

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

DATE: SEPTEMBER 27, 2021

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT
BELINDA DEINES, PRINCIPAL PLANNER

SUBJECT: APPEAL OF THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF MINOR SITE DEVELOPMENT PERMIT SDP21-0009(M) TO CONSTRUCT A 739 SQUARE-FOOT LIVING AREA ADDITION TO A NONCONFORMING SINGLE-FAMILY DWELLING IN THE RESIDENTIAL SINGLE FAMILY 7 (RSF 7) ZONING DISTRICT LOCATED AT 34732 CALLE FORTUNA

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution upholding the Community Development Director's approval of Minor Site Development Permit SDP20-0009(M).

APPELLANT: Shelly and Gerald Egner, 34722 Calle Fortuna

PROPERTY OWNERS: Debbie and Jeremy Culp

REPRESENTATIVE: Rob Williams, Architect

LOCATION: 34732 Calle Fortuna (APN 123-225-19)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 300-foot radius on September 17, 2021, published within a newspaper of general circulation on September 17, 2021, and posted on September 17, 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 found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves additions to existing structures less than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less.

BACKGROUND: On May 20, 2021, the applicant applied for a Minor Site Development Permit to construct a 739 square-foot upper-level addition to an existing single-family dwelling with an attached nonconforming garage. The existing attached two-car garage is

nonconforming in that the garage does not meet the minimum interior depth of 20' by 3", encroaches 7" into the 20' front setback, and 5" into the required 5' side setback. The proposed upper-level additions meet all current development standards.

On August 17, 2021, the Community Development Director (Director) conducted a duly noticed public hearing for the subject entitlement. Prior to, and on the public hearing date, City staff received correspondence from the appellant stating concerns with the project. The hearing was attended by the applicant, property owner, and members of the public and the meeting minutes from the Administrative Hearing are attached for reference (Supporting Document 2). After receiving public input, including the opponent's objections received prior to, and the statements expressed during the hearing, the Director granted approval of the project. A copy of SDP21-0009(M) containing project details and analysis supporting the findings to approve the project in accordance with Section 9.71.050 of the Dana Point Zoning Code (DPZC) is attached as Supporting Document 3.

DISCUSSION: In accordance with DPZC Section 9.61.110(a), any property owner or resident of property within a 500-foot radius of the subject property may appeal any decision rendered by the Director to the Planning Commission.

On August 30, 2021, the appellant filed an appeal of the Director's determination in accordance with DPZC Section 9.61.110 (Supporting Document 4). In response to the appellant's concerns, the applicant submitted a response letter to the appeal on September 17, 2021 (Supporting Document 5). The applicant outlines various attempts to discuss project concerns with the appellant, including a follow-up meeting on September 15, 2021 after the appeal had been filed.

APPEAL ISSUES: The appellant has raised the following issues as outlined in their appeal letter attached as Supporting Document 4. Based on staff review, the basis of appeal is as follows:

1. The appellant states that the project will take their ocean view for themselves and block the main source of direct, natural sunlight, which will diminish the enjoyment and property value of their home.

Staff Response: The proposed upper-level addition to the existing single-family dwelling meets all the applicable development standards for the RSF 7 Zoning District, including building height, front setback, and side setbacks. The DPZC does not enforce subjective design criteria for view preservation or light and air impacts to neighboring properties. The City of Dana Point Urban Design Guidelines Section II.B evaluates the relationship to neighboring development by ensuring that the proposed project provides complementary building form and massing relationships with neighboring buildings, without requiring a particular style or type of architecture. Staff believes that the proposed addition applies additional setbacks, articulating wall offsets, and varied roof forms to minimize building mass and bulk within the allowable building envelope, which enhances

building design and is compatible with other structures in the community. As such, view and light obstructions to the appellant are not causes for denial of the SDP, in that the site and structural design is appropriate for the site and function of the existing single-family residence.

2. The appellant states that the project does not result in a positive contribution to the neighborhood pursuant to DPZC Section 9.63.030(a).

Staff Response: DPZC Section 9.63.030(a) refers to expansion, improvement, and maintenance of nonconforming structures which are conforming to use. The section states that nonconforming structures conforming to use may be expanded provided that the proposed expansion meets the current requirements of this code and positively contributes to the neighborhood. An expansion of the existing gross floor area may be approved by the Director as a minor Site Development Permit or forwarded by the Director for review by the Planning Commission. The appellant does not provide justification for findings of fact as to whether the project would be a positive contribution. However, the proposed addition and remodel to the original house built in 1973 will upgrade and extend the lifespan of the structure, which also increases the assessment value of the property.

3. The appellant states that the project would set a bad precedent for building competition to preserve scenic views.

Staff Response: Properties located within immediate area are permitted for new construction, additions, and remodeling of residential uses within the allowable development standards of the RSF 7 Zoning District and applicable provisions of the DPZC. The City does not regulate or limit building activity relative to preservation or capturing scenic views if the proposed project meets the DPZC regulations.

4. The appellant states that no environmental impact assessment has been completed and the appellant's property is in a floodplain.

Staff Response: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 –Existing Facilities) in that the proposed project consists of an addition less than 50 percent of the existing floor area before the addition, or less than 2,500 square feet, whichever is less. The property and appellant's property to the north of the subject site are not located within a flood hazard area according to the applicable FEMA Flood Map 06059C0508K, effective 03/21/2019. Therefore, staff has determined that the proposed project qualifies for a Categorical Exemption pursuant to CEQA Guidelines and that the subject site and appellant's property are not located within a floodplain.

5. The appellant states that the project will cause noise, pollution, and traffic disturbances will impact their property and neighborhood, and that a traffic study or an environmental impact report has not been conducted.

Staff Response: The cumulative effects of potential future construction in the immediate area are not cause for preparation of a traffic study and an environmental impact report. Noise, pollution, and traffic associated with typical residential construction are regulated by the City's Noise Ordinance, standard Best Management Practices (BMPs) established in the building plans and permits, and traffic control as needed. As such, a traffic study and an environmental impact report are not warranted based on the scope of work for the project.

6. The appellant states that the nonconforming structure upon which the project seeks to expand (the garage) is not being used.

Staff Response: The nonconforming two-car garage is currently being used as storage. The applicant indicated necessity for the living area addition in their home, and once the addition has been completed the garage will be used for vehicle storage.

CORRESPONDENCE: To date, no additional correspondence has been received.

CONCLUSION: Staff recommends that the Planning Commission adopt the attached draft Resolution, upholding the Community Development Director's approval of Minor Site Development Permit SDP21-0009(M), subject to the findings and conditions of approval contained therein.



Belinda Deines, Principal Planner



Brenda Wisneski, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 21-09-27-XX

Supporting Documents

2. Administrative Hearing Meeting Minutes – August 17, 2021

3. Site Development Permit SDP21-0009(M)
4. Appeal Letter from Gerald and Shelly Egnor - August 27, 2021
5. Response Letter from Applicant – September 17, 2021
6. Vicinity Map
7. Approved Project Plans

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-09-27-XX

RESOLUTION NO. 21-09-27-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, DENYING THE APPEAL AND SUSTAINING THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF SITE DEVELOPMENT PERMIT SDP21-0009(M) TO CONSTRUCT A 739 SQUARE-FOOT LIVING AREA ADDITION TO A NONCONFORMING SINGLE-FAMILY DWELLING IN THE RESIDENTIAL SINGLE FAMILY 7 (RSF 7) ZONING DISTRICT LOCATED AT 34732 CALLE FORTUNA

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

WHEREAS, Rob Williams, (the "Representative") has filed an application on behalf of Debbie and Jeremy Culp, ("Applicant"), the owners of real property commonly referred to as 34732 Calle Fortuna (APN 123-225-19) (the "Property"); and

WHEREAS, in May 2021, the Representative made an application requesting to construct a 739 square-foot upper-level addition to an existing single-family dwelling with an attached nonconforming two-car garage; 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 15301(e) (Class 1 – Existing Facilities) in that the project involves additions to existing structures less than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less; and

WHEREAS, on August 17, 2021, the Director of Community Development held a duly noticed public hearing as prescribed by law, granting approval of SDP21-0009(M); and

WHEREAS, on August 30, 2021, the appellant filed a timely appeal of the Director of Community Development's determination; and

WHEREAS, the Planning Commission did, on the 27th day of September, 2021, hold a duly noticed public hearing as prescribed by law to consider said appeal; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Director of Community Development's determination to approve SDP21-0009(M).

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

PLANNING COMMISSION RESOLUTION NO. 21-09-27-XX
APPEAL OF SDP21-0009(M)
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- A. That the above recitations are true and correct and incorporated herein by this reference.

Findings:

- B. Based on the evidence presented at the public hearing, the Planning Commission makes the following findings to uphold the Director of Community Development's approval of Site Development Permit 21-0009(M) and to deny the appeal:
- 1) That the site design is in compliance with the standards of the Dana Point Zoning Code **in that although the existing attached two-car garage structure is nonconforming relative to minimum dimensions of the required parking stalls in a garage (10' X 20')**, Section 9.63.040(b) allows for the maintenance of nonconforming structures under the requirement that the proposed project meets, and the proposed addition meets the current development standards of the RSF 7 Zoning District. Therefore, the site design complies with the DPZC relative to the provisions to expand nonconforming structures conforming as to use as stipulated in Section 9.63.030(a).
 - 2) That the site is suitable for the proposed use and development **in that although the interior depth of the attached garage is substandard, the garage is conforming to the required width for residential garages and provides the correct number of parking spaces for single-family dwellings which contain less than five (5) bedrooms. Furthermore, the proposed addition is only being made to the habitable portions of the structure and is designed in compliance with all applicable development standards of the RSF 7 Zoning District and the provisions to expand nonconforming structure conforming as to use.**
 - 3) That the project complies with all elements of the General Plan as well as applicable provisions of the City's Urban Design Guidelines **in that pursuant to Goal 5 of the General Plan's Urban Design Element, the proposed improvements "achieve design excellence in site planning, architecture...in new development modifications to existing development" by including exterior materials and finish colors to match the existing single-family dwelling. The proposed addition is consistent with and maintains the context of the surrounding neighborhood in accordance with the general design guidelines articulated in the City's Urban Design Guidelines.**
 - 4) That the site and structural design are appropriate for the site and function of the proposed use, without requiring a particular style or

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type of architecture, in that the proposed addition is to an existing SFD, utilizing modern materials that update existing portions of the structure, that although will match the finish color and materials of the existing structure, does not require a particular style or type of architecture.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 27th day of September, 2021 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric A. Nelson, Chairperson
Planning Commission

ATTEST:

Brenda Wisneski, Director
Community Development Department

SUPPORTING DOCUMENT 2: Administrative Hearing Meeting Minutes – August 17, 2021

**CITY OF DANA POINT
PLANNING DEPARTMENT
ADMIN HEARING ACTION MINUTES**

August 17, 2021
2:00 p.m. – 2:16 p.m.

City Hall
City Council Chambers
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER ADMIN HEARING

Hearing Officer **Brenda Wisneski** (Director of Community Development) called the Administrative Hearing to order at 2:00 p.m.

ROLL CALL

Staff Present: Brenda Wisneski (Director of Community Development), Belinda Deines (Principal Planner) and Allison Peterson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Administrative Hearing August 3, 2021

ACTION: Brenda Wisneski (Director of Community Development) approved the Minutes of the Administrative Hearing of August 3, 2021.

B. PUBLIC COMMENTS

There were no Public Comments.

C. PUBLIC HEARING

ITEM 2: A request for Minor Site Development Permit SDP21-0009(M) for a 739 square-foot addition to an existing single-family residence with a nonconforming attached two-car garage, located at 34732 Calle Fortuna.

Applicant: Rob Williams, Studio 6 Architects

Address: 34732 Calle Fortuna (APN: 123-225-19)

Request: A request to permit a 739 square-foot addition to an existing single-family residence with a nonconforming attached two-car garage.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP21-0009(M).

Environmental: The project is Categorical Exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities).

CITY OF DANA POINT
PLANNING DEPARTMENT

August 17, 2021
2:00 p.m. – 2:16 p.m.

ADMIN HEARING ACTION MINUTES

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PUBLIC COMMENTS

Shelly Egner (Capo Beach) spoke in opposition of the project.

Adolph Olivares (Capo Beach) spoke in favor of the project.

Jeremy Culp (Owner) addressed neighbor concerns.

Rob Williams (Applicant/Architect) addressed neighbor concerns.

ACTION: Brenda Wisneski (Director of Community Development) approved a request for Minor Site Development Permit SDP21-0009(M) for a 739 square-foot addition to an existing single-family residence with a nonconforming attached two-car garage, located at 34732 Calle Fortuna.

D: STAFF REPORTS

There were no Staff Reports.

E. ADJOURNMENT

Brenda Wisneski (Director of Community Development) adjourned the meeting at 2:16 p.m.

SUPPORTING DOCUMENT 3: Site Development Permit SDP21-0009(M)

CITY OF DANA POINT



COMMUNITY DEVELOPMENT DEPARTMENT

August 17, 2021

Studio 6 Architects
2753 Camino Capistrano, Suite A-100
San Clemente, CA 92672

**CITY OF DANA POINT
ADMINISTRATIVE PERMIT
MINOR SITE DEVELOPMENT PERMIT SDP21-0009(M)**

PROJECT APPLICANT: Rob Williams, Studio 6 Architects

PROPERTY OWNER: Debbie and Jeremy Culp

LOCATION: 34732 Calle Fortuna (APN: 123-225-19)

REQUEST: A request to permit a 739 square-foot addition to an existing single-family residence with a nonconforming attached two-car garage.

ENVIRONMENTAL: The project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities).

DETERMINATION: The Community Development Director hereby
 APPROVES
 DENIES
the requested ENTITLEMENT described herein subject to the attached findings and applicable conditions.

Brenda Wisneski, Director
Community Development Department

ADMINISTRATIVE PERMIT
SITE DEVELOPMENT PERMIT SDP21-0009(M)
AUGUST 17, 2021
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BACKGROUND/DISCUSSION:

- The site is located within the Capistrano Beach neighborhood at 34732 Calle Fortuna between Avenida Las Palmas and Calle del Sol. The property is zoned Residential Single Family 7 (RSF 7) as identified on the City's Zoning Map.
- Existing improvements include a 1,574 square-foot, two-story, single-family dwelling (SFD) with a nonconforming attached two-car garage, landscape, and hardscape.
- The applicant requests approval of a 739 square-foot addition to the existing single-family residence with an attached nonconforming two-car garage. Although the garage meets the minimum width requirement, the interior depth is 19'-9", while 20 feet is required by the City's Zoning Code. Furthermore, the attached garage encroaches approximately 7" into the 20' front setback and 5" into the 5' side setback. The proposed upper-level addition includes a master bedroom, master bathroom, walk-in closet, and bonus room.
- Pursuant to Section 9.35.080(e)(12) of the DPZC, the minimum number of parking stalls required for a detached single-family residence is two (2) stalls in a garage. The attached garage can accommodate the interior width dimension for up to two parking stalls, but the depth will remain substandard.
- Pursuant to Section 9.63.030(a) of the DPZC, nonconforming structures may be expanded if the proposed expansion meets current DPZC requirements, subject to the approval of a Minor Site Development Permit. Subject to DPZC Section 9.63.040(b), the voluntary destruction of nonconforming structures may occur as long as (1) nonconforming portions of the structure are not removed and (2) no more than 50 percent of total linear length of all walls is demolished. The proposed project neither demolishes any portion of the nonconforming garage, nor proposes the demolition of more than 50 percent of the total linear length of the existing walls of the structure. Therefore, the attached nonconforming garage depth may be maintained.
- The proposed addition to the SFD complies with the setback and height requirements of the RSF 7 Zoning District.
- Staff recommends approval subject to the attached findings and conditions of approval.

FINDINGS:

- A. Based on the evidence presented at the public hearing, the Director of Community Development makes the following findings and approves Minor Site Development Permit SDP21-0009(M), subject to conditions of approval:
1. That the site design is in compliance with the development standards of the Dana Point Zoning Code in that although the existing attached two-car garage structure is nonconforming relative to minimum dimensions of the required parking stalls in a garage (10' X 20'), Section 9.63.040(b) allows for the maintenance of nonconforming structures under the requirement that the proposed project meets,

ADMINISTRATIVE PERMIT
SITE DEVELOPMENT PERMIT SDP21-0009(M)
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and the proposed addition meets the current development standards of the RSF 7 Zoning District. Therefore, the site design complies with the DPZC relative to the provisions to expand nonconforming structures conforming as to use as stipulated in Section 9.63.030(a).

2. That the site is suitable for the proposed use and development in that although the interior depth of the attached garage is substandard, the garage is conforming to the required width for residential garages and provides the correct number of parking spaces for single-family dwellings which contain less than five (5) bedrooms. Furthermore, the proposed addition is only being made to the habitable portions of the structure and is designed in compliance with all applicable development standards of the RSF 7 Zoning District and the provisions to expand nonconforming structure conforming as to use.
3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines in that pursuant to Goal 5 of the General Plan's Urban Design Element, the proposed improvements "achieve design excellence in site planning, architecture... in new development modifications to existing development" by including exterior materials and finish colors to match the existing single-family dwelling. The proposed addition is consistent with and maintains the context of the surrounding neighborhood in accordance with the general design guidelines articulated in the City's Urban Design Guidelines.
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 in that the proposed addition is to an existing SFD, utilizing modern materials that update existing portions of the structure, that although will match the finish color and materials of the existing structure, does not require a particular style or type of architecture.
5. That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 1 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facilities) as the project consists of additions to an existing structure not resulting in an increase of more than 50 percent of the floor area of the structures before the addition.

CONDITIONS OF APPROVAL:

The City of Dana Point hereby grants approval of Minor Site Development Permit SDP21-0009(M) for the referenced project. This permit is valid subject to the following conditions of approval:

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SITE DEVELOPMENT PERMIT SDP21-0009(M)
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Responsible Departments/Divisions:

PWE	Public Works and Engineering Department
CD	Community Development Department
PLN	Planning Division
BLD	Building Division

A. General:

1. Approval of this application permits a 739 square-foot addition to an existing single-family dwelling with an attached two-car garage nonconforming to the minimum depth dimension for required parking stalls, front setback, and side setback. Subsequent submittals to the approved scope-of-work shall be in substantial compliance with those plans presented to the Community Development Director and in compliance with applicable provisions of the City of Dana Point General Plan and Municipal Code. (PLN)
2. 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 demolition beyond that described in the approved plans or 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 the 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. (PLN)
3. 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. (PLN)
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. (PLN)
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

ADMINISTRATIVE PERMIT
SITE DEVELOPMENT PERMIT SDP21-0009(M)
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any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.

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

6. 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.

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. (BLD)
9. Building permits are required for the proposed project. Permits shall be applied for after the approval of the discretionary permit. All applicable California Building Code requirements shall be met. (BLD)
10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation. (PWE)
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.

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- The applicant is responsible to coordinate any potential conflicts or existing easements. (PWE)
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. (PWE)
 13. 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. (PWE)
 14. Prior to the commencement of any work within the public right-of-way, the applicant shall apply and be approved for an encroachment permit. (PWE)
- B. Prior to the issuance of a Building Permit or release on certain related inspections, the applicant shall meet the following conditions:**
15. 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. The drainage plan shall be a separate plan within the construction documents and shall show all proposed work to be in accordance with current CBC and City of Dana Point standards. (PWE)
 16. The proposed foundation shall be designed in accordance with a project soils report or City of Dana Point minimum standards. The minimum standards are based on the current CBC minimum soils values and parameters. The foundation plans and calculations shall be reviewed and approved by Public Works prior to permit issuance. (PWE)
 17. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Director of Community Development, including finish floor elevations and setbacks to property lines included as part of SDP21-0009(M). The City's standard "Setback 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. (CD)

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18. Prior to the release of the roof sheathing inspection, the applicant shall certify by 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 Director of Community Development and the structure heights included as part of this entitlement. 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. (CD)
- C. Prior to final approval/permit close-out from the Building Division for the project, the applicant shall meet the following conditions:**
19. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications. (PWE)
 20. Prior to final Building/Safety Division project sign-off, the applicant shall contact both the Planning Division and Public Works & Engineering Department to conduct a final inspection of the subject project.

SUPPORTING DOCUMENT 4: Appeal Letter from Gerald and Shelly Egner - August 27, 2021

Gerald and Shelly Egner
34722 Calle Fortuna
Dana Point, CA 92677

August 27, 2021

City of Dana Point
Brenda Wisneki
Director of Community Development
33282 Golden Lantern
Suite 209
Dana Point, CA 92677
E-Mail: BWisneki@DanaPoint.org

RECEIVED
AUG 30 2021
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Re: Appeal of Decision re Minor Site Development Permit SDP21-0009(M)
Project Location: 34732 Calle Fortuna (APN 123-225-19)

Dear Ms. Wisneki,

Pursuant to City of Dana Point Municipal Code Section 9.61.110, We, Gerald (Jerry) and Shelly Egner, hereby appeal the decision to approve the application (the "Application") for Minor Site Development Permit (SDP21-0009(M) (the "Permit") to the City of Dana Point Planning Commission. Under Section 9.61.110, subd. (a), we have standing to make this appeal because we are individuals and owners of property located within a five hundred (500) foot radius of the property located at 34732 Calle Fortuna (APN 123-225-19) (the "Subject Property").

The basis for our appeal is as follows:

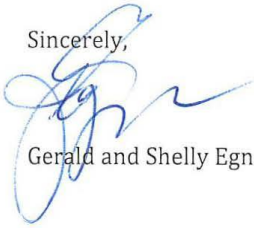
1. We are negatively impacted by the August 17, 2021 decision to approve the Permit Application. The Project, if permitted to go forward, will allow the applicants to take our home's ocean view for themselves and block the main source of direct, natural sunlight from our home. In addition to causing a diminishment to our enjoyment of our home, it will cause an unnecessary and unjust diminishment of the property value of our home.
2. The underlying construction project for which the Minor Site Development Permit (SDP21-0009(M) is sought (the "Project") does not "positively contribut[e] to the neighborhood," as required by Section 9.63.030, subdivision (a) of the City of Dana Point Municipal Code.

3. If the Project is permitted to go forward, it would set a bad precedent in the Capistrano Beach community and potentially lead to a building competition, where homeowners must constantly alter or expand their properties to preserve the scenic views unique to their homes.
4. No environmental impact assessment has been made to determine how the Project will affect our home or the surrounding properties. Of note, the Project represents a substantial build-up of the residence sitting on the Subject Property, expanding the existing structure from 1,574 square feet to 2,313 square feet (a 47% increase of the square footage before the addition, assuming the represented square footage is correct). Our home sits in a floodplain, lower than the Subject Property. We have concerns about potential flooding and sediment erosion issues stemming from any re-construction at the Subject Property. We request an opportunity to confirm whether the Project is exempt from CEQA and to investigate and vet the potential environmental impacts of the Project with the assistance of qualified experts and/or engineer(s) before a final decision is made on the Permit Application, and to supplement our findings to our objections and opposition to the Application accordingly.
5. Given the size of the Project contemplated by the Application and that most of the construction will take place on the side of the Subject Property facing a residential street, we anticipate it will cause months of noise, pollution, and traffic disturbances to the neighborhood. This may create a permanent nuisance in the neighborhood, particularly if our fellow residents determine that they must expand their homes to protect their investments and preexisting views. Again, a traffic study or an environmental impact report has not been conducted to date. Allowing additional time to perform these types of studies would allow for an informed decision as to other potential negative effects the Project would have on the neighborhood and to our home specifically.
6. The nonconforming structure upon which the Project seeks to expand (the garage) is not being used in conformance with Code (DPMC § 9.63.030, subd. (a)). Therefore, the Permit Application should be denied.

Additional facts, evidence, and arguments supporting our appeal are set forth in greater detail in the enclosed letter dated August 17, 2021, which we hereby incorporate by reference into this correspondence in its entirety. The enclosed letter was previously submitted to the Director of Community Development prior to the Director's hearing on the Permit Application on August 17, 2021.

Thank you for your attention to our Appeal. We look forward to discussing these points with the City's Planning Commission.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Gerald and Shelly Egnor', written in a cursive style.

Gerald and Shelly Egnor

GERALD C EGNER JR
SHELLY L EGNER
34722 CALLE FORTUNA
CAPISTRANO BEACH, CA 92624

105
90-119/1222

8-30-21 Date

Pay to the Order of City of Dana Point \$ 250.-

Two hundred - Fifty only Dollars

FMB Farmers & Merchants Bank
California's Strongest, since 1907.
San Juan Capistrano Office
fmb.com (855) 416-5747

For *G. Egner*

⑆ 122201198⑆0105 16 43612 1⑆

Harold Clarke

Gerald and Shelly Egner
34722 Calle Fortuna
Dana Point, CA 92677

August 17, 2021

City of Dana Point
Community Development Department
Attn: Brenda Wisneki, Director of Community Development
Attn: Belinda Deines, Principal Planner
33282 Golden Lantern
Suite 209
Dana Point, CA 92677

Re: Project Number: SDP21-0009(M)
Project Location 34732 Calle Fortuna (APN 123-225-19)

Dear Ms. Wisneki and Ms. Deines,

We, Gerald (Jerry) and Shelly Egner, write to express our concerns and objections to the Minor Site Development Permit (SDP21-0009(M)) Application submitted by Rob Williams, Studio 6 Architects with respect to the property located at 34732 Calle Fortuna (referred to as the "Subject Property"), which is owned by Debbie and Jeremy Culp.

Summary

The Application does not "positively contribut[e] to the neighborhood," as required by Section 9.63.030, subdivision (a) of the City of Dana Point Municipal Code. The Application, if approved, would permit the Culps to take our home's ocean view for themselves and block the main source of direct, natural sunlight from our home. This will cause an unnecessary and unjust diminishment of our property value. The Application, if approved, would also set a bad precedent and potentially lead to a building competition in our neighborhood, where homeowners must constantly expand their homes to preserve the longstanding features of their homes. Additionally, the Application, if approved, represents a substantial build-up of the residence sitting on the Subject Property, expanding the existing structure from 1,574 square feet to 2,313 square feet (a 47% increase of the square footage before the addition). Our home sits lower than the Subject Property, and we have concerns about potential flooding and sediment erosion issues stemming from any reconstruction at the Subject Property. If the Application is not denied outright, we request an opportunity to investigate and vet the potential environmental impacts of the Application with the assistance of qualified experts and engineer(s) before this Application is decided upon. Moreover, given the size of the project

contemplated by the Application and that most of the construction will take place on the side of the house facing a residential street, we anticipate it will require months worth of noise, pollution, and traffic disturbances to the neighborhood. We fear that this will become a permanent nuisance in the neighborhood, particularly if our fellow residents determine that they must expand their homes to protect their investments and preexisting views. To our knowledge, a traffic study or an environmental impact report has not been conducted to date. Allowing additional time to perform these types of studies would allow for a more comprehensive discussion about what the plans contained in the Application will contribute to the neighborhood.

In addition to all of these issues, the Application itself does not meet at least one other prerequisite under the Code required for approval; the nonconforming structure upon which the Application seeks to expand (the garage) is not being used in conformance with the Code.

While we would be happy to work collaboratively with the Culps to ensure they can safely accomplish their goals—presuming they are genuine about their stated desire to create additional living space for their family—without negatively affecting our residence and the surrounding neighborhood, we strongly oppose the Application before the Director of Community Development as currently presented.

Discussion

In 1994, we purchased the home located at 34722 Calle Fortuna. We live next door to the Subject Property. As depicted in the following images, our home sits adjacent to the north face of the Subject Property, where our south facing wall receives natural sunlight

Our home, 34722 Calle Fortuna The Culps' Home, "Subject Property"



Figure 1

Direct natural sunlight exposure

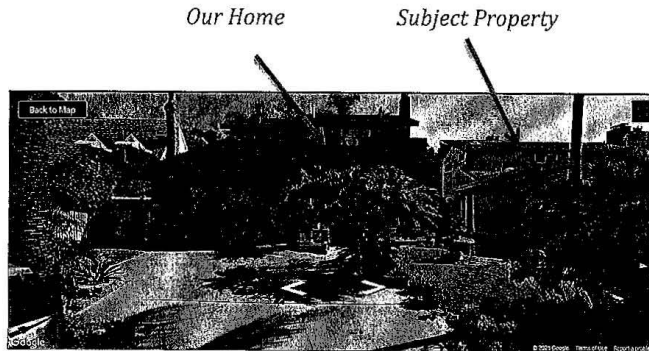


Figure 2

For the last 27 years, we have called 34722 Calle Fortuna home. It was the first home we purchased as a married couple, and where we have raised our three children. When we moved in, our home was very much a “fixer upper”. Over the years, we have invested substantial sums of money in our home to turn it into a valuable residence in the community. We are committed to the preservation and improvement of the Capistrano Beach community. Jerry serves on our local neighborhood council, and I am a longtime member of the Capistrano Unified School District Parent-Teachers Association. We love the Capistrano Beach community and have no intention to leave. We expect 34722 Calle Fortuna will be our forever home.

One of the treasures of our home is that it has a modest view to the ocean from one of the upstairs bedrooms (which functions as a home office) and adjoining deck. (See **Figure 3** on next page).

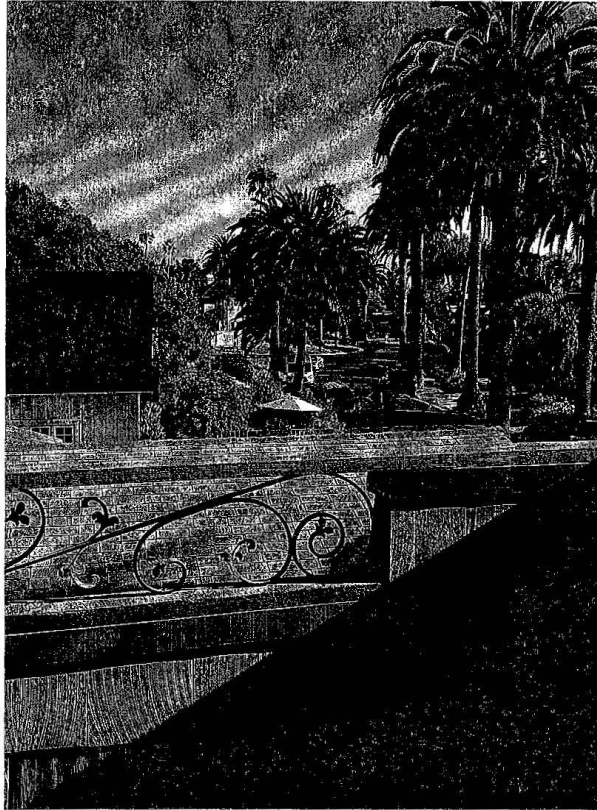


Figure 3: *Current view from our home's outdoor deck*

Our ocean view is unique to the original construction of our home. We have enjoyed it, uninterrupted since we acquired the home.

Regrettably, despite our requests to our neighbors—on whose behalf the subject Application has been submitted—to develop their property in a way that does not obstruct our ocean view and block incoming natural sunlight (see **Figure 1**), the Culp's have rejected our requests. Instead, through their architects, they seek approval to undertake a roughly 47% expansion of the square footage of their home (growing it from 1,574 square feet to 2,313 square feet), to be built on top of their nonconforming garage, in order to construct a “master bedroom, master bathroom, walk-in closet, and bonus room.” This will block the south facing views that we have enjoyed for the last 27 years, turning our view of the ocean into a view of the Culp's new master bedroom and “bonus” room, and leaving our home with little direct natural sunlight remaining. (See **Figure 4**, on next page.)

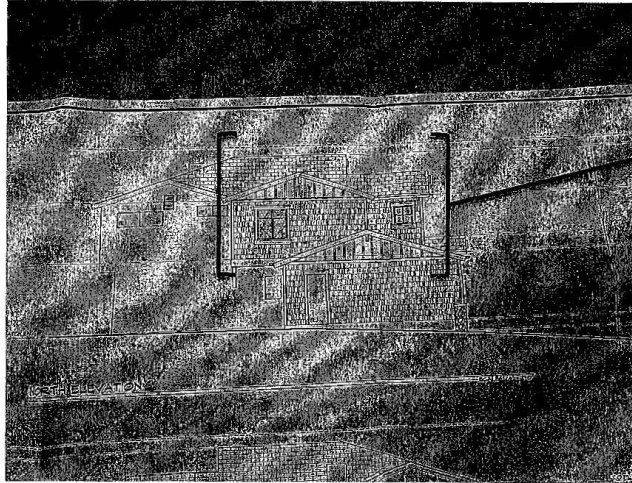


Figure 4: *Picture of the Culp's plans, which shows the future view from our upstairs office and deck if the Application is approved*

We appreciate the Culp's desire to add square footage to the structure of their home. After all, in 2000 we too undertook a construction project to expand our home to provide for our growing family. However, we did so only after taking inventory of the layout of surrounding homes and redrafting our plans once we learned that our original renovation plans—which also contemplated building on top of our garage—would have similarly taken away our neighbor's ocean view and natural sunlight.



Figure 5: *Picture showing neighbor's window which would have been blocked if we performed construction over our garage*

In the interests of preserving the continuity of the neighborhood, we quickly modified our home expansion plans and built out the back end of our property

instead, to ensure we did not diminish our neighbors' property value to the tune of tens, and possibly hundreds, of thousands of dollars.

While the Culp's, who have lived at the Subject Property for a total of three 3 years, may decline to be diplomatic if they wish, the reality is that they too could accomplish the stated goals conveyed to us without jeopardizing the integrity of our home and those of similarly situated neighbors. As reflected in **Figure 6**, the Culp's have ample square footage available on the back portion of their lot to expand the space of their home, provided such an expansion complies with all other codes and regulations.

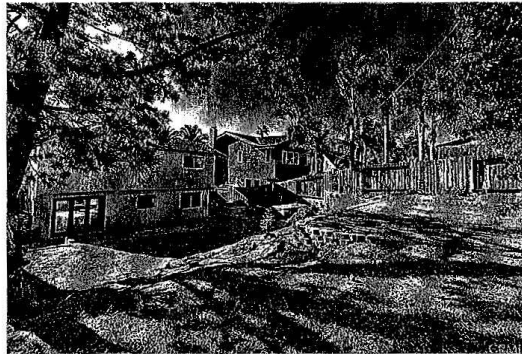


Figure 6: Photograph available on Redfin.com illustrating the available square footage at the back of the Subject Property's lot. The back of the Subject Property has undergone landscaping since this picture was taken. Our home, in green, can be seen in the distance.

Specifically, based on data available on Redfin.com indicating the lot size of the Subject Property is approximately 6,680 square feet, the Subject Property currently has 5,106 square feet of available space to develop, most of which appears to be located in the back of the property. Therefore, the Culp's appear to have alternatives to accomplishing their stated goals without negatively affecting the neighborhood and our enjoyment of and investments in our home.

Additionally, as previously noted, the Application proposes taking approximately half of the current composition of the home, in terms of square footage, and building it on top of the garage, which faces Calle Fortuna. Undoubtedly this will result in months of heavy construction, noise, pollution, and vehicles flowing into the residential streets, day in and day out. If the expansion project envisioned by the Application leads to a larger wave of reconstruction projects in the neighborhood, as we suspect it will, these disruptions could very well become permanent nuisances. Respectfully, we submit that if given an opportunity to

procure any necessary traffic and environmental studies, such studies may further inform the Director's decision as to whether the Application "positively" affects the neighborhood within the meaning of DPMC Section 9.63.030, subdivision (a).

And while the notice of public hearing pertaining to the Application indicates the proposal is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1- Existing Guidelines), we have doubts that the proposal is indeed exempt. The Application proposes more than "negligible or no expansion of use," as defined in the regulation. Additionally, to the extent it is believed the Application is exempt from CEQA under 14 CCR § 15301 section (e), which exempts "additions to existing structures provided that the addition will not result in an increase of more than (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less..." the Application borders on qualifying for this exemption, assuming the represented square footage of the Culps' home and of the proposed expansion of their home is accurate. According to the public notice issued by the City, the project contained in the Application will result in a 47% increase of the floor area of the structure before the addition. Given that the Subject Property and our home currently sits in a floodplain, on top of San Juan Creek, with sediment stability and erosion concerns, we respectfully submit that it would be prudent to allow an independent inspector to measure the square footage of the Culps' residence located at the Subject Property and assess it against the plans developed by Application, to confirm whether a CEQA analysis is indeed required by law.

Setting aside our concerns with the negative effects of the Application on the Capistrano Beach neighborhood, the Culps' refusal to consider alternatives to infringing upon their neighbor's enjoyment of their property and driving down property values, and the unknown environmental impacts of the proposed construction, which have not been fully vetted to date, we note the Application itself does not meet at least one other test of the law required for approval.

DPMC Section 9.63.030, subdivision (a) conditions approval of construction upon a nonconforming structure upon the nonconforming structure being "conforming as to use." Section 9.75.070 defines a garage as "an enclosed building or structure or part thereof, used or intended to be used for the parking and storage of motor vehicles." The City of Dana Point's Neighbor & Improvement Guide states that, "Garages shall be utilized for the parking/storage of vehicles..." Currently, the Culps are using their garage as a storage space for their personal belongings, not as a parking/storage space for their vehicles. **Figure 7** on the following page is a Google image showing cars parked on the Culps' driveway, consistent with their current custom and practice:

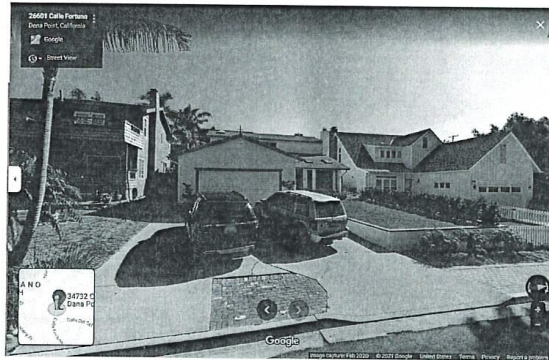


Figure 7: Evidence the Subject Property's non-conforming garage is not being used for a conforming use

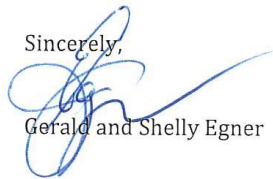
CONCLUSION

We respectfully submit that the Application will not “positively contribute to the neighborhood,” pursuant to DPMC Section 9.63.030, subdivision (a). Notably, the City’s Neighborhood Maintenance & Improvement Guide specifically states that the City “adopted Municipal Codes...to protect from conditions that may be detrimental to property values [and] harmful to neighborhood character...” This is precisely what the Application proposes to do. Given this fact and the nonconforming use of the garage, we respectfully submit that the Application should be denied.

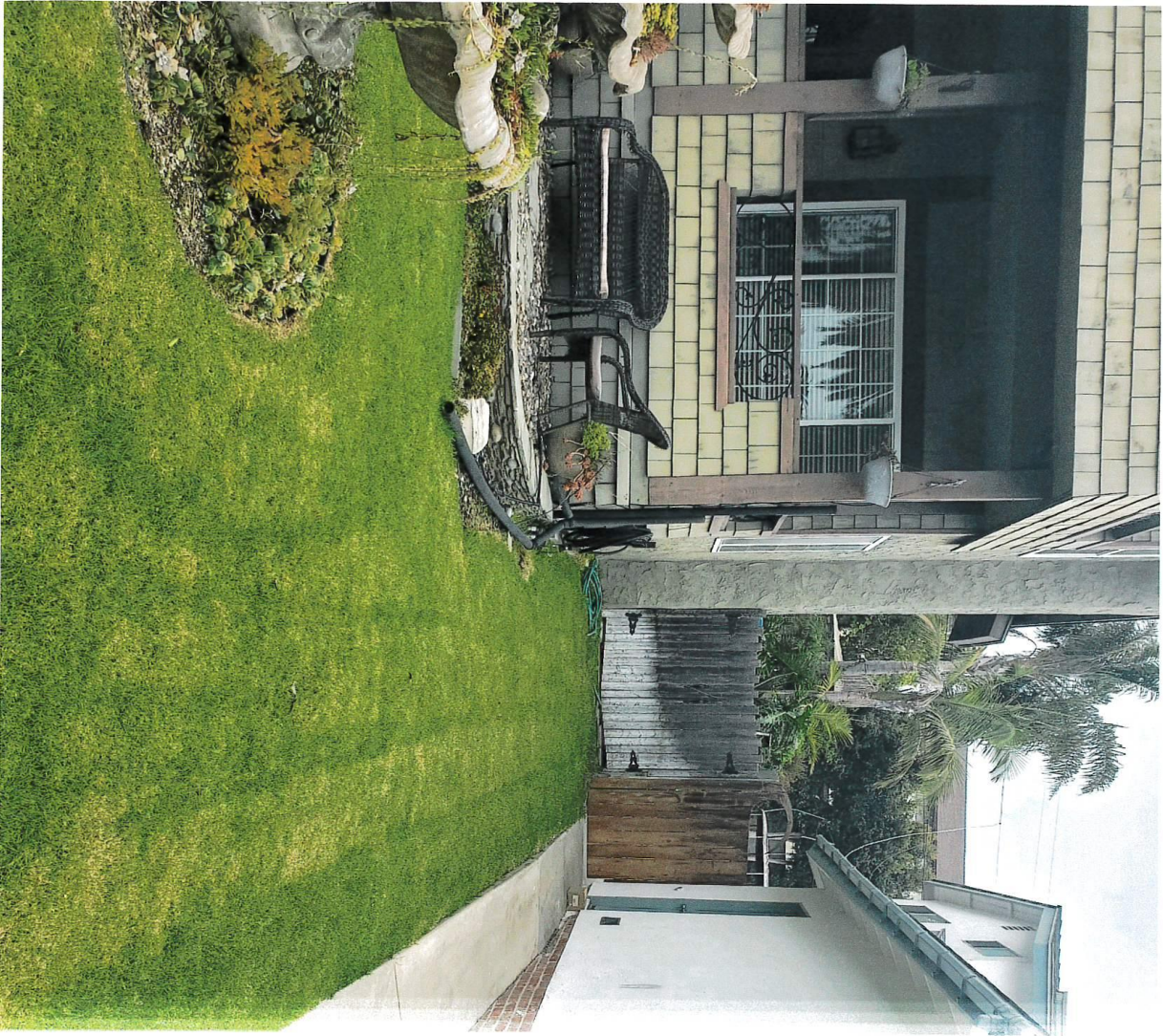
In the event the Application is not denied outright for these reasons, we respectfully request a continuance of the hearing to allow our family an opportunity to fully vet the Application and the proposals contained therein, including by, but not limited to, conducting appropriate engineering, traffic, or environmental studies and engaging the Culps in discussions to determine if modifications can be made to the current proposal which would be mutually agreeable to all interested parties.

Again, we support the Culps in their efforts to improve their home. We simply ask they do so without negatively affecting their neighbors’ homes, investments, and the greater Capistrano Beach community. We hope the upcoming hearing leads to a productive dialogue as to how this can occur. Thank you for your service to the community and your consideration of this letter.

Sincerely,



Gerald and Shelly Egner





SUPPORTING DOCUMENT 5: Response Letter from Applicant – September 17, 2021



September 17, 2021

City of Dana Point Planning Division

Belinda Deines,

33282 Golden Lantern
Dana Point, Ca. 92629

Re: The Culp Residence located at 34732 Calle Fortuna-Site Development
Permit SDP21-0009 (M)

Dear Ms. Deines,

We met with Gerald and Shelly Egner on Wednesday September 15th at their home. As you know the Egner's have appealed our project that was approved by the Community Development Director Brenda Wisneki on August 17, as an administrative permit process.

The meeting with the Egner's was very cordial, and our main focus was to listen to their concerns, as you know they are concerned about their views being blocked, and light and ventilation also being blocked into their front living room. We went up to the second floor room and deck at the front of the home. The room in question is a secondary room that they use presently as an office, and there is a 2x4 widow looking over my client's home, the deck issue isn't an issue, they admit they don't use it, and the deck will see past the new addition.

They are concerned that the new addition over the garage will wipe out their view, and reduce their property values, and can we or have we looked at different alternatives. I told them we have and the addition that the city approved is the best option for their family and the home. I explained to him that the addition isn't why we needed to obtain a Minor Site Development Permit, it was the existing non-conformities (front setback, side setback, and interior dim.



of existing garage) on the existing home, the addition isn't making these items worse. I believe he understands this, but the view is his main concern.

So, we really didn't resolve anything, but I wanted to personally meet with them to see if there was any common ground or compromise, and there really isn't, don't build over the garage, they truly believe they own the view over my client's home, and the Culp's don't. Remember when we were just starting this process, we had our client reach out to them to discuss what we were doing, and they refused to meet because they said they will never be ok with the addition over the garage.

So, in conclusion, we feel whatever we do, the neighbor wants to control everything that happen on our client's property, and my client isn't willing to do that.

Do not hesitate to contact me with any questions or concerns that you may have.

Sincerely

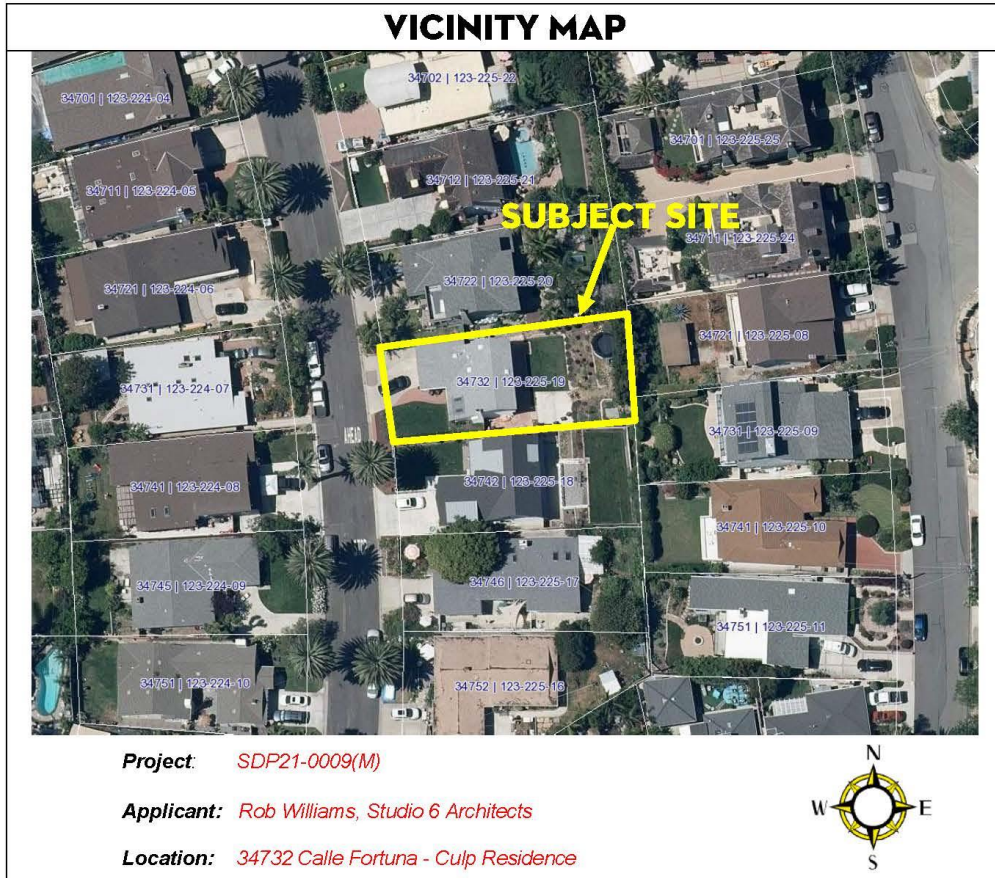
A handwritten signature in black ink, appearing to read "R. Williams", written over a faint circular stamp.

Robert J. Williams, AIA

Principal

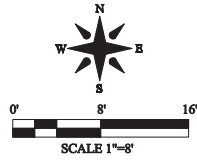
Studio 6 Architects, Inc.

SUPPORTING DOCUMENT 6: Vicinity Map

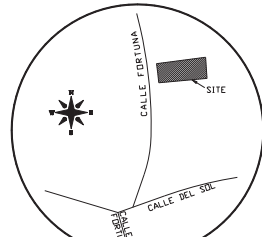


SUPPORTING DOCUMENT 7: Approved Project Plans

ATTACHMENT



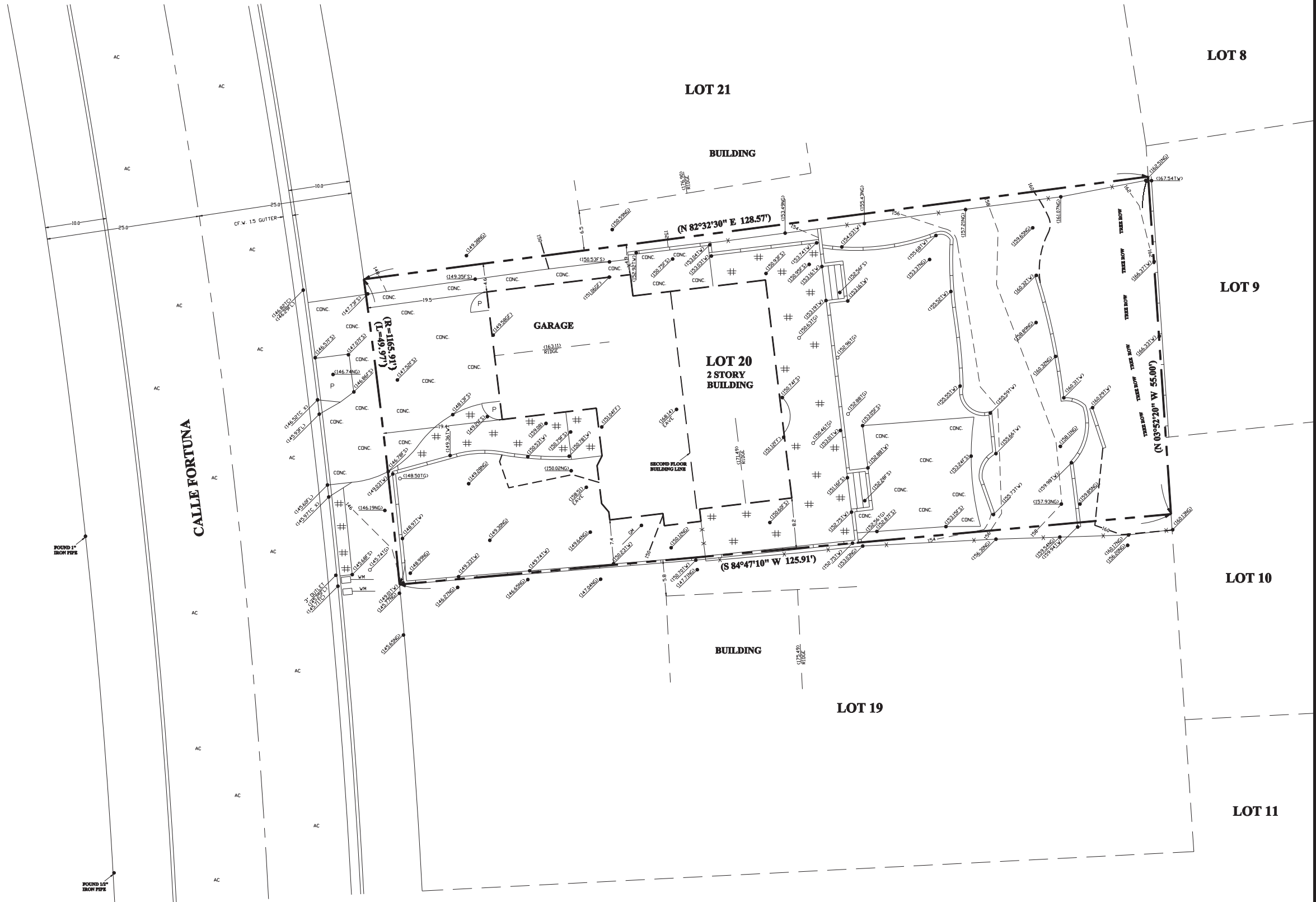
NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.



VICINITY MAP

LEGEND

SYMBOL	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
#	BRICK
=	DECK
---	WALL
---	BUILDING
---	PROPERTY LINE
-x-	FENCE
+	BENCH MARK
A.C.	ASPHALT
C.F.	CURB FACE
CDNC.	CONCRETE
C.P.	CONTROL POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
F.L.	FLOWLINE
F.S.	FINISH SURFACE
G.F.	GARAGE FLOOR
G.M.	GAS METER
L&T	LEAD & TAG
M.H.	MAN-HOLE
N.G.	NATURAL GRADE
P	PLANTER
P.P.	POWER POLE
TC	TOP OF CURB
T.G.	TOP-GRADE
T.D.R.	TOP OF ROOF
S&W	SPIKE & WASHER
WM	WATER METER



RdM SURVEYING INC.
 RON MIEDEMA L.S. 4653
 23016 LAKE FOREST DR. #409
 LAGUNA HILLS, CA 92653
 (949) 858-2924 OFFICE
 (949) 422-1869 CELL
 RDMSURVEYING@COX.NET

TOPOGRAPHIC SURVEY

JOB: 81-44 DATE: 4/15/21

OWNER:
 JEREMY AND DEBBIE CULP

LEGAL DESCRIPTION:
 LOT 20 OF TRACT MAP NO. 901
 APN 123-225-19

BENCH MARK:

ADDRESS OF PROJECT:
**34732 CALLE FORTUNA
 DANA POINT, CA**

CULP RESIDENCE
34732 CALLE FORTUNA
DANA POINT, CALIFORNIA

PROJECT NUMBER:
2020037

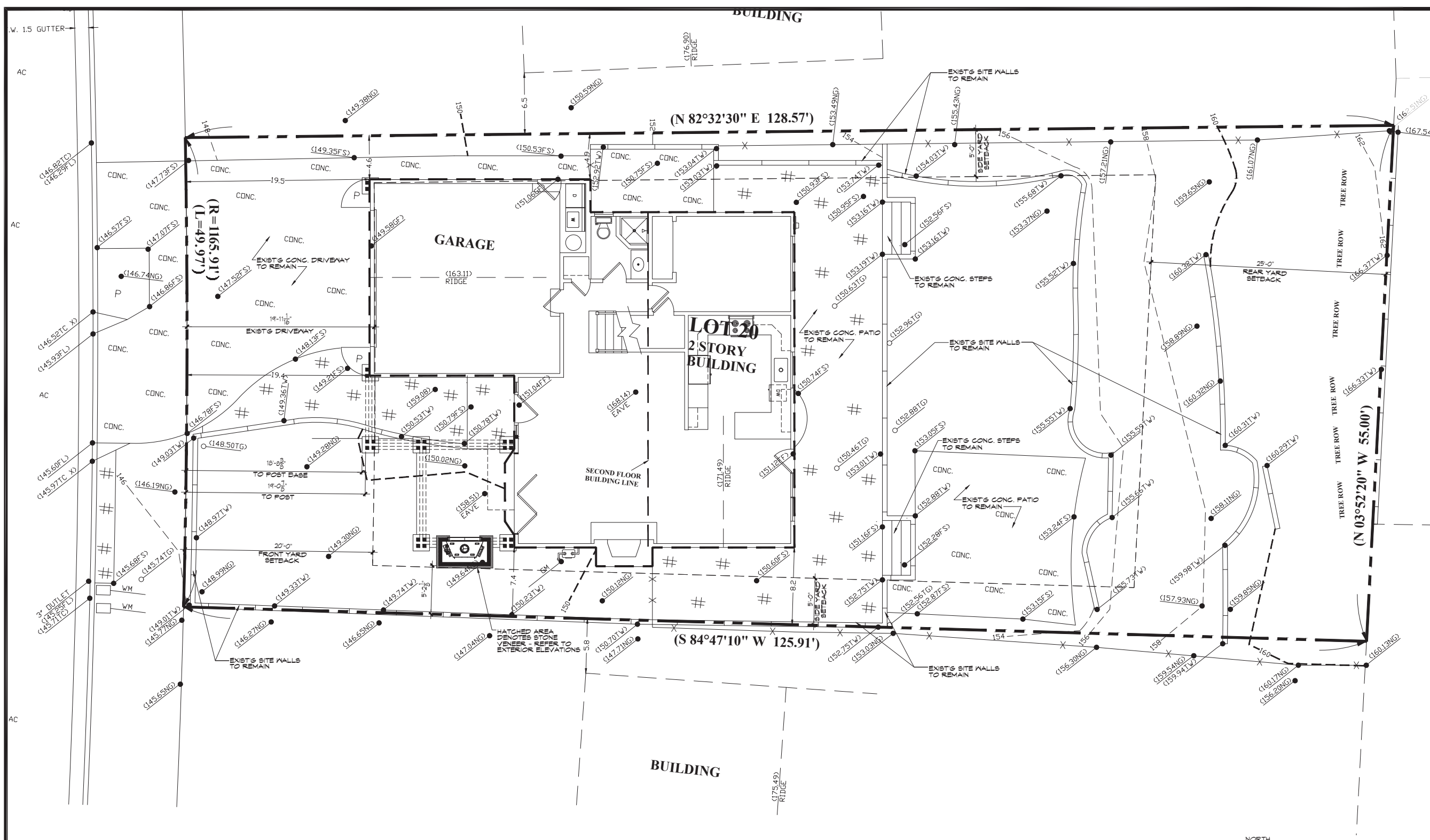
MILESTONES / REVISIONS		
NO.	DATE	DESCRIPTION

LICENSE STAMP:



SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NUMBER:
A-1



ARCHITECTURAL SITE PLAN - 1

SITE PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- THIS SITE PLAN IS INTENDED FOR BUILDING SETBACK PURPOSES AND LOCATION OF UTILITIES ONLY. SEPARATE DRAWING SUBMITTAL(S) AND PERMIT(S) IS/ARE REQUIRED FOR LANDSCAPE PLAN, SWIMMING POOL AND SPA, POOL AND SPA MECHANICAL EQUIPMENT, SITE RETAINING WALLS, FENCES, GATES, ANY BLOCK WALLS OVER 8 FEET, ... ETC.
- REFER TO THE ARCHITECTURAL FLOOR PLANS AND GENERAL NOTES FOR ADDITIONAL ARCHITECTURAL INFORMATION.
- REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- REFER TO THE GEOTECHNICAL SOILS REPORT FOR GRADING AND BACKFILL REQUIREMENTS.
- OBTAIN PERMIT FROM CAL/OSHA FOR EXCAVATIONS 8 FEET OR DEEPER AND / OR CONSTRUCTION OF BUILDING OR SCAFFOLDING MORE THAN 8 STORIES (86 FEET) HIGH, (CAL/OSHA CCR TITLE 8 DIV. 1, CHAPTER 3.2, SUBCHAPTER 2, SECTION 841)
- PRIOR TO THE RELEASE OF THE FOOTING INSPECTION, THE APPLICANT SHALL SUBMIT CERTIFICATION, BY SURVEY OR OTHER APPROPRIATE METHOD, THAT THE STRUCTURES WILL BE CONSTRUCTED IN COMPLIANCE WITH THE DIMENSIONS SHOWN AND IN COMPLIANCE WITH THE SETBACKS OF THE APPLICABLE COMMUNITY ASSOCIATION GUIDELINES (IF ANY) AND LOCAL ZONING CODE.
- THE DISCHARGE OF POLLUTANTS TO STORM DRAINAGE SYSTEM (IF ANY) IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM (IF ANY).
- REFER TO LANDSCAPE PLANS FOR SITE IMPROVEMENT INFORMATION.
- FINISHED GRADE AROUND THE NEW STRUCTURE SHALL SLOPE AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES. (CRG R405.1.1.3)

CONSTRUCTION WASTE:

A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED FROM LANDFILLS FOR RECYCLE OR SALVAGE. WASTE MANAGEMENT PLAN (8 C.M.C. CHAPTER 3.69) SHALL BE PRE-APPROVED BY CITY ENVIRONMENTAL SERVICES DIVISION. APPLICANTS ARE REQUIRED TO HAVE ONE OF THE FOLLOWING:
- AN APPROVED WASTE MANAGEMENT PLAN (WMP); OR
- ELECT TO USE A C & D RECYCLING BIN PROVIDED BY THE CITY'S FRANCHISE WASTE HAULER.

CULP RESIDENCE
34732 CALLE FORTUNA
DANA POINT, CALIFORNIA

PROJECT NUMBER:
2020037

MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION

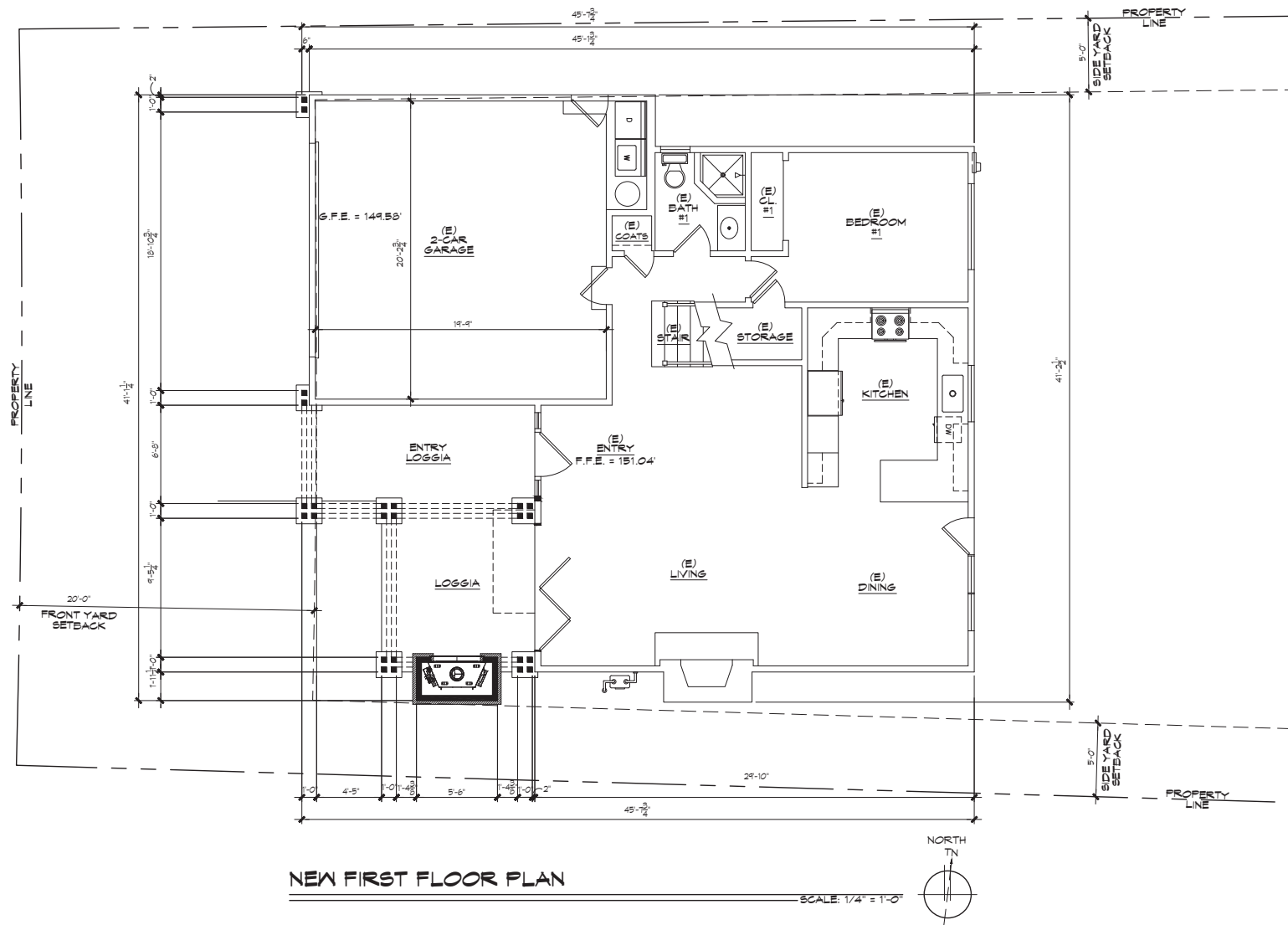
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SHEET TITLE:
FIRST FLOOR PLANS

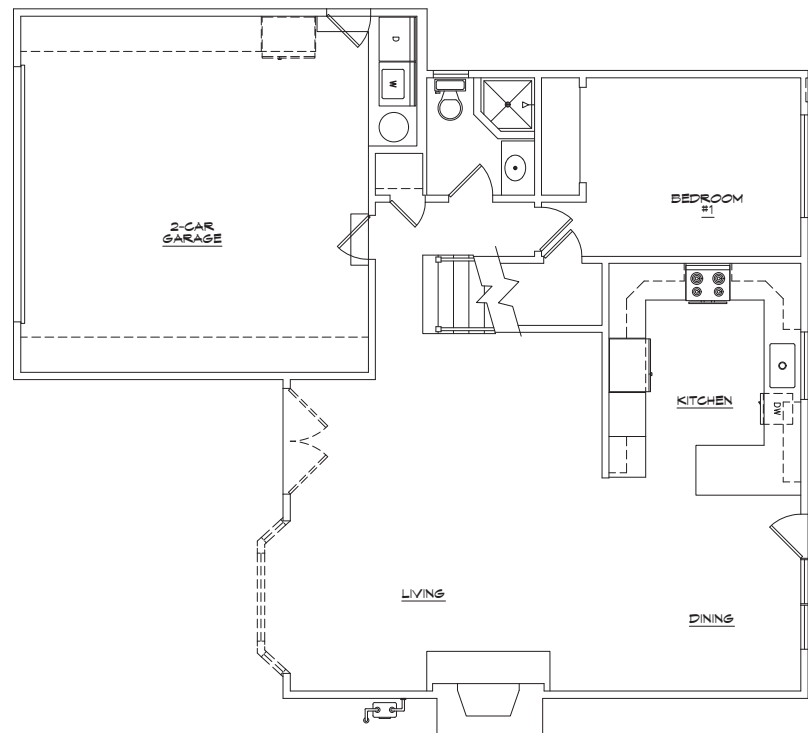
SHEET NUMBER:

A-2



NEW FIRST FLOOR PLAN

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



AS-BUILT / DEMOLITION FIRST FLOOR PLAN

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

PLAN LEGEND:

- DENOTES EXIST'G WALL TO REMAIN
- DENOTES NEW WALL
- DENOTES EXIST'G ELEMENT TO BE REMOVED (WALLS, WINDOWS, DOORS, CABINETS, ETC.)

CULP RESIDENCE
34732 CALLE FORTUNA
DANA POINT, CALIFORNIA

PROJECT NUMBER:
2020037

MILESTONES / REVISIONS

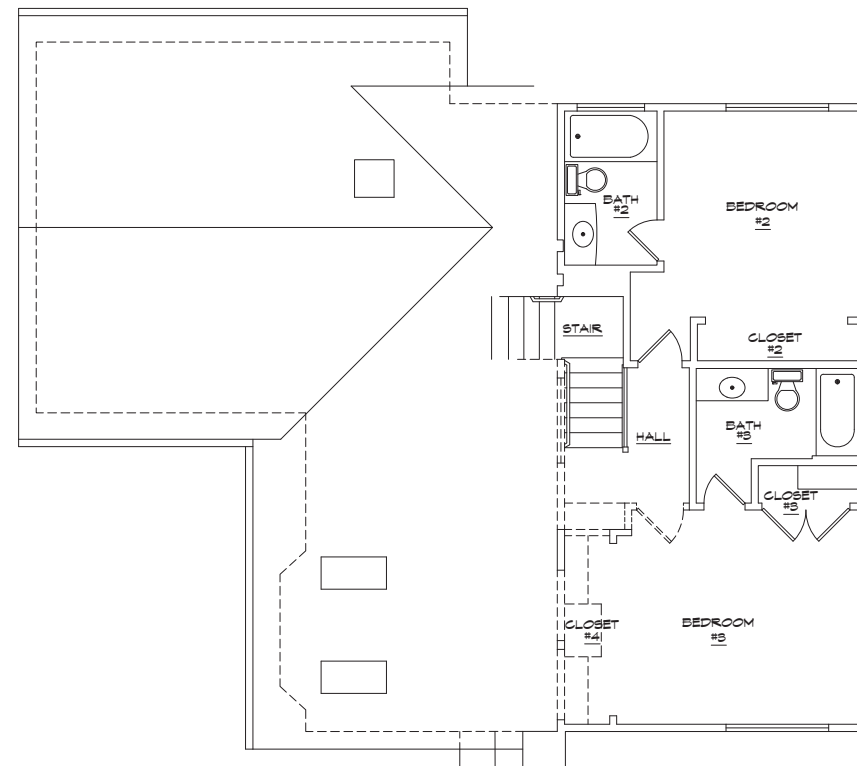
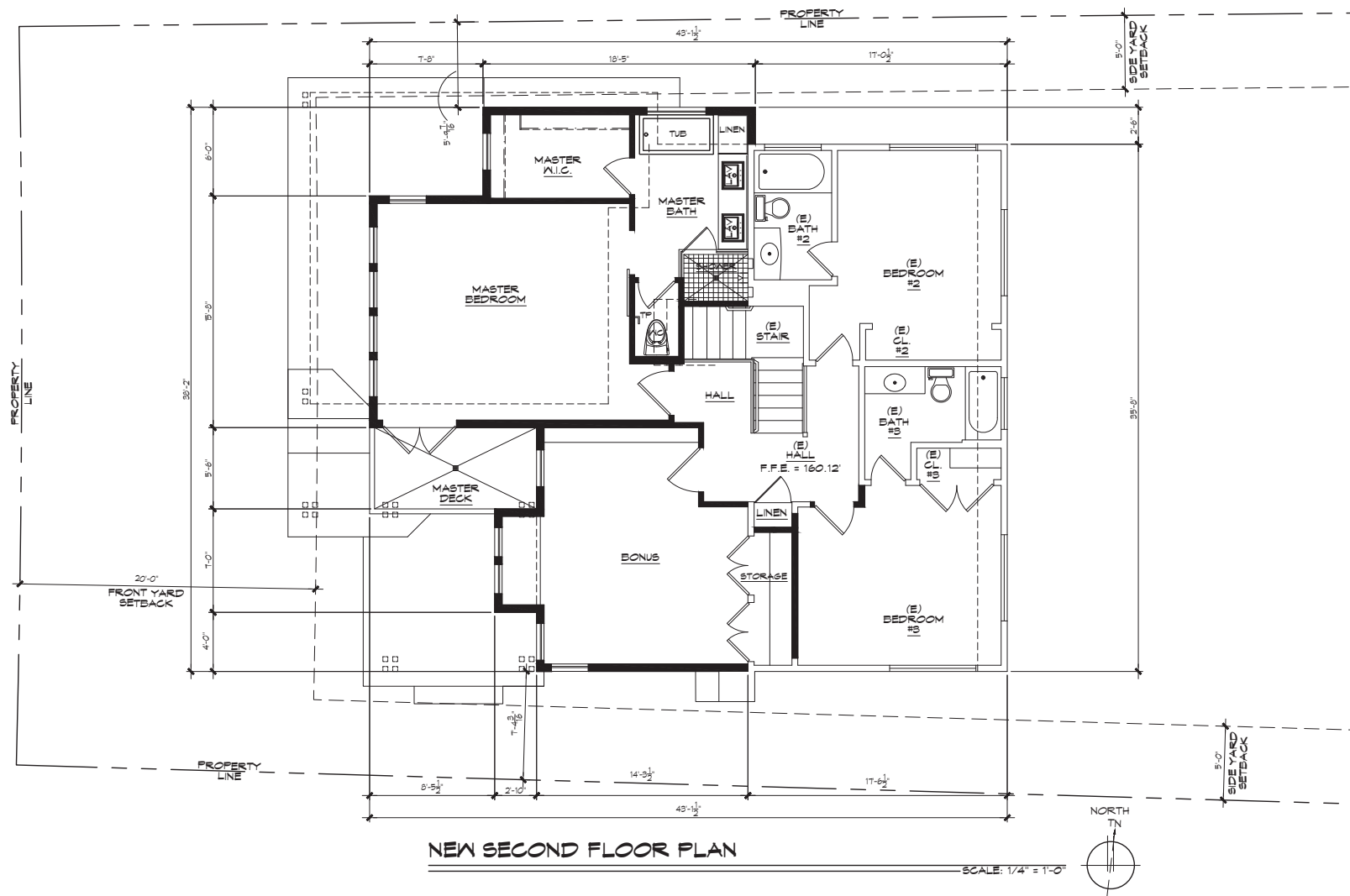
NO.	DATE	DESCRIPTION

LICENSE STAMP:



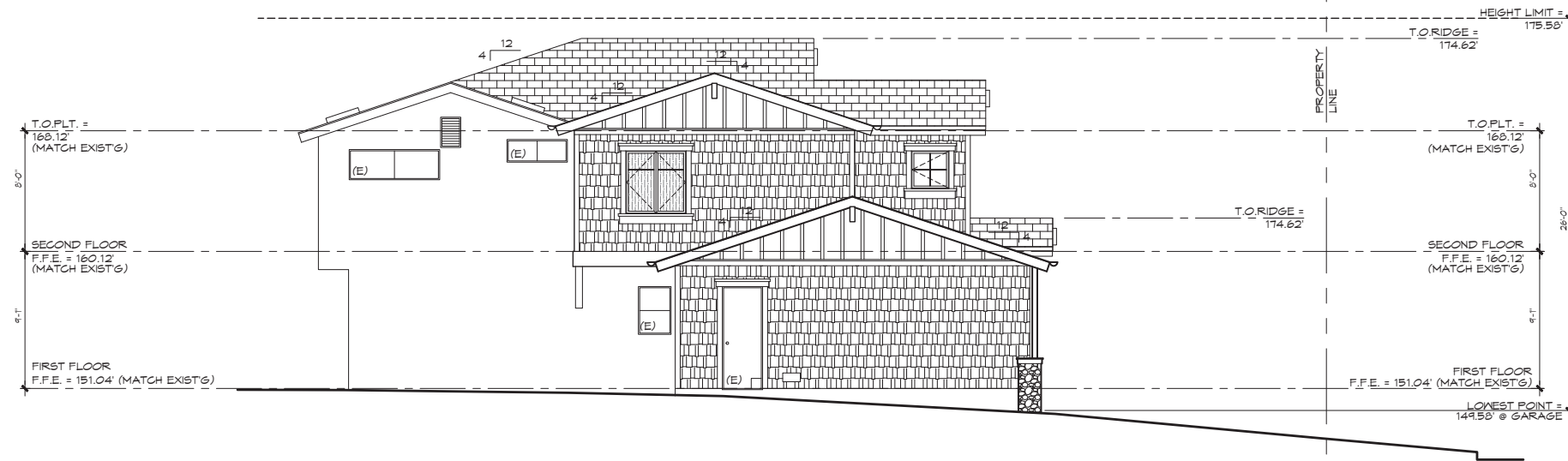
SHEET TITLE:
**SECOND FLOOR
PLANS**

SHEET NUMBER:
A-2.1



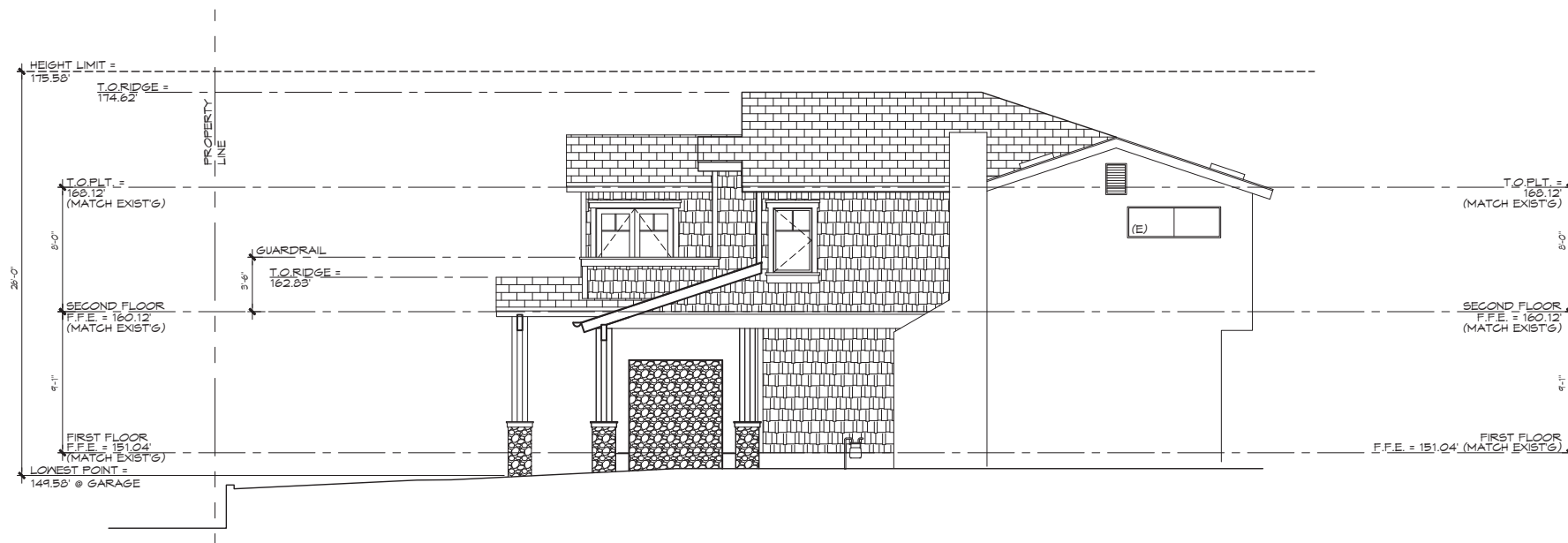
PLAN LEGEND:

- DENOTES EXIST'G WALL TO REMAIN
- DENOTES NEW WALL
- - - - DENOTES EXIST'G ELEMENT TO BE REMOVED (WALLS, WINDOWS, DOORS, CABINETS, ETC.)



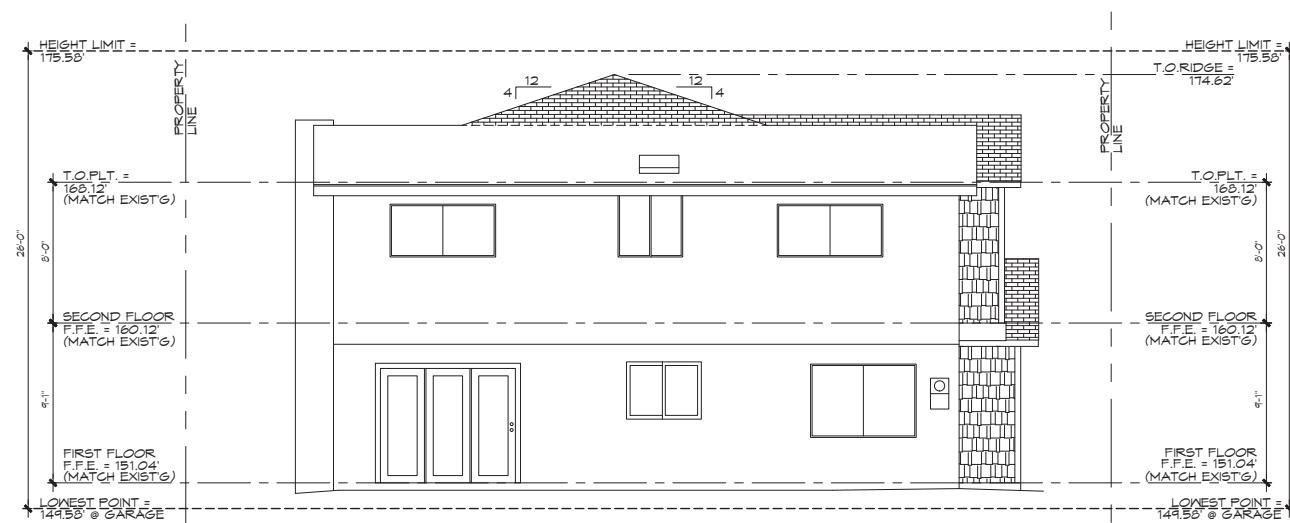
NORTH ELEVATION

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



SOUTH ELEVATION

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



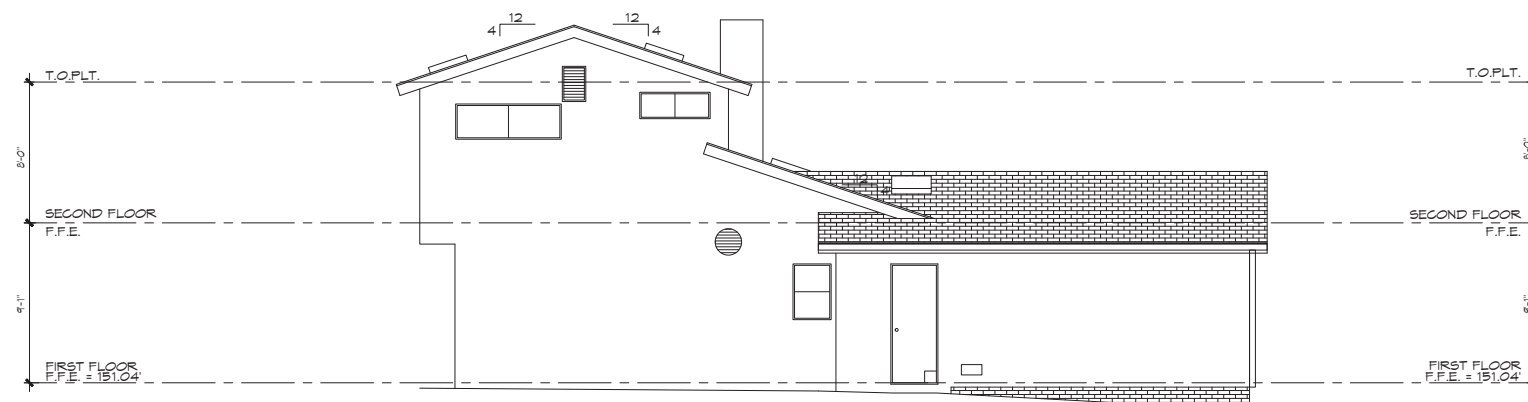
EAST ELEVATION

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



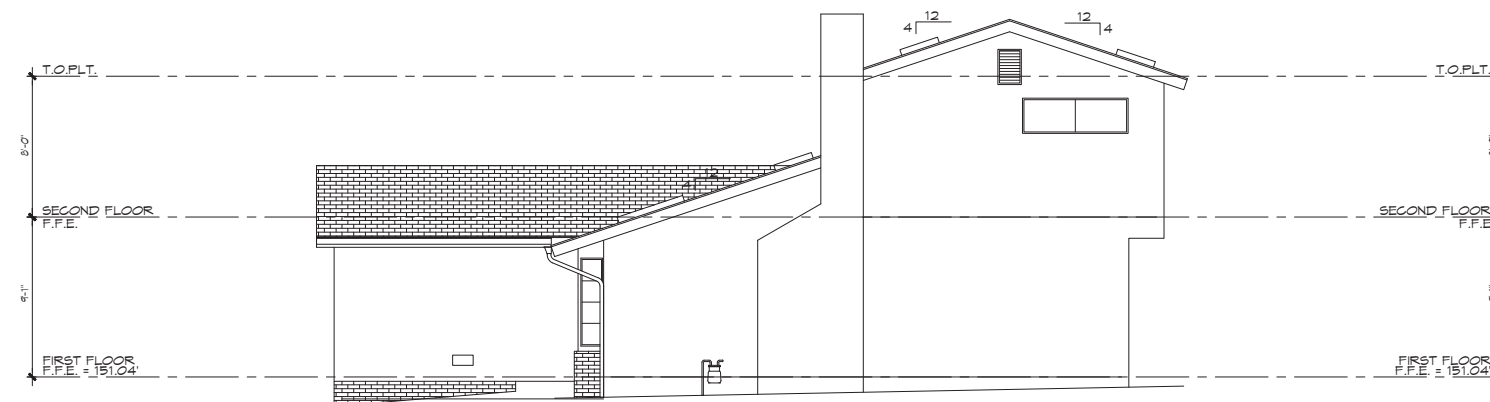
WEST ELEVATION

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



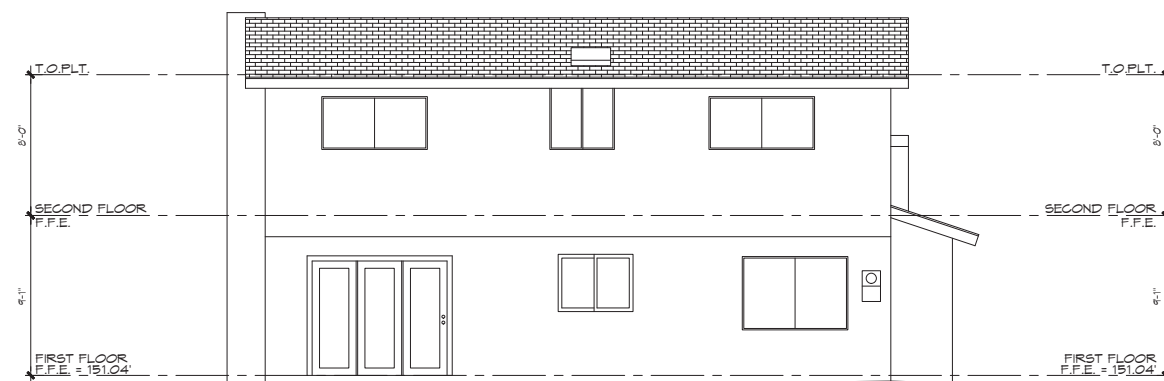
AS-BUILT NORTH ELEVATION

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



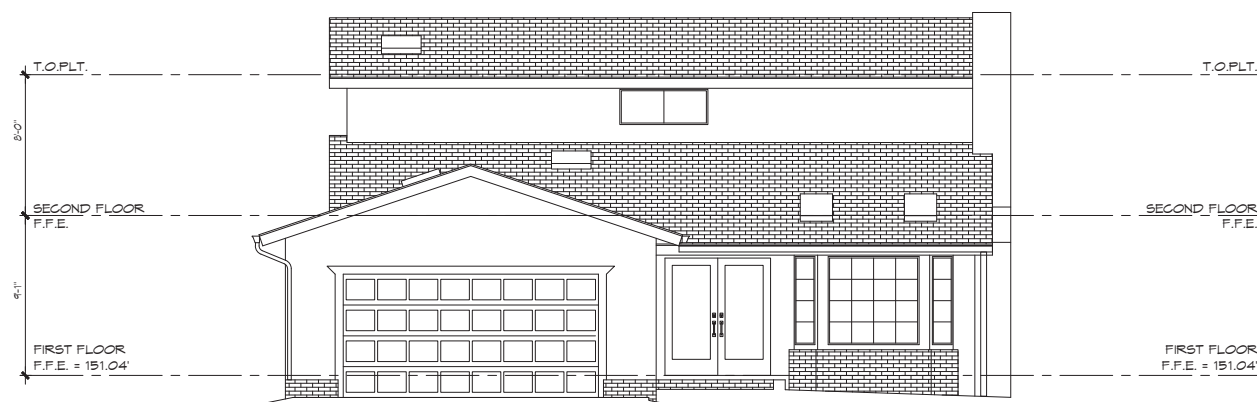
AS-BUILT SOUTH ELEVATION

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



AS-BUILT EAST ELEVATION

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



AS-BUILT WEST ELEVATION

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

CULP RESIDENCE
 34732 CALLE FORTUNA
 DANA POINT, CALIFORNIA

PROJECT NUMBER:
 2020037

MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION

LICENSE STAMP:



SHEET TITLE:
 AS-BUILT EXTERIOR
 ELEVATIONS

SHEET NUMBER:

A-3.1

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PROJECT NUMBER:

2020037

MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION

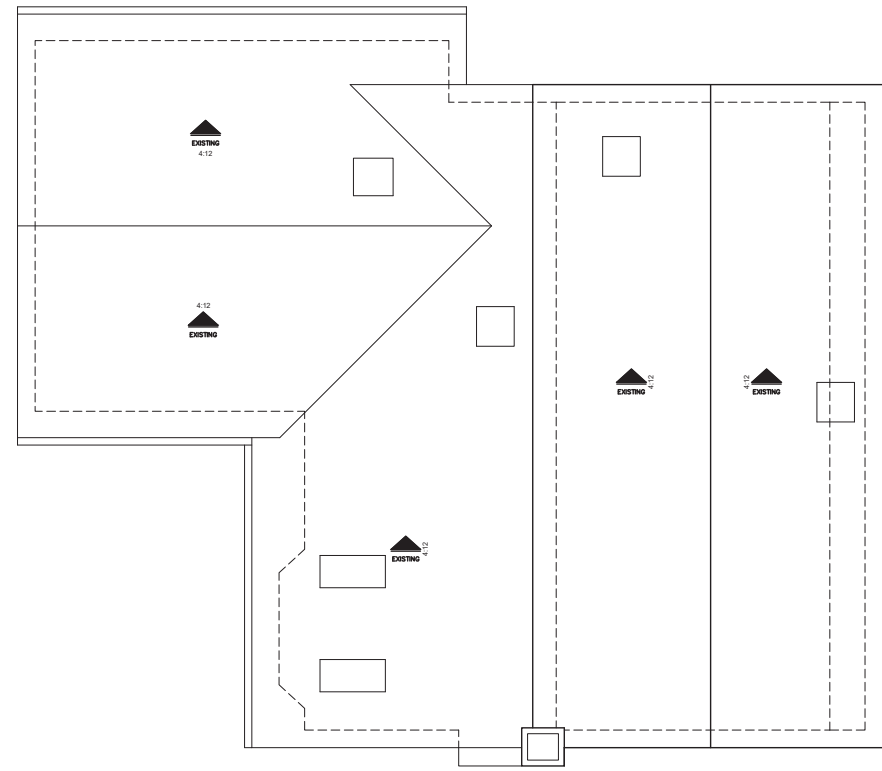
LICENSE STAMP:



SHEET TITLE:
**A.B. / DEMO & NEW
ROOF PLANS**

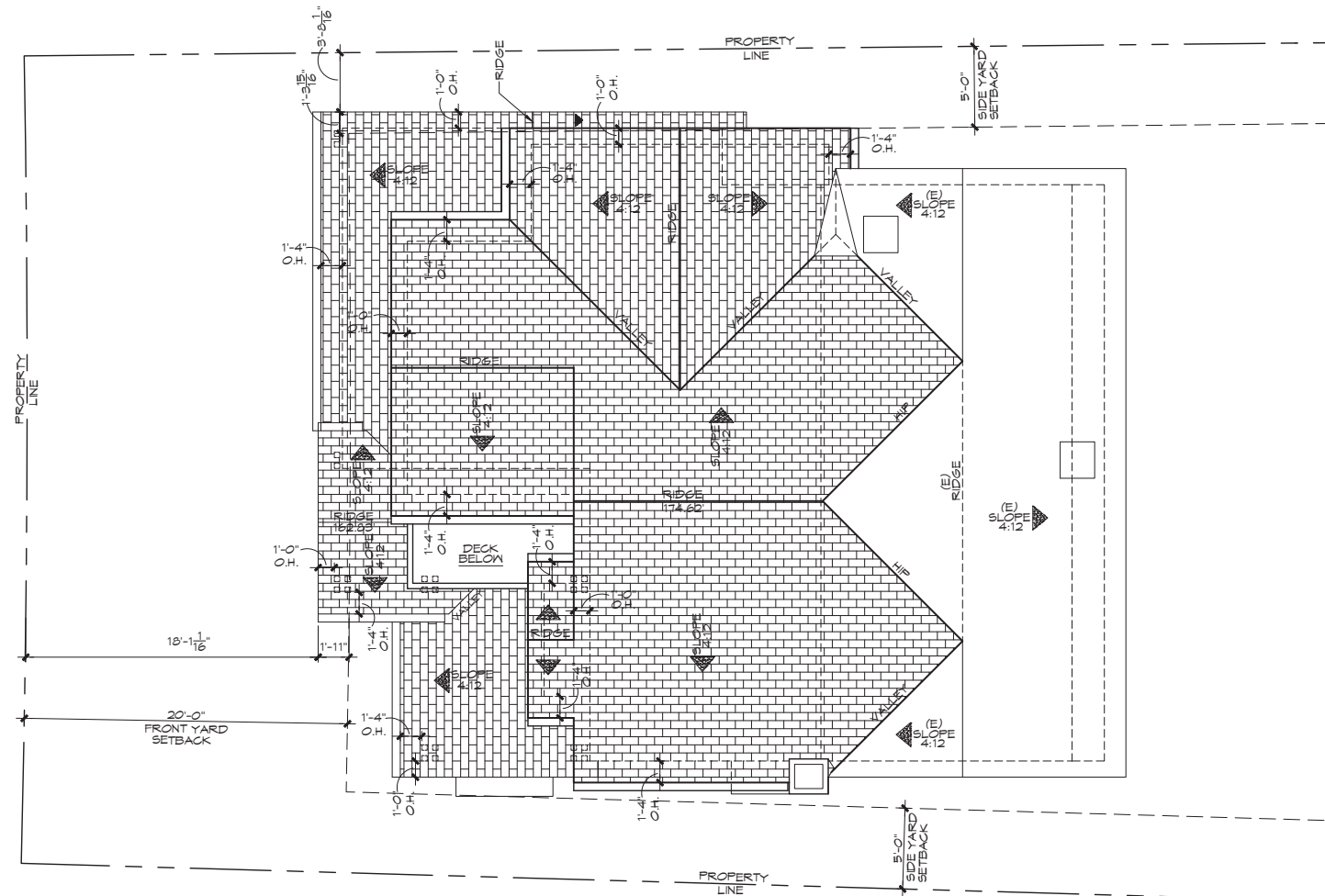
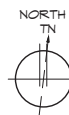
SHEET NUMBER:

A-4



AS-BUILT / DEMOLITION ROOF PLAN

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



ROOF PLAN

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

