red clay-barrel tiles, hand-troweled stucco walls, and wood windows and doors. The second story features a prominent L-shaped balcony supported by heavy timber beams cantilevering over the first floor. In 2009, the property owner added the house to the City's Historic Registry and Mills Act.

Over the years the residence has been modified with the conversion of the property's original three-car garage to living space (though the footprint, form and detailing of the garage remain), the addition of a small, half-circle sitting area with bay windows to the east façade, pool, detached garage, and perimeter wall. All exterior alterations adhere to the structure's original architectural vernacular.

The property is located within the DPSP and is zoned Coastal Medium Density Residential (C-RMD) and in City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION:

The project proposes a 328 square foot addition and remodel to the house and a 354 square foot second story addition to the detached non-historic garage. The house's first floor would be expanded with a 227 square foot addition and remodeled for the kitchen, new laundry and pantry areas, and rear entry to the entertainment. The 101 square foot second-floor addition and remodel would expand the master bedroom and closet. The detached garage is proposed to have a 354 square foot addition for a new second-floor office above the garage and internal stair access. The project would expand the residence to 3,094 square feet and the garage/office to 934 square feet.

The design of the proposed addition is consistent with the Spanish Colonial Revival architecture of the historic structure with the use of Spanish terra cotta tile, wood windows and doors, wood eves, and stucco walls. As part of the project, the structure and boundary walls would be painted white to be consistent with the house's original color.

The property's location dictates that the standard of review for the project as the DPSP; however, regulations not identified in the DPSP fall under the 1973 OCZC, which was in effect prior to the incorporation of the City of Dana Point. Regulations not specified in either code are subject to the DPZC. In this case, the OCZC regulates the second-story addition over the garage since the structure is proposed over 12 feet tall and is located within the required side and rear yard setbacks. The DPZC regulates the evaluation of the SFD addition to ensure it is appropriate for the historic resource.

Table 1 summarizes the project's conformance with applicable development standards of the C-RMD zoning district of the DPSP and the OCZC.

Table 1: Compliance with Development Standards

Development Standard	Requirement	Proposed (P) Existing (E)	Compliant
SFD Front Setback	20 feet	26 feet 8 inches	Yes
SFD Interior Side Setbacks	5 feet	2 feet (E) 5 feet (P)	No
Garage/Studio Interior Side Setback	5 feet	2 feet*(E) 5 feet(P)	No Yes
SFD Exterior Side Setbacks	10 feet	16 feet 10 inches(P)	Yes
SFD Rear Setback	15 feet	29.6 feet(E)	Yes
Garage Rear Setback	5 feet	2 feet*(E)	No
Studio Rear Setback	15 feet	15 feet(P)	Yes
Height	28 feet	24 Feet(E)	Yes
Lot Coverage	45%	25%	Yes
Landscape Coverage	25%	37%	Yes
Parking Required	2 garage spaces	2 car garage**	No

** Legal nonconforming garage setback off the alley and interior side yard.*
*** Legal nonconforming garage does not provide the minimum interior clear dimension of 20'x20'.*

Coastal Development Permit (CDP20-0022)

Pursuant to the DPSP, the proposed addition to the SFD and detached garage in Coastal Overlay District requires the approval of a CDP for additions exceeding 10 percent of the gross floor area (12 percent for the house and 61 percent for the garage). The project complies with all of the applicable provisions of the DPSP for the issuance of a CDP as the project does not impact public access or Environmentally Sensitive Habitat Areas (ESHA) since the property is already developed.

Section 10 of the DPSP Coastal Development District Regulations stipulates a minimum of three (3) findings to approve a CDP, requiring that the project:

1. *That the development project proposed by the application conforms with the certified local coastal program.*

2. *That the application is consistent with the purpose and intent as well as the other provisions of the orange county zoning code or district regulations of this specific plan applicable to the property.*

3. *That the project conforms with the public access and public recreation policies of the California Coastal Act.*

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 21-3-22-XX, attached to this report as Action Document 1.

Site Development Permit (SDP 20-0021)

Per Section 7-9-137(e) of the OCZC, the second-story studio addition requires an SDP to allow the structure over 12 feet tall since the garage is located in the rear and side yard setbacks. An SDP is also required per Section 9.07.250(h) of the DPZC for the evaluation of the project on the historic resource. While both improvements require the approval of an SDP, separate findings must be made for the different codes, which are identified below and in the draft resolution.

Projects associated with structures listed on the City's Historic Registry and the Mills Act must be sensitive to the historic resource. To ensure projects are appropriately evaluated to protect the historic properties, they are subject to Section 9.07.250(h)(3) of the DPZC, which requires the Planning Commission "Consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. The prime concern should be the exterior appearance of the building site. The proposed alterations should not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the building and its site." Projects are also reviewed to ensure that they conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties ("the Standards"). The Standards were developed by the National Park Service (NPS) and are used by Federal, State, and local authorities as well as architects and

other historic preservation professionals to guide the treatment of historic properties. The Standards include four approaches to treatment: rehabilitation, restoration, reconstruction, and preservation. Each approach is accompanied by its own set of guidelines and is geared toward different project types. Rehabilitation is the approach typically applied to projects involving the modification of a historic property. Staff and the City's Historic Preservation Consultant, Architecture Resources Group (ARG), support the project's design and believe it conforms with the DPZC and the Standards (Supporting Document 4).

The second-story addition for an office above the garage complies with the applicable development standards of the DPSP and the OCZC. The addition is offset from the garage's exterior walls to comply with the required setbacks, and the proposed height of 20.5 feet is under the 28-foot maximum height. Staff and the ARG reviewed the proposed addition and determined that since the structure is detached, it would not impact the resource's historic integrity.

Section 7-9-150.3 of the Site Development Permit regulations of the 1973 Orange County Zoning Code stipulates five findings to approve the Site Development Permit, requiring that the project:

1. The use or project proposed is consistent with the General Plan.
2. The use, activity or improvement(s) proposed is consistent with the provisions of the Zoning Code.
3. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
4. The location, size, design and operating characteristics of the proposed use will not create conditions significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
5. The approval of the permit application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

Section 9.71.050 of the Site Development Permit regulations of the Dana Point Zoning Code stipulates four findings to approve the Site Development Permit, requiring that the project:

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

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 21-3-22-XX, attached to this report as Action Document 1.

CORRESPONDENCE:

To date, no correspondence has been received on the project.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, DPZC, DPSP, 1973 OCZC, and Local Coastal Program. As justifications can be made supporting the requested discretionary actions, staff recommends the Planning Commission adopt the attached draft Resolution, approving CDP20-0022 and SDP20-0021, subject to the findings and conditions of approval contained therein.

John Ciampa, Senior Planner

Brenda Wisneski, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 21-3-22-XX

Supporting Documents

2. Vicinity Map
3. Historic Survey Evaluation of the Property
4. ARG Letter for Project Compliance
5. Site Photos
6. Project Plans

SUPPORTING DOCUMENT 1: Draft Planning Commission Resolution No. 21-3-22-XX

RESOLUTION NO. 21-3-22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP20-0022 AND SITE DEVELOPMENT PERMIT SDP20-0021 TO PERMIT A 328 SQUARE FOOT ADDITION AND REMODEL TO THE HISTORIC HOUSE AND A 354 SQUARE FOOT ADDITION TO THE DETACHED NON-HISTORIC GARAGE FOR A SECOND STORY OFFICE AT 24721 EL CAMINO CAPISTRANO

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

WHEREAS, Ross and Ellendea Teasley, (the "Owners") are the owners of real property commonly referred to as 24721 El Camino Capistrano (APN: 682-202-09) (the "Property"); and

WHEREAS, the Owners authorized Carl Iverson (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit and Site Development Permit for a 328 square foot addition and remodel to a single-family dwelling (SFD) and a 354 square foot addition to the detached non-historic garage for a second-story office; 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 Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to an existing SFD and detached garage that complies with the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, the Planning Commission did, on the 22nd day of March 2021, hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP20-0022 and SDP20-0021.

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.

Findings:

B) Based on the evidence presented, the Planning Commission adopts

the following findings and approves Coastal Development Permit CDP20-0022, subject to conditions:

1. That the development project proposed by the applicant conforms with the Certified Local Coastal Program **in that, project conforms to the development standards of the Dana Point Specific Plan (DPSP), including height and setbacks for the additions for the single-family dwelling (SFD) as identified Coastal Medium Density Residential (C-RMD) zoning district. The project complies with the General Plan regulations to preserve historic resources in the community as it was reviewed by City staff and the City's Historic Preservation Consultant to ensure the project does not have a negative impact on the historic resource and is in compliance with the Secretary of the Interior's Standards for Rehabilitation.**

2. That the application is consistent with the purpose and intent as well as the other provisions of the orange county zoning code or district regulations of this specific plan applicable to the property **in that, the use is maintained as an SFD and the proposed improvements allow for and continued use of the historic structure. The proposed improvements were evaluated by City staff and the City's Historic Preservation consultant to ensure the project complies with the Secretary of the Interior's Standards for Rehabilitation since the property is on the City's Historic Registry and in the Mills Act. The proposed improvements comply with the DPSP and applicable regulations of the 1973 Orange County Zoning Code and the Dana Point Zoning Code.**

3. That the proposed development conforms public access and public recreation policies of the California Coastal Act **in that, the project does not impact public access or Environmentally Sensitive Habitat Areas (ESHA) as the property is already developed and the proposed improvements are not impacting coastal resources. The property is not on a coastal bluff or beachfront lot that would impact coastal resources.**

C) Based on the evidence presented, the Planning Commission adopts the following findings and approves Site Development Permit CDP20-0021, subject to conditions:

1. The use or project proposed is consistent with the General Plan **in that, the project will result in the use remaining as an SFD, and the addition and remodel to the house and**

detached non-historic garage comply with the applicable development standards. The project complies with the general plan regulations to preserve historic resources in the community as the project was reviewed by City staff and the City's Historic Preservation Consultant to ensure the project is appropriate for the historic resource and is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

2. The use, activity or improvement(s) proposed is consistent with the provisions of the Zoning Code **in that, the property will remain a SFD as the additions and remodel to the house and detached non-historic garage comply with all of the applicable development standards. Historic Resources are subject to Section 9.07.250(h)(3) of the DPZC, which requires the Planning Commission to "Consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. The prime concern should be the exterior appearance of the building site. The proposed alterations should not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the building and its site." City staff and the City's Historic Preservation Consultant, Architecture Resources Group (ARG), reviewed the project to ensure it complies with the DPZC and the Secretary of the Interior's Standards for Rehabilitation, which is required for all structures on the City's Historic Registry and the Mills Act.**

3. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act **in that, the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to an existing SFD and detached garage that complies with the Secretary of the Interior's Standards for Rehabilitation.**

4. The location, size, design and operating characteristics of the proposed use will not create conditions significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity **in that, the project will result in the use remaining as an SFD which will not result in an increase in noise, or traffic to ensure the existing use will remain compatible with the other permitted uses in the vicinity.**

5. The approval of the permit application will not result in conditions or circumstances contrary to the public health and safety and the general welfare **in that, the project plans and construction will be inspected by the City's Building Division to ensure it is consistent with life and safety codes to ensure the general welfare of all inhabitants on the property.**

6. Compliance of the site design with development standards of this Code **in that, Historic Resources are subject to Section 9.07.250(h)(3) of the DPZC, which requires the Planning Commission to "Consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. The prime concern should be the exterior appearance of the building site. The proposed alterations should not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the building and its site." City staff and the ARG, reviewed the project for compliance with the Zoning Code requirements to ensure the design of the addition and exterior modifications to the historic resource do not result in a negative impact. The project to complies with the DPZC and the Secretary of the Interior's Standards for Rehabilitation which is required for all structures on the City's Historic Registry and the Mills Act.**

7. Suitability of the site for the proposed use and development **in that, the property will remain a SFD as the additions and remodel to the house and detached non-historic garage comply with all of the applicable development standards.**

8. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines **in that, per Section II.E Historic Preservation of the Design Guidelines, subsection (a), New development should be compatible with existing historic resources, and particular emphasis should be placed on achieving a compatible scale and positive relationship with historic craftsmanship. New buildings or additions should be respectful of the historic building or site. While not mimicking the older structure, consider the compatibility of size, form, scale, materials, details, textures, colors, and landscape features." The project complies with subsection (a) because the location and design of the addition creates visual breaks and**

separations to identify later modifications of the historic resource; however, the design of the additions are compatible with the original structure to ensure the materials, details, and colors are similar to the historic resource. The project is also in compliance with section II.E.b "New improvements to a historic site should demonstrate a diligent effort to retain the historic resource" in that the addition retains the historic resource and the proposed addition and modifications comply with the Secretary of the Interior's Standards for Rehabilitation.

9. Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture **in that, the proposed addition to the historic resource and non-historic detached garage comply with all of the applicable development standards. The design of the additions are in compliance with the Secretary of the Interior's Standards for Rehabilitation to ensure compliance with the Zoning Ordinance for structures that are on the City's Historic Registry and in the Mills Act.**

Conditions:

A. General:

1. Approval of this application permits a 328 square foot addition and remodel to a single-family dwelling (SFD) and a 354 square foot addition to the detached non-historic garage for a second-story office.

2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced with such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions.

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 expenses in ensuring compliance with these conditions.

8. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

9. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.

10. The applicant shall 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.

11. 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.

12. Prior to the commencement of any work within the public right-of-way the applicant shall apply and be approved for an encroachment permit.

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

13. 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.

14. Building(s) shall comply with the 2019 editions of the Building Code with all local amendments.

15. Within the first three (3) sheets of the building construction documents submitted for plan check the applicant shall include a verbatim copy of the City's approved Resolution and conditions of approval for the project, and the conditions of approval shall also be identified on the sheet index on the cover/title sheet of the plan set.

16. Separate review, approval, and permits are required for separate structures.

C. Prior to Final approval of all permits, the applicant shall meet the following conditions:

17. Public Works final inspection and approval will be required for all permits.

18. Prior to the commencement of framing, the applicant shall verify, by survey, that the 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 these entitlements. 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.

19. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structures and any encroachments above the height limit are in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP20-0022 and SDP20-0021. The City's standard "Height Certification" form shall be prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof sheathing is granted.

20. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.

21. Verification of all conditions of approval is required by all City Departments.

22. The applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to building final project sign-off.

23. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 22nd day of March 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Opel, Chairwoman
Planning Commission

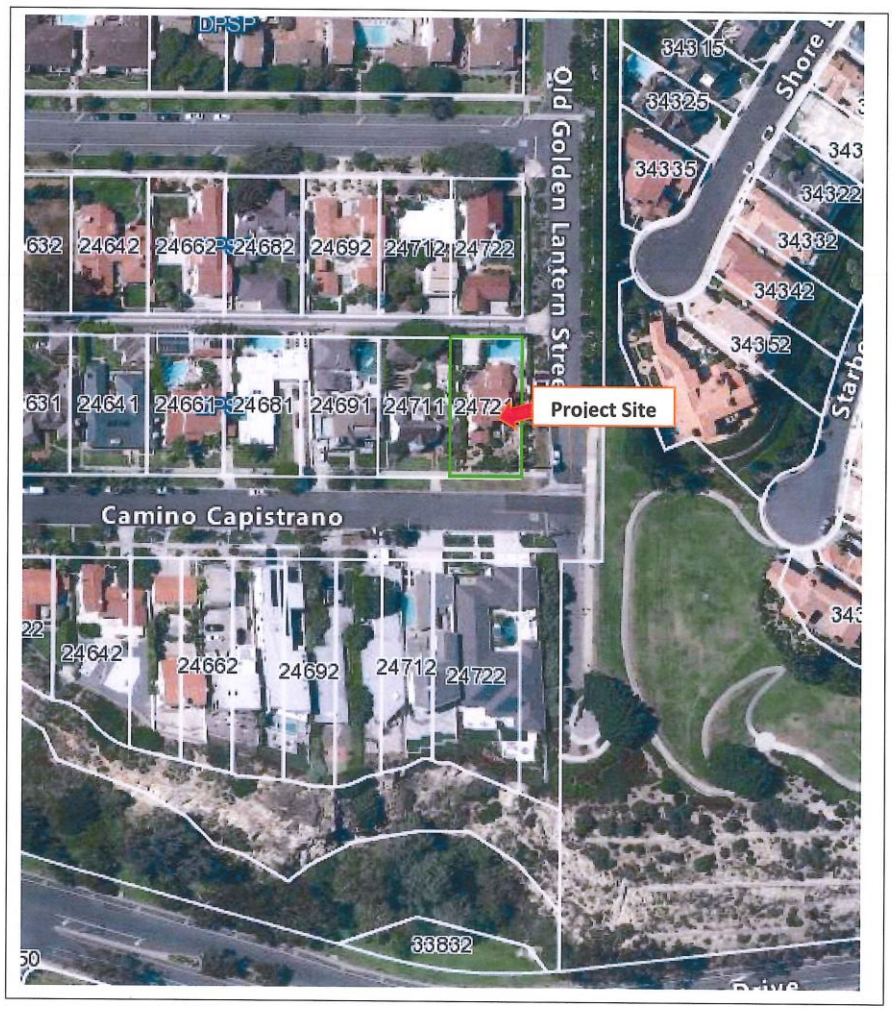
ATTEST:

Brenda Wisneski, Director
Community Development Department

ACTION DOCUMENT 2: Vicinity Map

Vicinity Map

24721 El Camino Capistrano
CDP20-0022 & SDP20-0021



ACTION DOCUMENT 3: Historic Survey Evaluation of the Property

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2
Resource Name or #: 24721 El Camino Capistrano
P1. Other Identifier: _____
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ___1/4 of Sec ___; _____ B.M.
c. Address 24721 El Camino Capistrano City Dana Point Zip 92629
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 682-202-09

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This one-and-two-story Spanish Colonial Revival house is built in an "L" plan with a complex gable roof of red clay barrel tile. The stucco walls are hand trowelled. The second-story features an "L" wood balcony. One end is over a room below and the other supported by heavy timber beams. Two sets of French doors and a single door open onto the balcony. Below the balcony is an entry patio enclosed by a stucco wall. A carved wood door opens onto the patio. Other features of the syle are wood casement windows, stucco chimney, and French doors off the patio. On one end is a small octagonal wing. Behind the house is a detached garage with alley access. The house is in excellent condition.

b. Resources Attributes: (List attributes and codes) HP2. Single Family Property
*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928 F

*P7. Owner and Address:
~~J. Michel & Arlene Hagan~~ Ellender Proffer
27221 El Camino Capistrano
Dana Point, CA 92629
P--Private

*P8. Recorded by:(Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type:(Describe)
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") County Survey 1981

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

DPR 523A (1/95)

*Required information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5S2

Source Name or #: 24721 El Camino Capistrano

B1. Historic Name: Cas Dana - Woodruff House

B2. Common Name: Hagan House

B3. Original Use: Residence B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)

1928 F Construction

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Property wall, detached garage

B9a. Architect: Charles A. Hunter b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point

Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is one of the original Woodruff houses. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible under any local ordinance that may be developed. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:

Orange Assessor's Records

County Survey March 1981/Environmental Coalition

(See Appendix III)

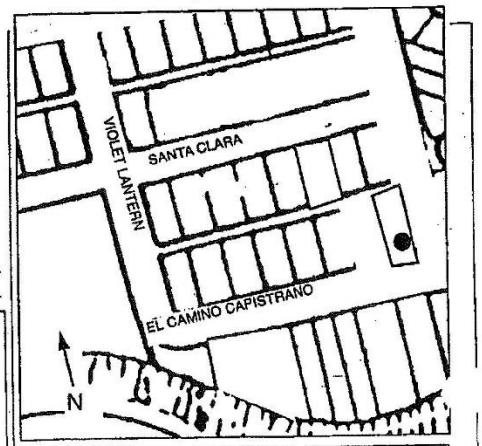
B13. Remarks:

Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard

Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



24721 EL CAMINO CAPISTRANO

DPR 523B (1/95) *Required information

SUPPORTING DOCUMENT 4: ARG Letter for Project Compliance

Architectural
Resources Group

360 E. 2nd Street, Suite 225
Los Angeles, California 90012
arg-la.com

Memorandum

To	Johnathan Ciampa Senior Planner City of Dana Point, Planning Division 33282 Golden Lantern, Dana Point, CA 92629 JCiampa@DanaPoint.org
Project:	Dana Point Consulting Services: 24721 El Camino Capistrano
ARG Project No.:	17200
Date:	Mar. 1, 2021
Via:	E-mail

Architectural Resources Group (ARG) has reviewed a revised drawing set related to a proposed addition to the property at 24721 El Camino Capistrano, Dana Point. We are pleased to provide you with this memorandum summarizing our findings and recommendations.

Background

The property contains a two-story, Spanish Colonial Revival single-family house that was constructed in 1928. The house is locally designated on the Dana Point Historic Resources Register and is also the recipient of a Mills Act Contract. Chapter 9.07.250(h)(3) of the Dana Point Municipal Code includes policies and procedures related to the modification of historic resources in the City. It states that "proposed alterations should not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the building and its site."[1] This is understood to mean that projects shall comply with the *Secretary of the Interior's Standards*.

Secretary of the Interior's Standards

Projects that conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* ("the *Standards*") are generally considered to be projects that do not adversely affect historic resources. The *Standards* were developed by the National Park Service (NPS) and are used by Federal, State, and local authorities as well as architects and other historic preservation professionals to guide the treatment of historic properties.[2] The *Standards* include four approaches to treatment: rehabilitation, restoration, reconstruction, and preservation. Each approach is accompanied by its own set of guidelines and is geared toward different project types.

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[1] Dana Point Municipal Code, Chapter 9.07.250 (Historic Resources), §(h)(3).
[2] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2017).

Rehabilitation is the approach typically applied to projects involving the modification of a historic property. It is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[3] There are ten Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[3] Ibid.

Architects, Planners & Conservators

Project Background

In October 2020, ARG was asked to review and comment on a drawing set related to a proposed addition to the house ('the Project). The Project included three key elements: (1) a two-story addition to the east façade of the house, (2) a smaller addition to the rear/north façade of the house, and (3) an addition to a non-original detached garage that is located to the rear (north) of the main house. By virtue of its location on a corner lot, both the south (primary) and east (side) façades of the house are both highly visible from the public right-of-way. The existing detached garage is located at the rear of the lot; it has frontage on a rear alley but is otherwise not visible.

Upon our review of the drawing set, we concluded that the Project, as initially proposed, did not appear to meet the *Standards*. Specifically, we concluded that due to its bulk, scale, and articulation the east addition did not appear to meet *Standards* No. 2, 3, 9, and 10. We provided City staff and the applicant with several recommendations on how to refine the design. Specifically, we recommended reducing the bulk and scale of the east addition, stepping the east addition back from the primary façade, removing a proposed extension of an original balcony, and/or incorporating other solutions as deemed appropriate through consultation with City staff.

In November 2020, the applicant submitted a revised drawing set (the "First Revision"). ARG was asked to review and comment on the First Revision. We were pleased to note that many of the recommendations that were provided in our initial review were accounted for. Specifically, we were pleased to note that the revised design removed a proposed extension of the original upper-story balcony, which as initially proposed could have evinced a false sense of historical development and obfuscated the visual distinction between historic fabric and new materials. We were also pleased to note that in the revised design, the east addition was stepped back from the original volume of the house, which helped break up the bulk and weight of the east addition.

ARG reviewed the drawing set and provided comments to City staff. We concluded that the First Revision satisfied Standard No. 3, and made inroads toward satisfying Standards No. 2, 9, and 10. We provided some additional recommendations on how to further refine the design to meet Standards No. 2, 9, and 10, particularly as the related to massing, proportions, and spatial relationships. Specifically, we recommended that the applicant consider simplifying the massing of the east addition; utilizing a shed roof (instead of a flat roof) for the first floor of the east addition; adjusting the ridge line of the east addition to match existing rooflines; and/or incorporating other design solutions deemed appropriate through consultation with City staff.

We also provided recommendations regarding the proposed addition to the detached garage at the rear of the lot. These included simplifying the bulk, scale, and massing of the garage addition; refining the design of the garage addition to more closely align with the simple forms and proportions that define the existing detached garage; simplifying ornamental details so that the

garage addition does not visually compete with the architectural value of the main house; and/or incorporating other design solutions deemed appropriate through consultation with City staff.

In January 2021, the applicant submitted a revised drawing set (the "Second Revision"). ARG reviewed the Second Revision and participated in a conference call with City staff and the applicant on January 21, 2021 to discuss the Project. Upon reviewing the revised drawing set and our discussion with City staff and the applicant, we were pleased to note that the above-listed recommendations were incorporated into the revised drawing set. It is our opinion that the Second Revision conforms to the *Secretary of the Interior's Standards*, per the following analysis.

Evaluation of the Project Against the Secretary of the Interior's Standards

***Standard 1**. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The historic building will continue to be used as it was historically and is currently, as a single-family residence. The Project meets Standard No. 1.

***Standard 2**. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project will retain and preserve the historic character of the property. Its distinctive materials, features, spaces, and spatial relationships will be retained. The Project entails an addition to the east façade, which by virtue of the house's prominent corner location is visible from the public right-of-way; however, this addition has been thoughtfully designed to complement the spatial relationships and complex massing that define the original volume of the house. An addition to the north façade will not be visible from public view, and will not compromise the historic character of the house. Similarly, a garage addition will be appended to a non-historic garage at the rear of the lot, which is physically detached from the historic house and is not construed as historic fabric.

For these reasons, the Project meets Standard No. 2.

***Standard 3**. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project will not result in a false or conjectural sense of historical development. While the east addition will utilize materials that are compatible with those of the historic house, the addition has been carefully designed so that it clearly reads as a subsequent addition to the house, and not as historic fabric. This will be achieved through subtle design cues including massing and proportions. The north addition will not be visible from the public right-of-way; the garage addition is confined to a non-original detached structure. Therefore, there is no risk of either the north addition or the garage addition evincing a false sense of historical development.

For these reasons, the Project meets Standard No. 3.

Standard 4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The Project entails removal of a non-original canted window bay on the east façade. Though this bay is compatible with the original fabric of the house, there is insufficient evidence to indicate that it has attained significance in its own right. The bay adds a layer of visual and spatial complexity to the east façade where it originally did not exist (historic photos indicate that this façade was flush and relatively unarticulated). Therefore, removal of this canted bay will not result in the removal of changes that have acquired significance in their own right. The same can be said of the addition to the non-original detached garage; there is insufficient evidence to demonstrate that this detached ancillary structure contributes to the significance of the historic house in a meaningful way. It reads as a later addition that is separate and apart from the house.

For these reasons, the Project meets Standard No. 4.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

No character-defining features of the building will be affected by the Project. Most character-defining features are located on the primary (south) façade; the east and north façades, by contrast, are relatively chaste in appearance. Thus, additions to these façades will not result in the removal of any distinctive materials, features, finishes, or construction techniques that are integral to conveying the historic significance of the house. The east addition, which is the only component of the project with significant public visibility, has been carefully designed to be aesthetically compatible with the materials and finishes of the historic house. As the detached garage structure is not historic, this Standard is not applicable to that structure.

For these reasons, the Project meets Standard No. 5.

Standard 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The Project entails additions to the house to enlarge its footprint. It does not entail the replacement of any deteriorated historic features. Standard No. 6 is not applicable to the Project.

Standard 7*. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Project does not entail the application of chemical or physical treatments to historic features of the house. Standard No. 7 is not applicable to the Project.

Standard 8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed scope of work does not include ground-disturbing work that will have the potential to impact archaeological resources. Standard No. 8 is not applicable to the Project.

Standard 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project includes a two-story addition to the east façade; because of the property's prominent corner location, this addition will be visible from the public right-of-way. The addition has been carefully designed to ensure that it is both compatible with, yet distinctive from the historic volume of the house. Specifically, the east addition will be stepped back from the primary (south) façade of the house, creating a clear visual delineation between historic and contemporary building volumes. In addition, the scale, massing, proportions, and roofline of the east addition have been carefully designed to be visually compatible with those of the historic house. The addition will read as a new component of the house, but will not draw attention away from the essential characteristics that define the historic house and its immediate environment.

The Project also entails an addition to the north façade, and an upper-story addition to a non-historic detached garage structure at the rear of the property. The north addition will not be visible from the public-right-of-way, and thus will not compromise any of the essential features or spatial relationships that characterize the historic house. Similarly, the garage addition has been designed so that it will not visually compete with the historic house, which is the focal point of the property.

For these reasons, the Project meets Standard No. 9.

***Standard 10**. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition to the east façade, if removed in the future, would not impair the essential form and integrity of the historic house. If the addition were to be removed, the simple forms and volumes that characterize the east façade of the historic house would continue to be legible. As the proposed addition to the north façade is not visible from the public-right-of-way, it also would not impair the integrity of the house if it were removed at some point in the future. Since the addition to the garage structure is relegated to a non-historic portion of the property and is distinct from the historic house, it would in no way compromise the integrity of the house.

For these reasons, the Project meets Standard No. 10.

Conclusion

In conclusion, the Project consists of additions to the historic house and a non-historic ancillary garage structure. These additions have been carefully designed so that they are compatible with, yet distinguishable from those qualities that define the historic and architectural character of the house. The Project, in its most recent revised state, would not result in the removal or destruction of important physical features that define the historic house; it also would not result in the introduction of new volumes of features that would compete with, or detract from the essential physical characteristics of the house. For these reasons, and per the analysis included above, ARG concludes that the Project, as currently proposed, complies with the *Standards*.

SUPPORTING DOCUMENT 5: Site Photos

Teasley Residence

24721 El Camino Capistrano

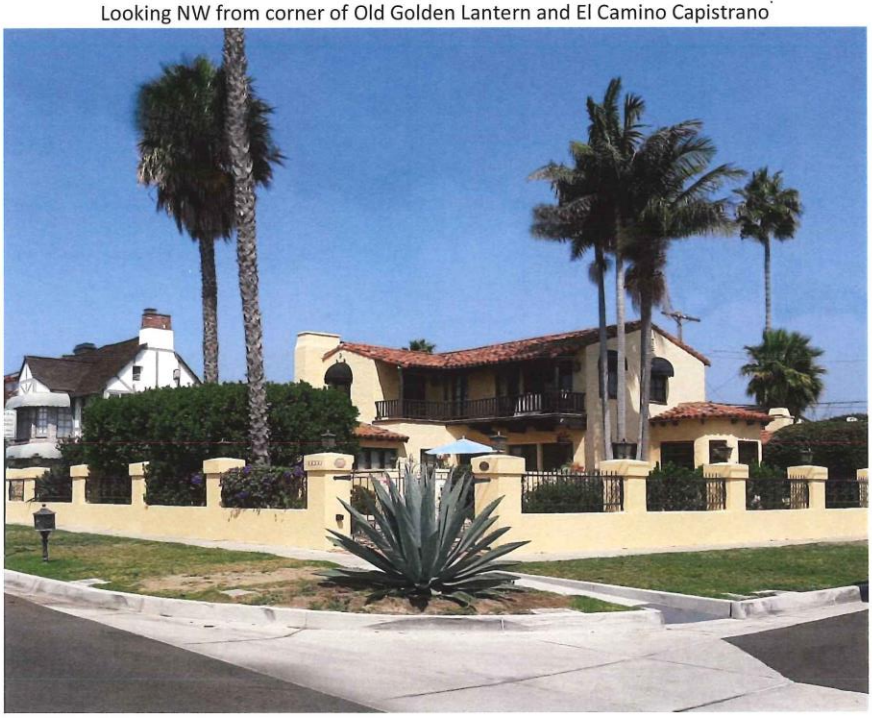
Dana Point California

Photograph taken 1929

studio 320 architecture

Looking NE from El Camino Capistrano

Looking NW from corner of Old Golden Lantern and El Camino Capistrano

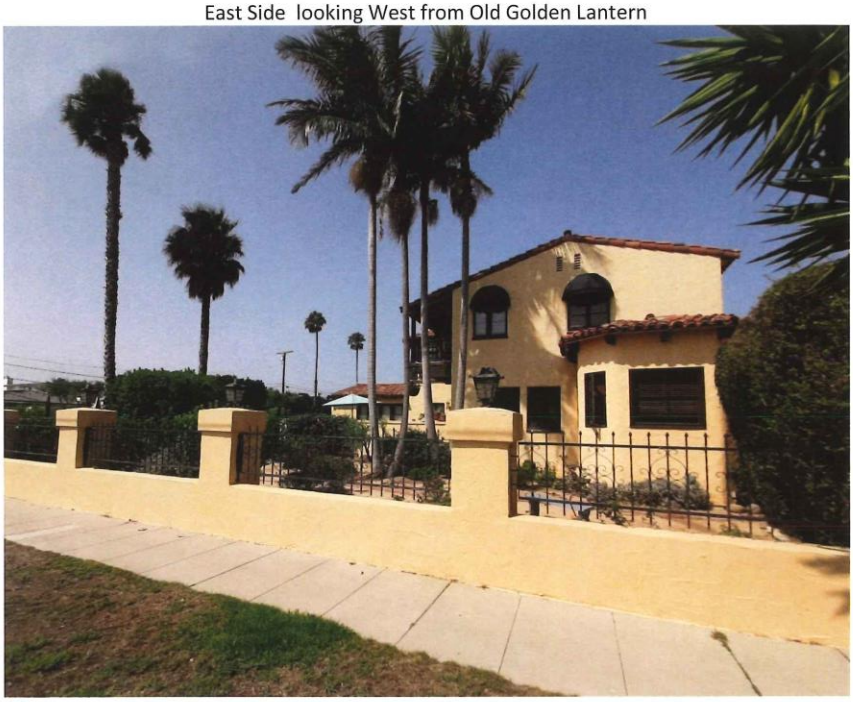


Entry looking NW

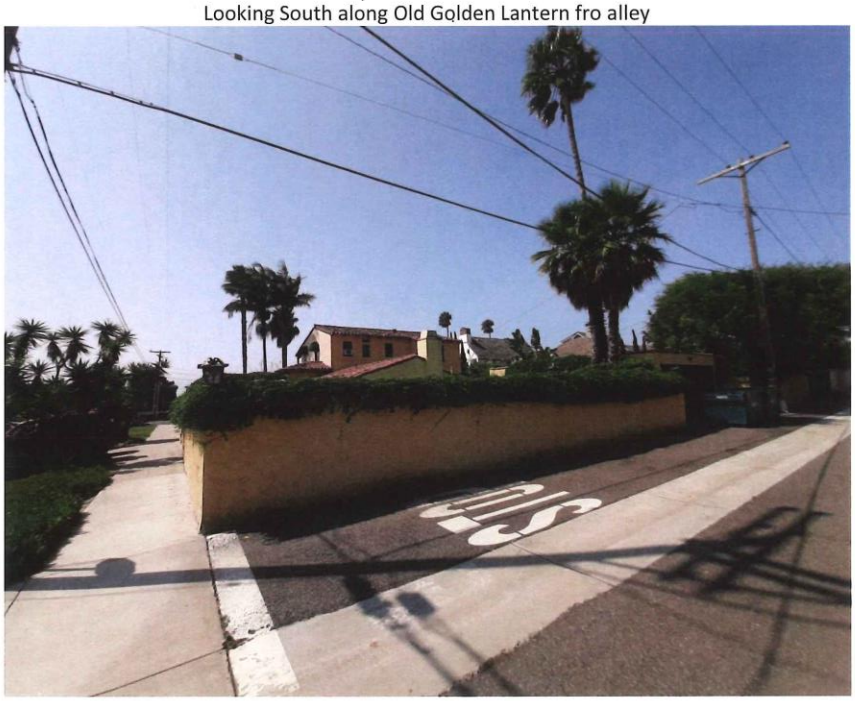
Entry courtyard looking NW

Entry Courtyard looking NE

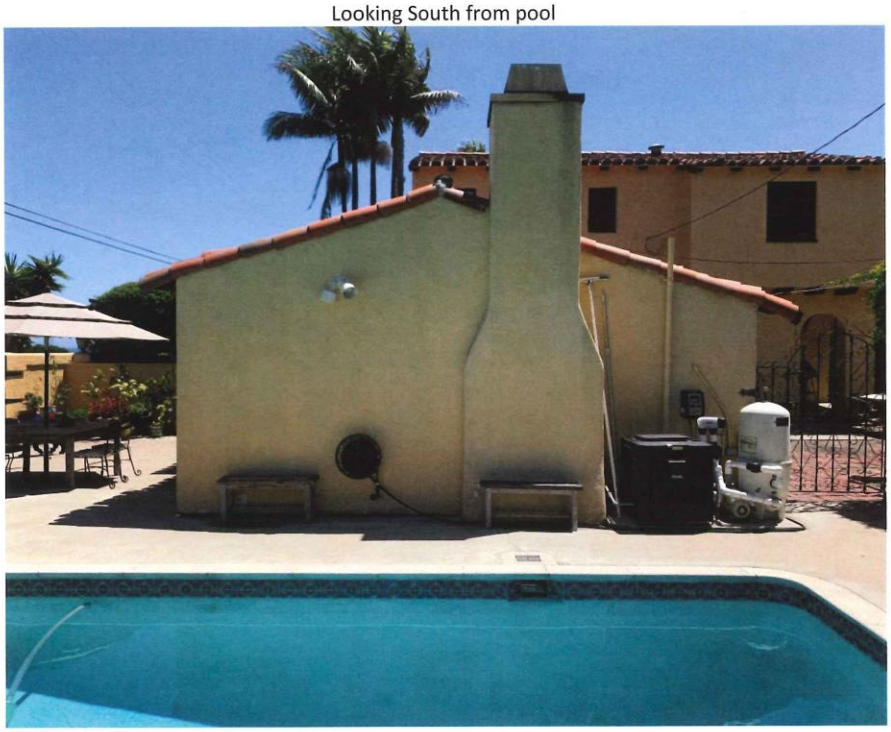
East Side looking West from Old Golden Lantern



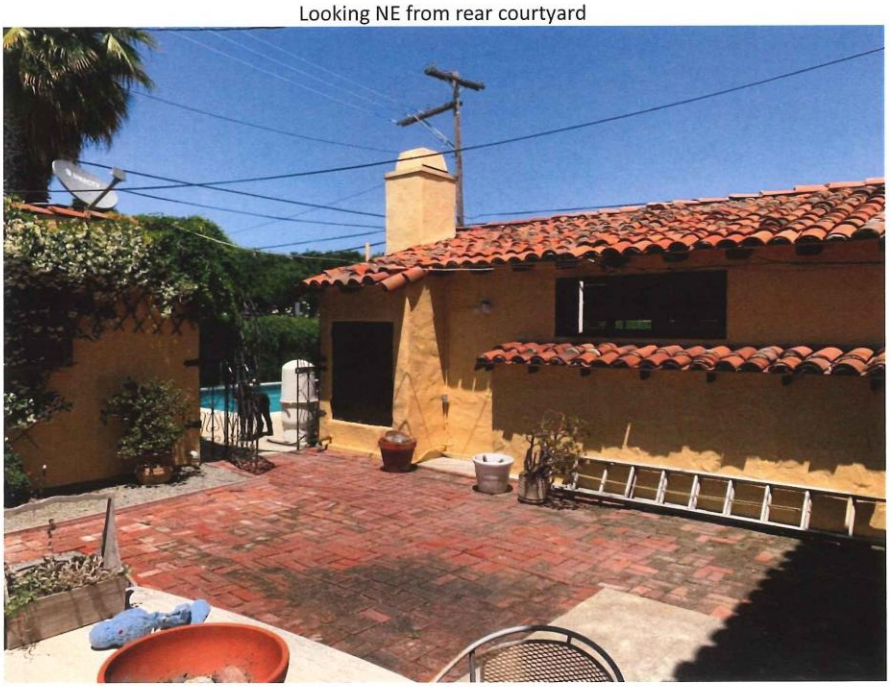
Looking South along Old Golden Lantern fro alley



Looking South from pool



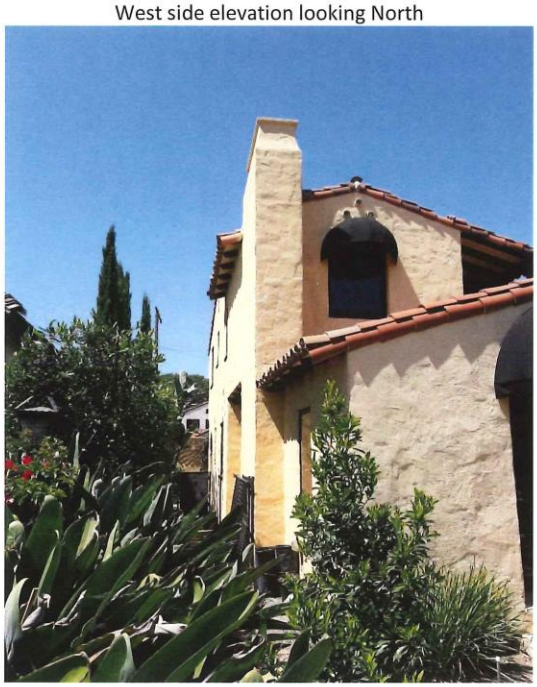
Looking NE from rear courtyard



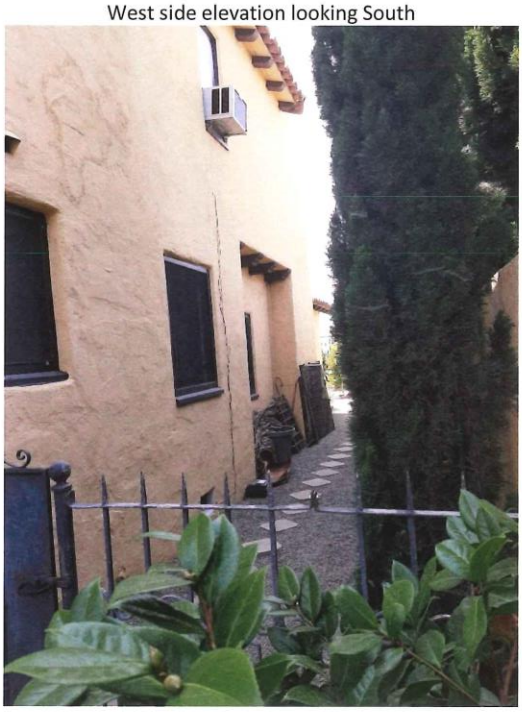
Looking South from rear courtyard

Looking West from rear courtyard

West side elevation looking North

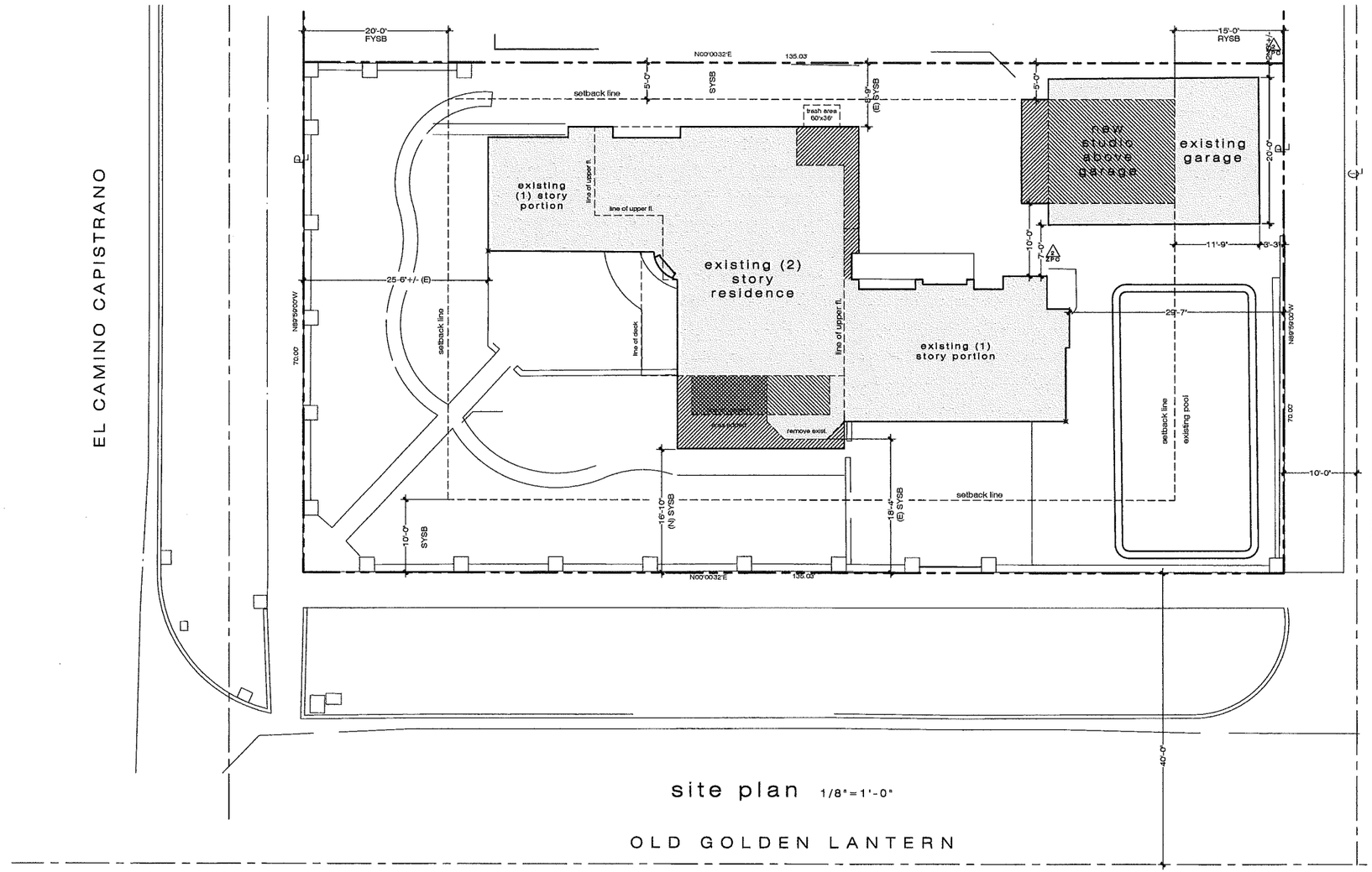


West side elevation looking South

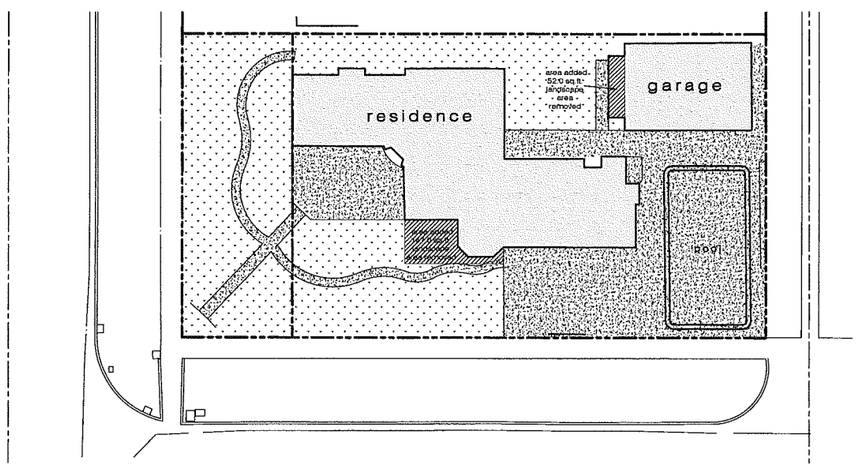


SUPPORTING DOCUMENT 6: Project Plans

ATTACHMENT



site plan 1/8"=1'-0"



landscape hardscape areas 1/16"=1'-0"

landscaping:

existing native landscaping shall remain. existing trees are identified at site plan and survey sht SV-1

existing	proposed
landscape area 3932.5 sf = 42%	landscape area 3516.5 sf = 37%
hardscape area 2882.5 sf = 31%	hardscape area 3099.5 sf = 33%
bldg. area added 199.0 sq.ft.	

standards for rehabilitaion

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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A-2	BSC - FAR - Floor Areas
A-3	Wall Demo Plans
A-4	Revised Floor Plans
A-5	Revised Exterior Elevations
A-6	Revised Exterior Elevations
A-7	Sections
A-8	Studio Addition at Existing Garage
A-9	Photos Showing Materials-Colors-Finishes
AB-1	As-Built Floor Plans
AB-2	As-Built Exterior Elevations
AB-3	As-Built Exterior Elevations
SV-1	Survey

CITY OF DANA POINT
PLANNING DIVISION

LAND USE APPLICATION FACT SHEET

	Existing	Proposed Development	Zone Code Requirement
General Plan Designation	C-RMD	No Change	No Change
Zoning	DPSP 3.5-7 DU/AC	No Change	No Change
PRD	Not In Zone	No Change	No Change
Specific Plan	DPSP Dana Point Specific Plan	No Change	No Change
Lot Area (sf)	9450 Sq.Ft.	No Change	8700 sq.ft.
Lot Width (ft)	70.0'	No Change	50.0 ft.
Lot depth (ft)	135.03 '	No Change	75.0 ft.
Setback Yards			
Front (ft)	26'-8"	No Change	20'-0"
Side (ft)	8'-4" west side	No Change	5'-0"
Side (ft)	18'-4" east side	16'-10" 3 east side	10'-0"
Rear (ft)	29'-7" @ Residence 3'-3" @ Garage	15'-0"" @ Residence 3'-3" @ Garage	15'-0"
Gross Floor Area (sf)	2766.5 sq.ft. @ residence 500 sq. ft. @ garage	3448.7 sq. ft. @ residence inc. studio 539.0 sq.ft. @ garage	
1 ZPC Floor Area Ratio	.35 (residence + garage)	.42 (residence + garage)	
Building Coverage (%)	25%	28%	45%
Building Height (ft)	24.0 +/- ft. @ residence	24.0 +/- ft. @ residence 20.5 +/- ft. @ garage-studio	28.0 ft.
Landscaping (%)	42%	37%	25%
Paving (%)	31%	33%	
Parking Spaces	2 covered	No Change	2 covered
Surrounding Land Uses			
North	Residential		
South	Residential		
East	Public Park		
West	Residential		

2 ZPC existing non-conforming garage site coverage at rear yard setback area
rear yard = 1050 SF exist. non conforming garage = 235 SF
$\frac{235}{1050}$ = 22%

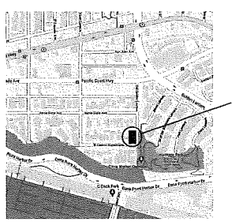
PROJECT DESCRIPTION:
- A partial remodel with upper and lower floor additions to an existing historic residence currently with a Mill's Act Agreement.
- An addition of area to an existing upper floor deck.
- The addition of a studio at the existing garage

OWNERS:
Ross and Ellendea Teasley
24721 El Camino Capistrano
Dana Point Ca. 92629
949 235-7195
ross@casadana.com

LEGAL DESCRIPTION:
24721 El Camino Capistrano
Dana Point, Ca. 92629
APN: 682-202-09
N TR 573 BLK S LOT 9

ARCHITECT
Studio 320
Carl Iverson architect
carl@studio320.net
949 816-5799

SURVEY
South Coast Surveying Inc.
3214 Clay St. Newport Beach, CA 92663
Henry Schnepf
949 280-9957 (C)
hschnepf@sbcglobal.net



project location

existing residence-garage

area added @ lower floor

area added @ upper floor

north

1/8"=1'-0"

LICENSED ARCHITECT CARL IVERSON C-23295 2-20-21 RENEWAL DATE STATE OF CALIFORNIA

studio 320 architecture

Carl Iverson

revisions
1 ZPC 11-20 date
2 ZPC 1-21 date
date
date
date

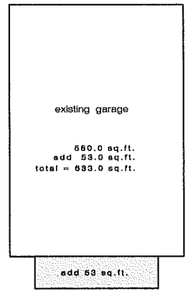
Teasley Residence

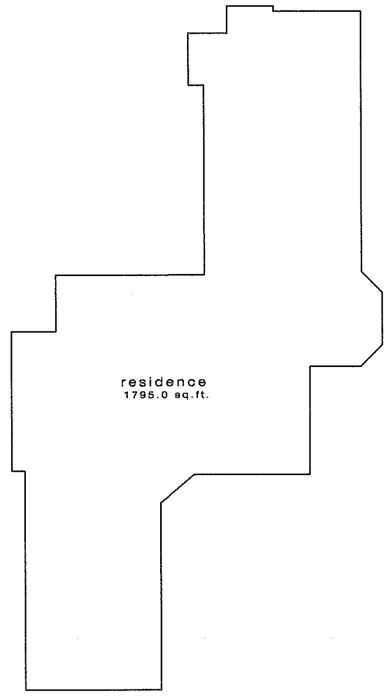
24721 El Camino Capistrano
Dana Point California

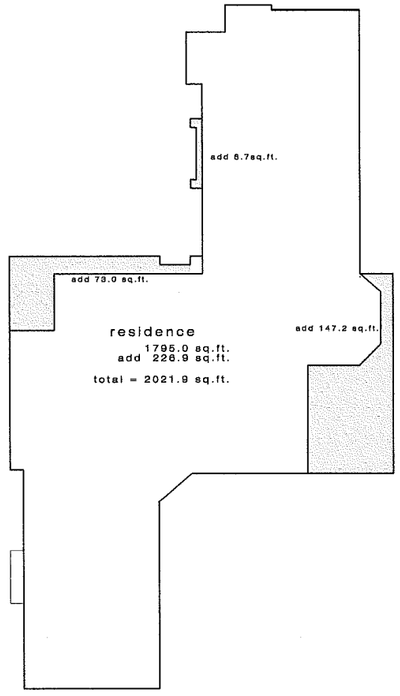
1-23-21
11-15-20
10-22-20

site plan - project data A-1

of A-9







existing footprint

total existing footprint
(residence+garage)

2375.0 sq.ft

$\frac{2375.0 \text{ sq.ft.}}{9450.0 \text{ sq.ft.}}$ = 25% BSC

lot area = 9450.0 sq.ft.

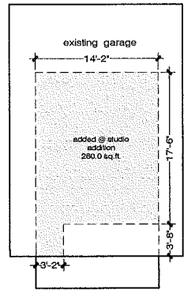
proposed footprint

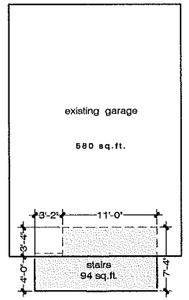
total proposed footprint
(residence+garage+studio)

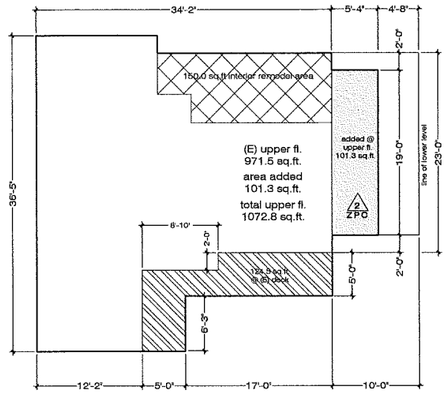
2654.9 sq.ft

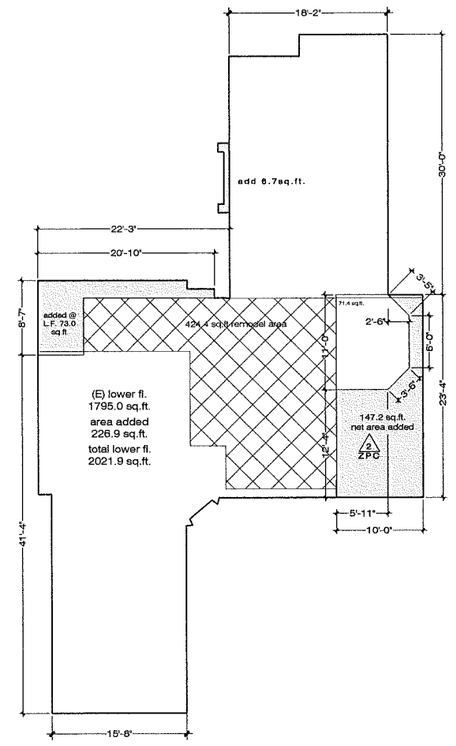
$\frac{2654.9 \text{ sq.ft.}}{9450.0 \text{ sq.ft.}}$ = 28% BSC

Building Site Coverage









floor & deck areas

FAR

Floor Area Ratio:

existing: $\frac{3346.5 \text{ sf (residence + garage)}}{9450.0 \text{ sf}} = .35$

revised: $\frac{3987.7 \text{ sf (residence+garage+ studio)}}{9450.0 \text{ sf}} = .42$ 2 ZPC

lower floor:

existing	1795.0 sq.ft.	2 ZPC
added	226.9 sq.ft.	
total	2021.9 sq.ft.	
remodel area	424.4 sq.ft	

upper floor:

existing	971.5 sq.ft.
added	101.3 sq.ft.
total	1072.8 sq.ft.
remodel area	150.0 sq.ft.
total existing residence	2766.5 sq.ft.
total revised residence	3094.7 sq.ft.
total remodel area	574.4 sq.ft.

deck areas:

existing	124.5 sq.ft.

studio addition: above garage

existing garage	580.0 sq.ft.	
stair added at garage	94.0 sq.ft.	2 ZPC
added at studio	260.0 sq.ft.	
total at studio	354.0 sq.ft.	

existing residence

area added @ lower floor, upper floor and studio addition @ garage

remodel area

existing deck area

BSC-FAR- floor areas

studio 320 architecture

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

date

date

date

Teasley Residence

24721 El Camino Capistrano
Dana Point California

north

1/8" = 1'-0"
note:
all plan views are rotated
90 degrees CCW
from site plan view Sht. A-1

LICENSED ARCHITECT
CARL IVERSON
C-23295
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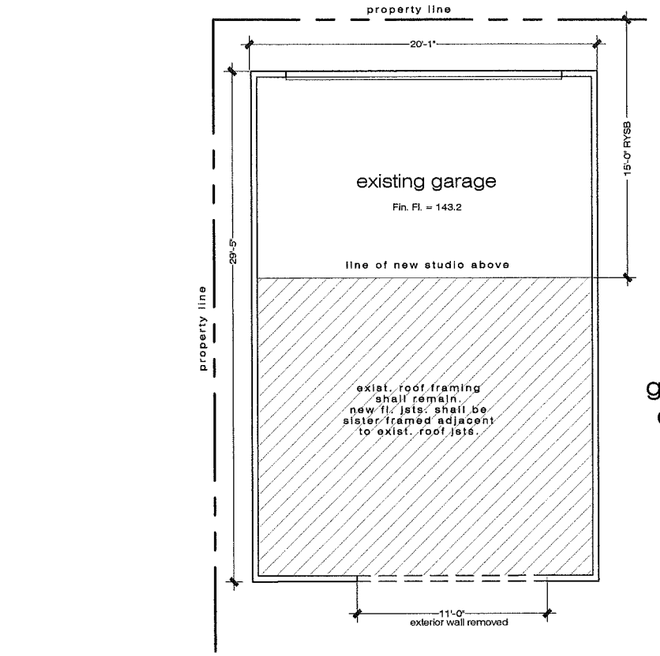
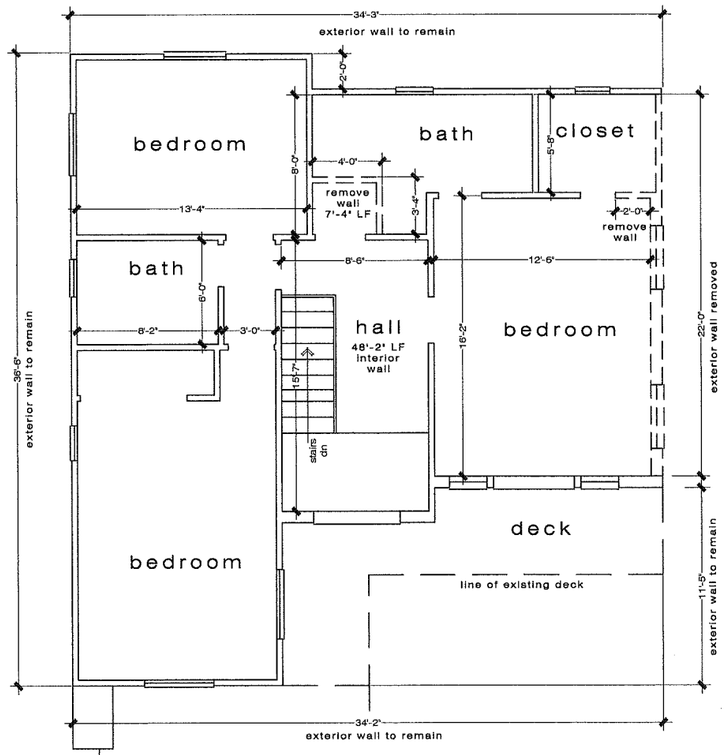
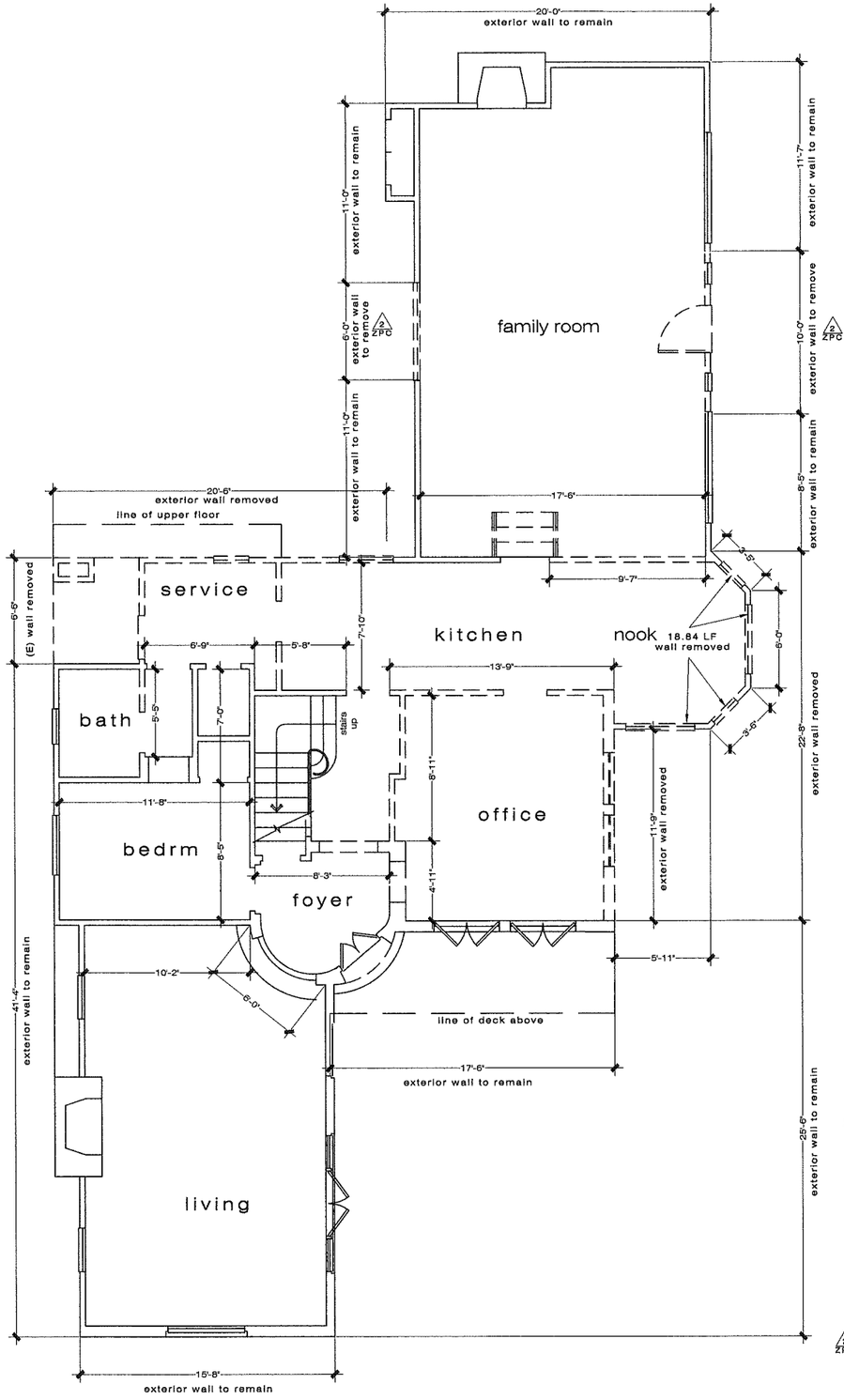


garage wall demo plan

2 ZPC



upper floor plan



lower floor plan

garage wall areas

2 ZPC

exterior wall	existing	removed	% of wall removed
	98'-10" LF	11'-0" LF	11%

interior wall areas:

	existing	removed	% of wall removed
upper fl.	104.3 LF	9.3 LF	9%
lower fl.	108.8 LF	45.4 LF	42%
TOTAL	213.1 LF	54.7 LF	26%

exterior wall areas:

	existing	removed	% of wall removed
upper fl.	141.3 LF	22.0 LF	16%
lower fl.	235.6 LF	73.6 LF	31%
TOTAL	376.9 LF	95.6 LF	25%

2 ZPC

existing wall to remain

wall removed

wall demo areas

studio 320 architecture

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

date

date

date

Teasley Residence

24721 El Camino Capistrano
Dana Point California

north

1/4"=1'-0"

note:
all plan views are rotated 90 degrees CCW from site plan view Sht. A-1

LICENSED ARCHITECT
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C-23295
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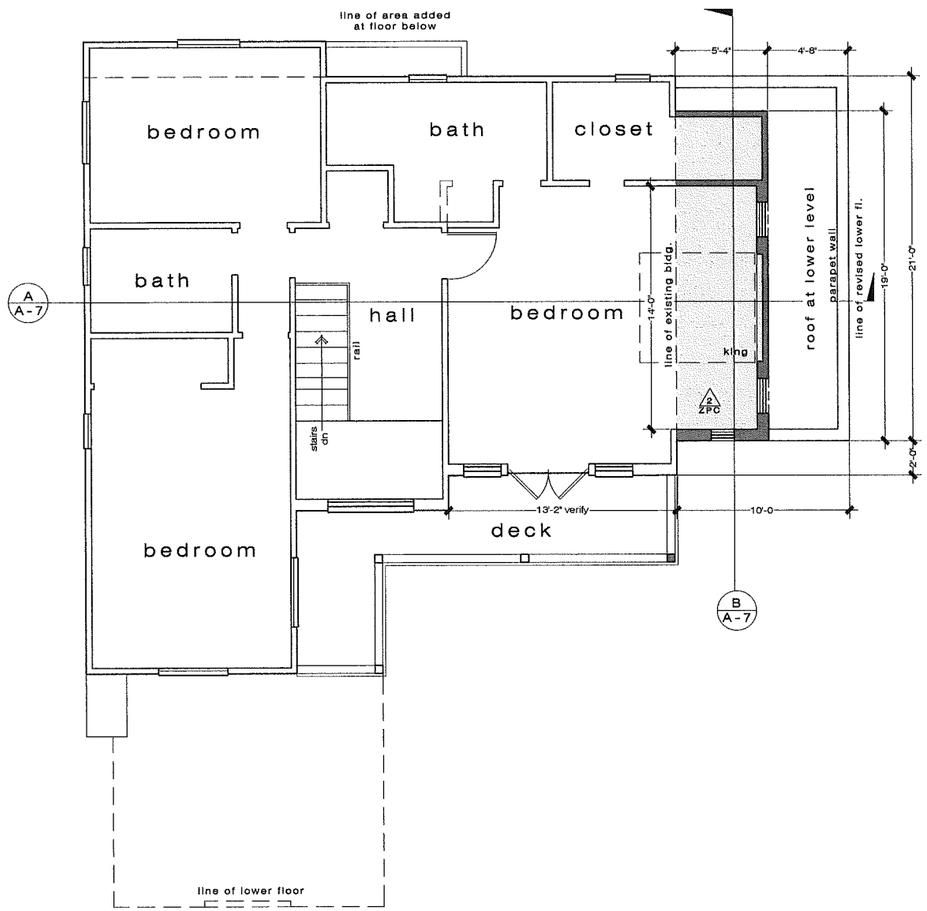
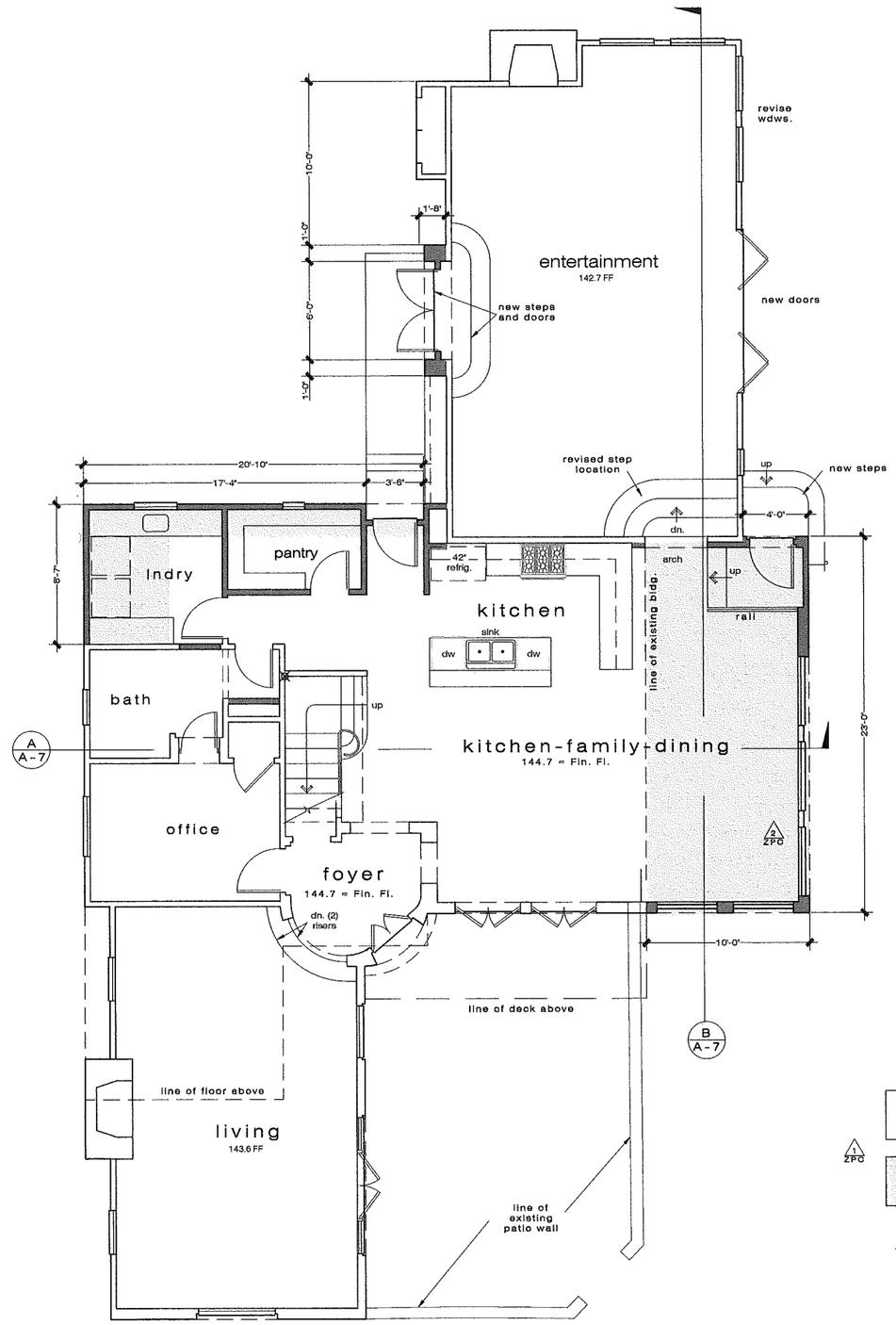


upper floor plan



lower floor plan

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

date

date

date

Teasley Residence

24721 El Camino Capistrano
Dana Point California

north

1/4" = 1'-0"

note:
all plan views are rotated 90 degrees CCW from site plan view Sht. A-1

existing residence

area added

existing wall to remain

new stud wall

wall removed

LICENSED ARCHITECT
CARL IVERSON
C-23295
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RENEWAL DATE
STATE OF CALIFORNIA

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revised floor plans

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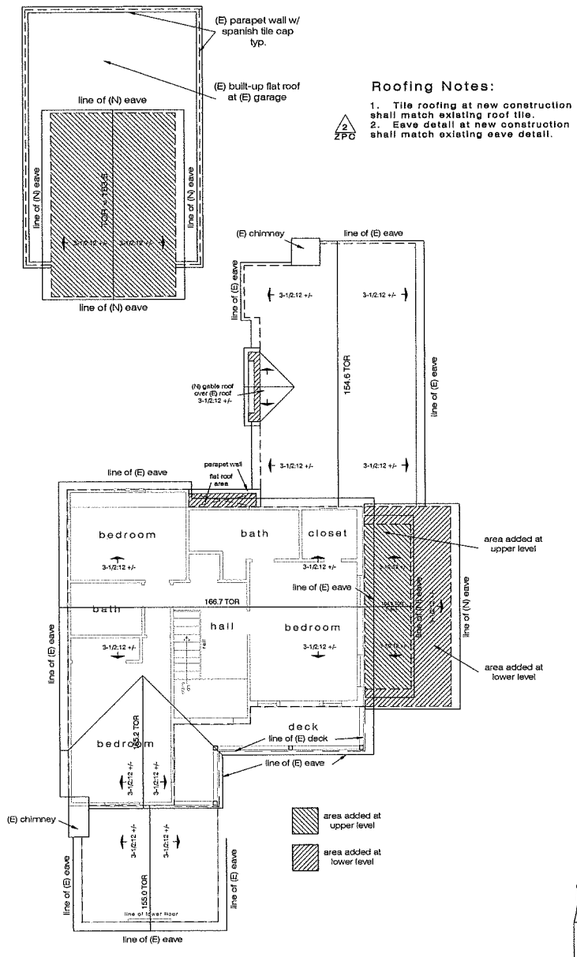
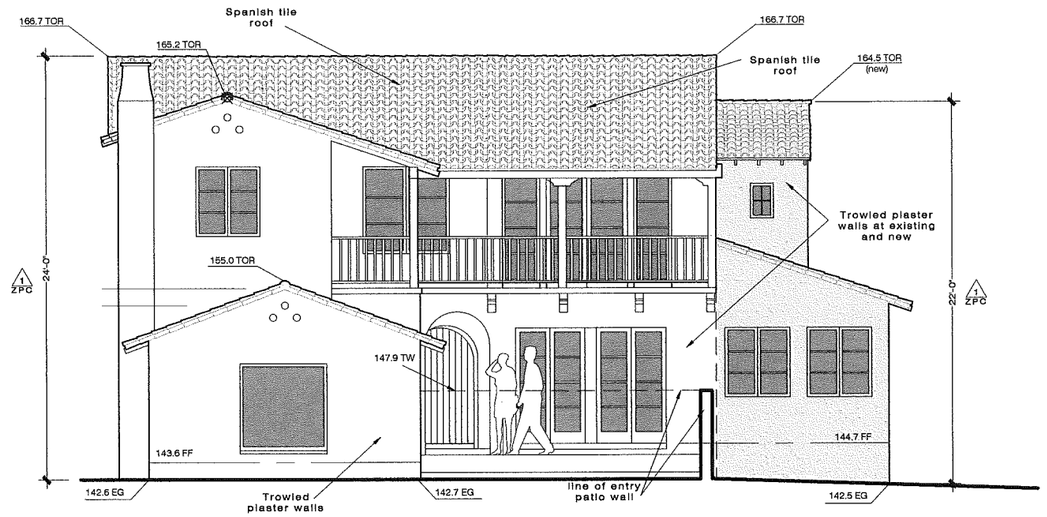


Roofing Notes:

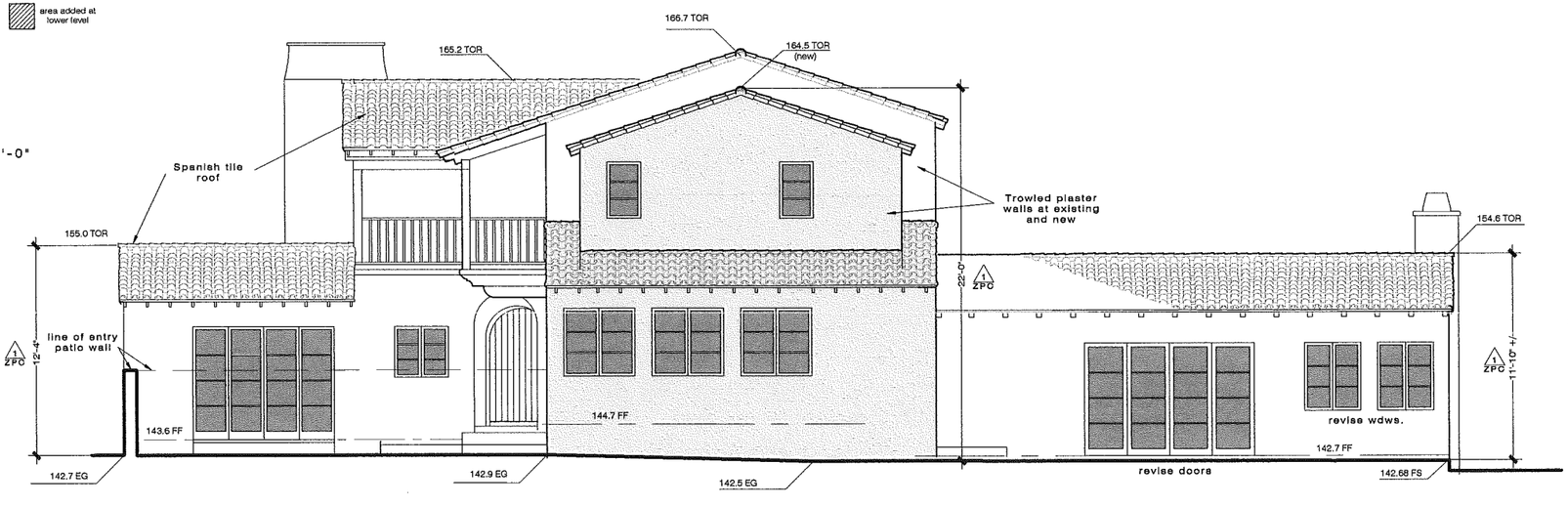
1. Tile roofing at new construction shall match existing roof tile.
2. Eave detail at new construction shall match existing eave detail.

2 ZPC

roof plan 1/8"=1'-0"



south elevation



east elevation

note:
All new architectural elements such as doors and windows shall be set into new walls in a manner consistent in detail and profile with existing doors and windows
2 ZPC

note:
new exterior plaster at areas added shall match existing

color shall be revised to Dunn-Edwards "Historic white"

existing residence

1 ZPC

area added

revised elevations

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studio 320 architecture

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

date

date

date

Teasley Residence

24721 El Camino Capistrano
Dana Point California

north

1/4"=1'-0"

note:
all plan views are rotated 90 degrees CCW from site plan view Sht. A-1

LICENSED ARCHITECT
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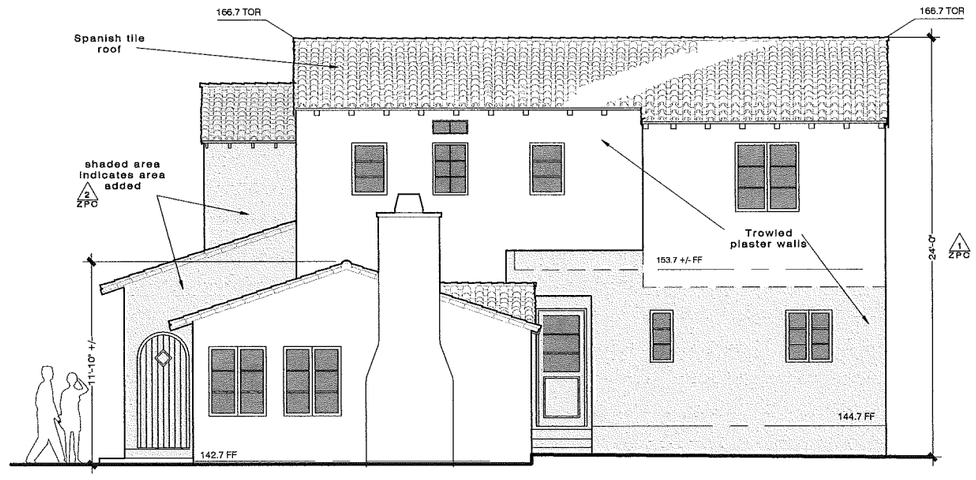
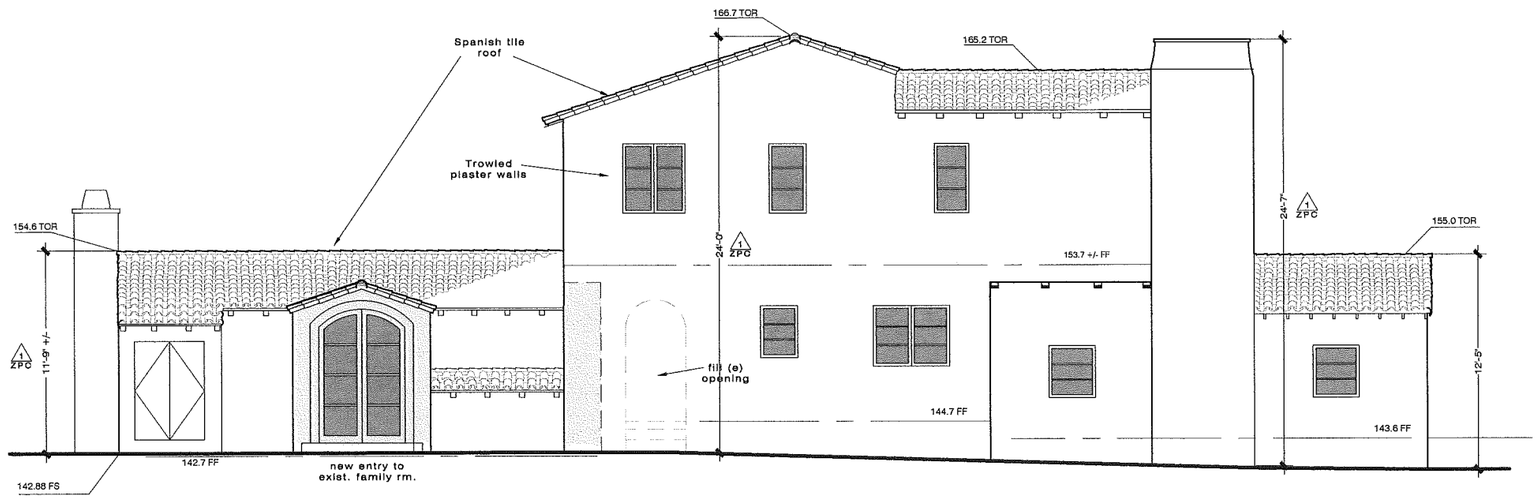


north elevation



west elevation

note:
All new architectural elements such as doors and windows shall be set into new walls in a manner consistent in detail and profile with existing doors and windows
2 ZPC

note:
new exterior plaster at areas added shall match existing
1 ZPC color shall be revised to Dunn-Edwards "Historic white"

existing residence
1 ZPC
area added

1/4" = 1'-0"

note:
all plan views are rotated 90 degrees CCW from site plan view Sht. A-1

LICENSED ARCHITECT
CARL IVERSON
C-23295
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revised elevations

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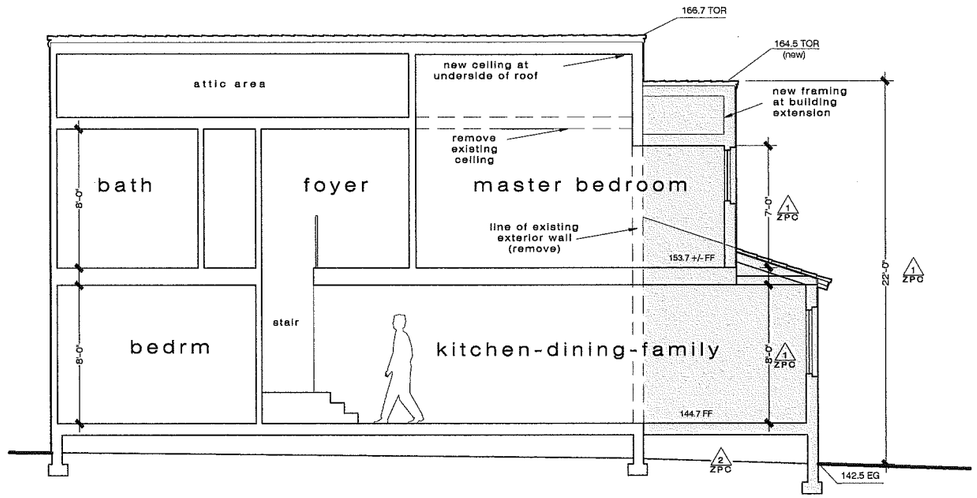
studio 320 architecture

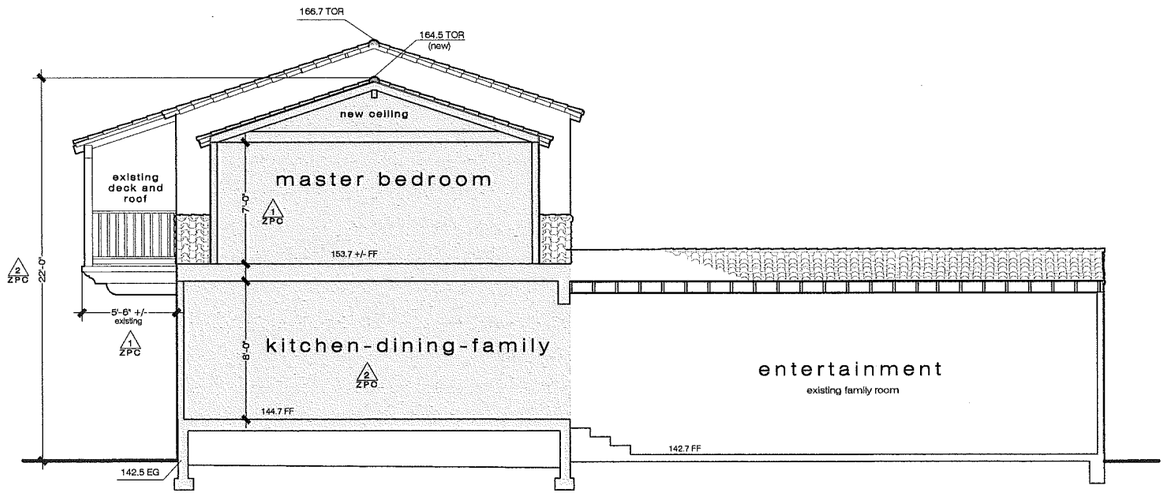
Carl Iverson

revisions
1 ZPC 11-20 date
2 ZPC 1-21 date
date
date
date

Teasley Residence
24721 El Camino Capistrano
Dana Point California



A / A-7 section



B / A-7 section

existing residence

area added

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

date

date

date

Teasley Residence

24721 El Camino Capistrano
Dana Point California

1/4"=1'-0"

note:
all plan views are rotated
90 degrees CCW
from site plan view Sht. A-1

LICENSED ARCHITECT
CARL IVERSON
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sections

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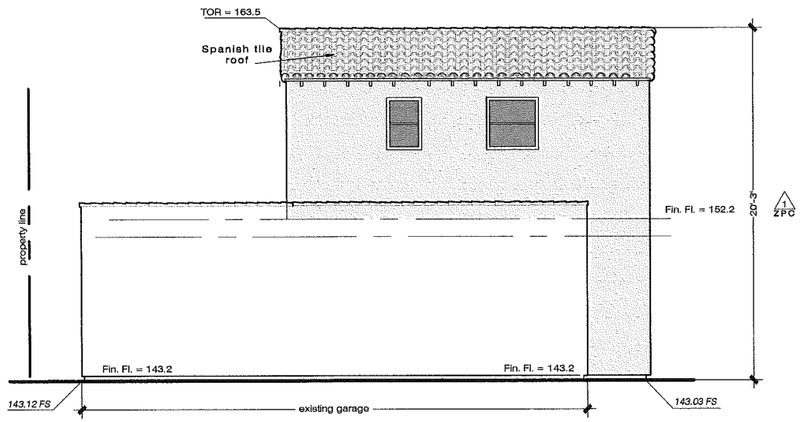
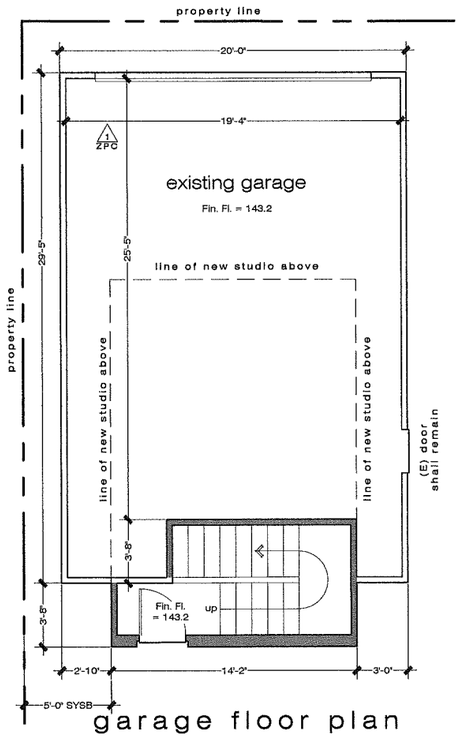
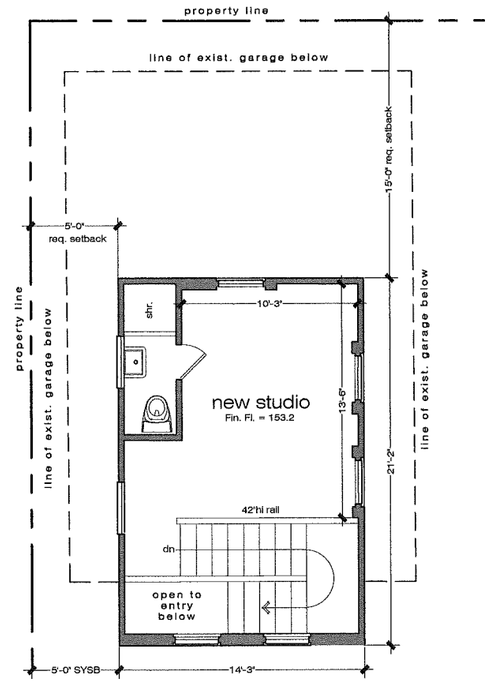


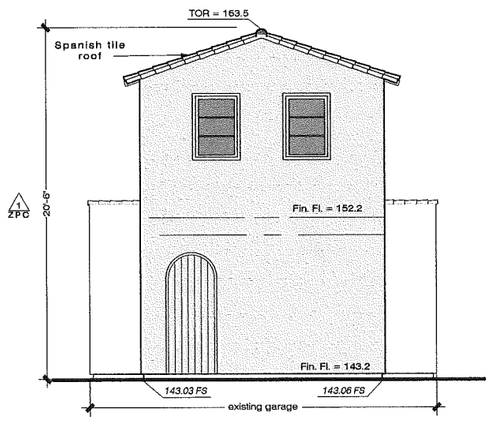
west elevation



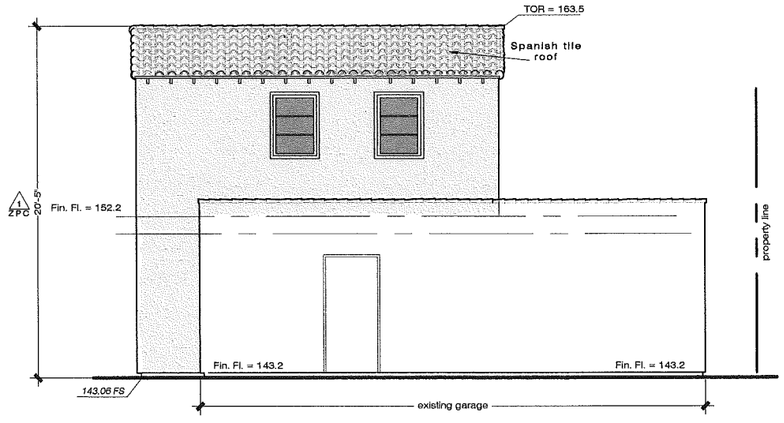
garage floor plan
94 sq.ft.



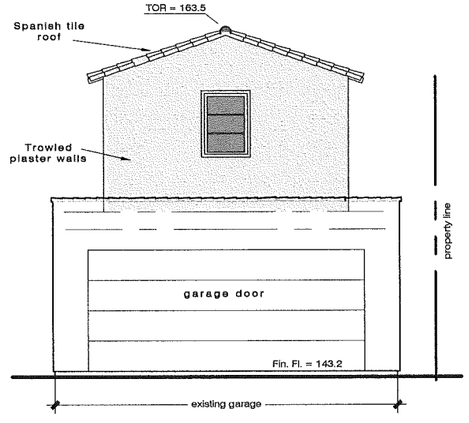
studio floor plan
210 sq.ft.



south elevation



east elevation



north elevation

2 ZPC note: All new architectural elements such as doors and windows shall be set into new walls in a manner consistent in detail and profile with existing doors and windows

note: new exterior plaster at areas added shall match existing

1 ZPC color shall be revised to Dunn-Edwards "Historic white"

existing residence

1 ZPC area added

existing wall to remain

1 ZPC new stud wall

wall removed

north

1/4" = 1'-0"

note: all plan views are rotated 90 degrees CCW from site plan view Sht. A-1

LICENSED ARCHITECT CARL IVERSON C-23295 2-28-21 RENEWAL DATE STATE OF CALIFORNIA

studio 320 architecture

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

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Teasley Residence

24721 El Camino Capistrano
Dana Point California

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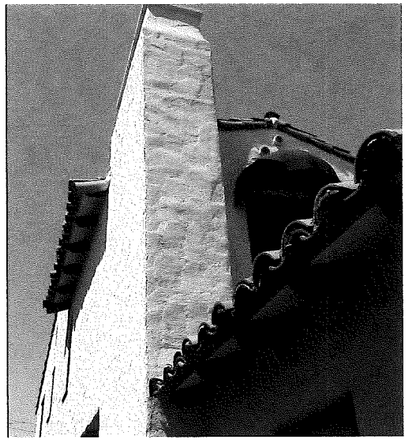
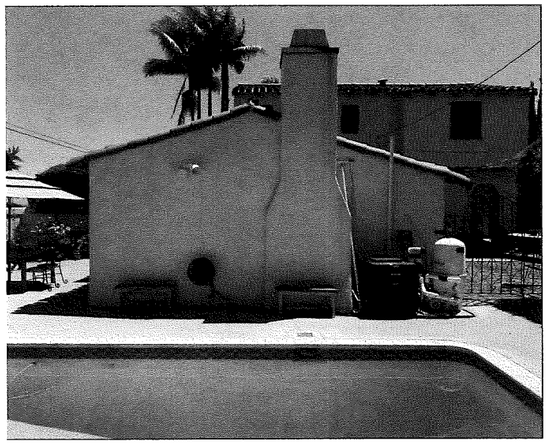
studio addition above existing garage



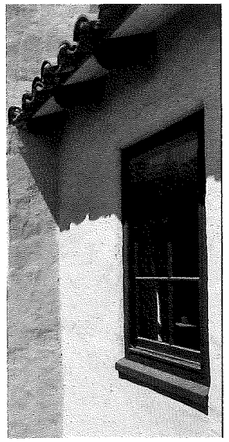
stucco texture

entry door & window details

original house 1928

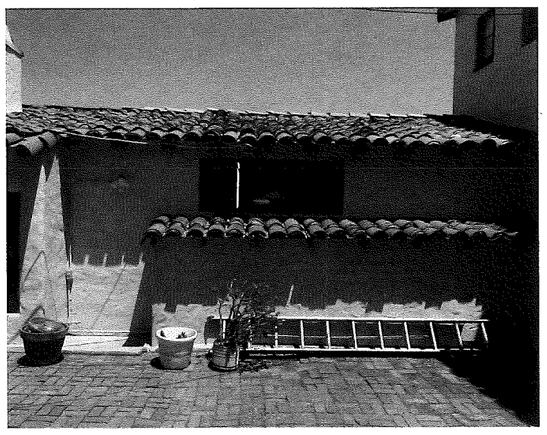


existing wall and roof tile colors

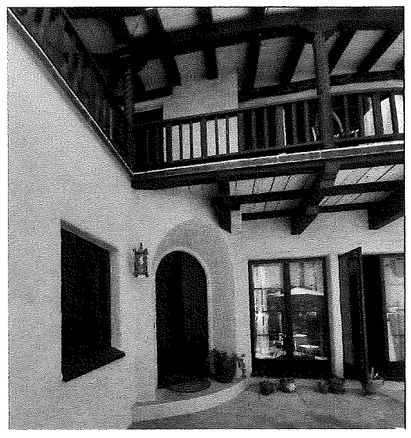


window detail

existing 2020



existing wall and roof tile colors



entry door & exterior details

studio 320 architecture

Carl Iverson

revisions

1 ZPC 11-20 date

2 ZPC 1-21 date

date

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Teasley Residence

24721 El Camino Capistrano
Dana Point California

note:
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note:
new exterior plaster at areas added shall match existing

color shall be revised to Dunn-Edwards "Historic white"

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10-22-20

photos

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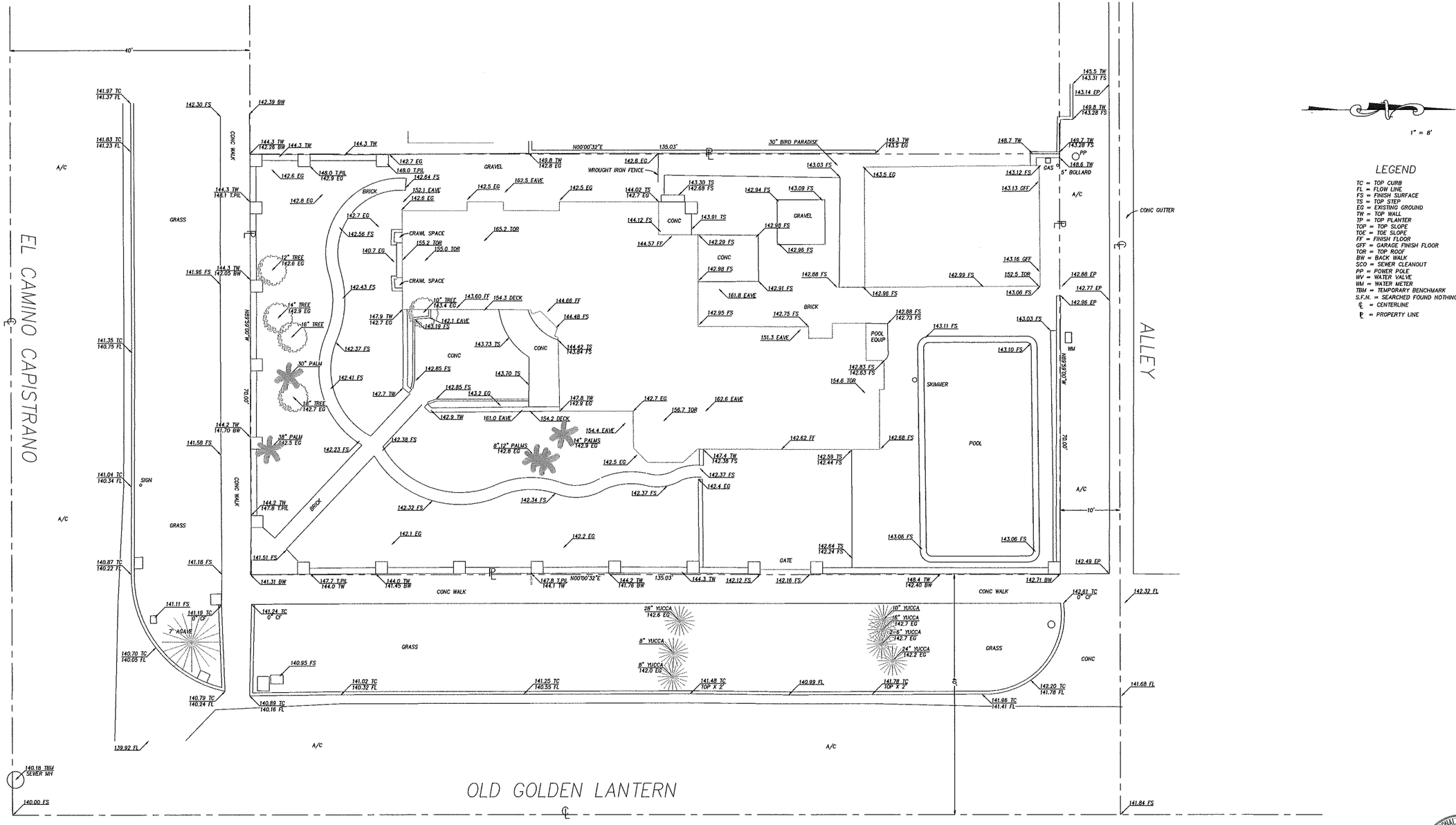

1" = 8'

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

PROFESSIONAL LAND SURVEYOR
MARK SCOTT PEARCE
No. 6902
EXP. 6-30-21
STATE OF CALIFORNIA

SV-1

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

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.

TOPOGRAPHIC MAP

8 SCALE	APN 682-202-09
JULY 2020	

24721 EL CAMINO CAPISTRANO DANA POINT CA.

OCS NAVD88 DATUM

SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA. (949)631-8840