

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

DATE: FEBRUARY 28, 2022

TO: DANA POINT PLANNING COMMISSION

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

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP21-0009 TO CONSTRUCT A 406 SQUARE-FOOT ADDITION, 215 SQUARE-FOOT BALCONY, AND ROOF DECK TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED IN THE DANA POINT SPECIFIC PLAN (DPSP) COASTAL MEDIUM DENSITY RESIDENTIAL (C-RMD) ZONING DISTRICT AT 24412 SANTA CLARA AVENUE

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP21-0009.

APPLICANT: Kevin and Jan Doud, Property Owners

REPRESENTATIVE: Reza Dadashi, Designer

REQUEST: Approval of a Coastal Development Permit to construct a 406 square-foot addition, 215 square-foot balcony, and roof deck to an existing single-family dwelling located within the DPSP, C-RMD Zoning District, Coastal Development (CD) District, and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 24412 Santa Clara Avenue (APN 682-071-11)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on February 3, 2022, published within a newspaper of general circulation on February 3, 2022, and posted on February 3, 2022, 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 Categorical Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves an addition to an existing structure provided that the addition will not result in an increase of more than 50 percent

of the floor area of the structures before the addition.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Specific Plan (DPSP), Orange County Zoning Code (OCZC), and Local Coastal Program (LCP);
- Project compatibility with and enhancement of the site and surrounding neighborhood; and
- Project satisfaction of all findings required pursuant to the DPSP, OCZC, and LCP for approval of a Coastal Development Permit (CDP).

BACKGROUND: The subject site is 7,216 square-foot lot located on land identified as a coastal bluff as defined by the Dana Point Specific Plan (DPSP). The property is zoned “Coastal Medium Density Residential” (C-RMD) Zoning District, with a General Plan land use designation of 1.31 Medium Density. The subject site is rectangular in shape with the exception of the rear property line that is angled across the coastal bluff top. The property is immediately adjacent to single-family residences to the west and east, and a mix of single and multi-family residences to the north and across Santa Clara Avenue (Supporting Document 2). The site is improved with a 3,191 square-foot, two-story single-family dwelling and attached two-car garage (Supporting Document 3).

On September 21, 1993, the Planning Commission approved Coastal Development Permit CDP93-02 for upper-level additions and improvements to the existing residence. On March 22, 1994, the City Council adopted Resolution 94-03-22-05 accepting an irrevocable offer to dedicate a public lateral access easement for blufftop trail purposes. The 10’ wide lateral access easement remained in the form of an offer to dedicate to the City for the exclusive purpose of implementing a bluff top trail.

DPSP proposes development of a bluff top walk to provide linkage between the regional pedestrian trail entering the Dana Point area from Laguna Niguel to Doheny State Beach and between upland recreational uses proposed along the coastal bluffs. The specific use of the bluff top walks is intended to provide pedestrian access and coastal viewing. The DPSP and LCP note that the dedication of an easement from a property owner for the trail system is exacted at the time of development or redevelopment of the property.

However, the DPSP and LCP were established in April 1980, and United States Supreme Court decisions since 1987 have prohibited the exaction of an easement as a condition of a permit to develop property unless: (1) a nexus exists between the construction of the house and the public access easement required as a condition of the house (*Nollan v. California Coastal Commission, 1987*), and (2) the burden of the public access easement on the subject property is roughly proportional to the impacts on the public of the construction of the house (*Dolan v. City of Tigard, 1991*); commonly referred to as the Nollan-Dolan standard.

As such, City staff finds that based on the scope of work the proposed project does not demonstrate a nexus between the public trail access easement and that the property dedication does not have a reasonable nexus to any public impacts from the proposed project. Therefore, a condition of approval for an irrevocable offer to dedicate a public lateral access easement shall not be required. City staff's determination is consistent with other Coastal Development Permits issued for properties along El Camino Capistrano and Santa Clara Avenue between Old Golden Lantern and Green Lantern.

DISCUSSION: The project involves an interior remodel of the existing structure, with a 406 square-foot addition located primarily on the upper level to create two new bedrooms above the existing garage. The existing two-car garage meets the parking requirement for a single-family residence with five bedrooms. A 215 square-foot balcony is proposed facing the street. A 444 square-foot roof deck is proposed on an existing flat roof area toward the rear of the structure. A staircase off the existing rear balcony is proposed for access to the new roof deck. The roof deck is architecturally integrated with the existing roof forms and not visible from the side elevations.

Development standards for this property are set forth in the DPSP, specifically for the C-RMD District. Table 1 summarizes applicable C-RMD District zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with C-RMD Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20' minimum	20'	Yes
Side Setbacks	5' minimum	5'; 5'	Yes
Rear Setback	25' minimum	25'	Yes
Height	28' maximum	26'	Yes
Parking Required	2 car garage	2 car garage	Yes

The existing structure is located 25 feet from the rear yard bluff edge, and a geologic report and topographic survey were approved in 1993, which includes the 50-year erosion line at 0.5 inches per year. The proposed addition and new improvements meet the required development standards for the C-RMD District, and no new foundation work is proposed within the 25' bluff setback.

The applicant proposes to remodel the majority of existing living area and has limited the amount of interior and exterior wall demolition to approximately 33% of the existing structure. The proposed remodel seeks to maintain and enhance the structure's existing contemporary style, with neutral tone smooth stucco, glass railing systems, and exterior stone cladding. New hardscape, water features, and landscape are proposed within the front entry area of the property, and no changes are proposed to existing hardscape within the bluff setback. The color/material boards, color renderings, and architectural

plans are attached as Supporting Documents 4 and 5.

The project, as designed, complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits. No deviations are requested.

Coastal Development Permit CDP21-0009

A Coastal Development Permit is required for any alteration within 50' of a coastal bluff edge, pursuant to the LCP and "Coastal Development" District Regulations of the DPSP. The applicant proposes a new staircase and roof deck which will not result in any foundation work within the 25' bluff top setback. No irrigation or new improvements are proposed within the bluff top setback. DPSP allows grading, as required to establish proper drainage or to install landscaping, and minor improvements that do not impact public views or bluff stability.

Pursuant to the "Coastal Development" District Regulations section of the Dana Point Specific Plan, a Coastal Development Permit application may be approved only after the approving authority has made the following findings:

1. Local Coastal Program: That the development project proposed by the application conforms with the certified Local Coastal Program in that the proposed additions, balcony, roof deck, hardscape, and landscaping improvements within 50' of the bluff top adhere to the provisions of the LCP. No foundation work is proposed within the required bluff top setback. The proposed site work will be limited and minimal, as required to install landscaping and minor improvements which do not impact public views or bluff stability.
2. Zoning or District Regulations: 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 proposed project has been reviewed by the Planning and Building/Safety Divisions, as well as the Public Works/Engineering Department for conformance with applicable documents and, subject to conditions of approval, has been found consistent.
3. California Coastal Act: That the project conforms with the public access and public recreation policies of the California Coastal Act in that the proposed development would not alter existing public access or public recreation in the vicinity. The property is approximately 450' from the Dana Point Harbor overlook at the end of Amber Lantern that provides hilltop scenic views of Dana Point Harbor. Based on the proposed scope of work, the applicant is not required to improve the bluff top walk for public access or offer to dedicate a public lateral access easement.

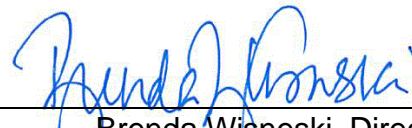
The recommended findings for approval of the CDP are outlined in the draft Resolution No. 22-02-28-XX, attached to this report as Action Document 1.

CORRESPONDENCE: To date, no correspondence has been received regarding this project. The subject property is not located within a homeowner's association.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Specific Plan, Orange County Zoning Code, and Local Coastal Program. The project has been found to comply with all development standards, and staff recommends that the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit CDP21-0009 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. 22-02-28-XX

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Color and Material Sample Boards
5. Architectural Plans

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 22-02-28-XX

RESOLUTION NO. 22-02-28-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP21-0009 TO ALLOW ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED WITHIN THE DANA POINT SPECIFIC PLAN AT 24412 SANTA CLARA AVENUE

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

WHEREAS, Reza Dadashi, (the "Representative") has filed an application on behalf of Kevin and Jan Doud, ("Applicant"), the owners of real property commonly referred to as 24412 Santa Clara Avenue (APN 682-071-11) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow additions and alterations to an existing single-family dwelling at the Property; and

WHEREAS, said verified application constitutes a request as provided by Section 7-9-150 of the Orange County Zoning Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project proposes additions to an existing single-family dwelling that will result in an increase of less than 50% of the existing floor area; and

WHEREAS, the Planning Commission did, on the 28th day of February, 2022, hold a duly noticed public hearing as prescribed by law to consider said request; 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 Coastal Development Permit CDP21-0009.

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

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP21-0009 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP21-0009

1. That the development project proposed by the application conforms with

PLANNING COMMISSION RESOLUTION NO. 22-02-28-XX
CDP21-0009
PAGE 2

the certified Local Coastal Program in that the proposed additions, balcony, roof deck, hardscape and landscaping improvements within 50' of the bluff top adhere to the provisions of the LCP. No foundation work is proposed within the required bluff top setback. The proposed site work will be limited and minimal, as required to install landscaping and minor improvements which do not impact public views or bluff stability.

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 proposed project has been reviewed by the Planning and Building/Safety Divisions, as well as the Public Works/Engineering Department for conformance with applicable documents and, subject to conditions of approval, has been found consistent.
3. That the project conforms with the public access and public recreation policies of the California Coastal Act in that the proposed development would not alter existing public access or public recreation in the vicinity. The property is approximately 450' from the Dana Point Harbor overlook at the end of Amber Lantern that provides hilltop scenic views of Dana Point Harbor. Furthermore, the property maintains an existing 10' wide public pedestrian access easement across the top of the bluff. Based on the proposed scope of work, the applicant is not required to improve the bluff top walk for public access or offer to dedicate a public lateral access easement.

Conditions:

Responsible Departments/Divisions:

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

General:

1. Approval of this application permits additions and alterations to an existing single-family dwelling at 24412 Santa Clara Avenue in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Dana Point Specific Plan, Orange County Zoning Code, and Local Coastal Program.
1. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the

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City of Dana Point Building/Safety Division for plan check.

2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any 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 of, 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 determines that the proposed change complies with the provisions, spirit, and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she 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 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 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 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.

The Applicant, and their successors-in-interest, shall be fully responsible for

PLANNING COMMISSION RESOLUTION NO. 22-02-28-XX
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PAGE 4

knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

6. The Applicant, or Applicant's agent(s), 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 services. The Applicant is responsible to coordinate any potential conflicts or existing easements. (PWE)
7. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits. (PWE)
8. 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. (PWE)
9. Prior to the commencement of any work within the public right-of-way, including staging or materials or equipment, the applicant shall apply and be approved for an encroachment permit. (PWE)
10. The plan shall show the previously approved 25-foot bluff edge setback for the site. No new foundations or additions to existing foundations shall be proposed or constructed within the previously approved 25-foot bluff edge setback. (PWE)

Prior to Issuance of a Building Permit:

11. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan. (BLD)
12. All documents prepared by a professional shall be wet-stamped and signed. (BLD)
13. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer, and other impact-related fees. (BLD)
14. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed

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and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping.

15. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a setback certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP21-0009. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. (CD)
16. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP21-0009. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted. (CD)

Prior to Issuance of a Certificate of Use and Occupancy:

17. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record. (PWE)
18. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping of the subject property shall be installed (per plan) prior to final inspection by the Planning Division. (CD)

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 28th day of February, 2022 by the following vote, to wit:

PLANNING COMMISSION RESOLUTION NO. 22-02-28-XX
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AYES:

NOES:

ABSENT:

ABSTAIN:

Eric A. Nelson, Chairperson
Planning Commission

ATTEST:

Brenda Wisneski, Director
Community Development Department

DRAFT

SUPPORTING DOCUMENT 2: VICINITY MAP

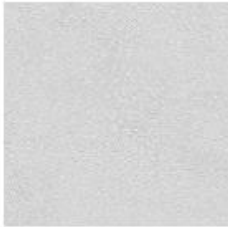


SUPPORTING DOCUMENT 3: SITE PHOTOS



SUPPORTING DOCUMENT 4: COLOR AND MATERIAL SAMPLE BOARD

**24412 Santa Clara Ave.
Color and Material Board
Specifications**



Light Gray Smooth Stucco



Brown Smooth Stucco



Dark Gray Smooth Stucco



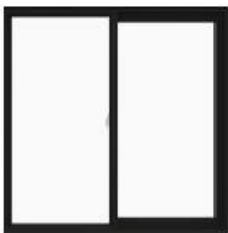
TPO Roofing System



Glass Railing System



Sliding Glass Door



Sliding Window



Awning Window



Casement Window



Wood Stairs
(Exterior)

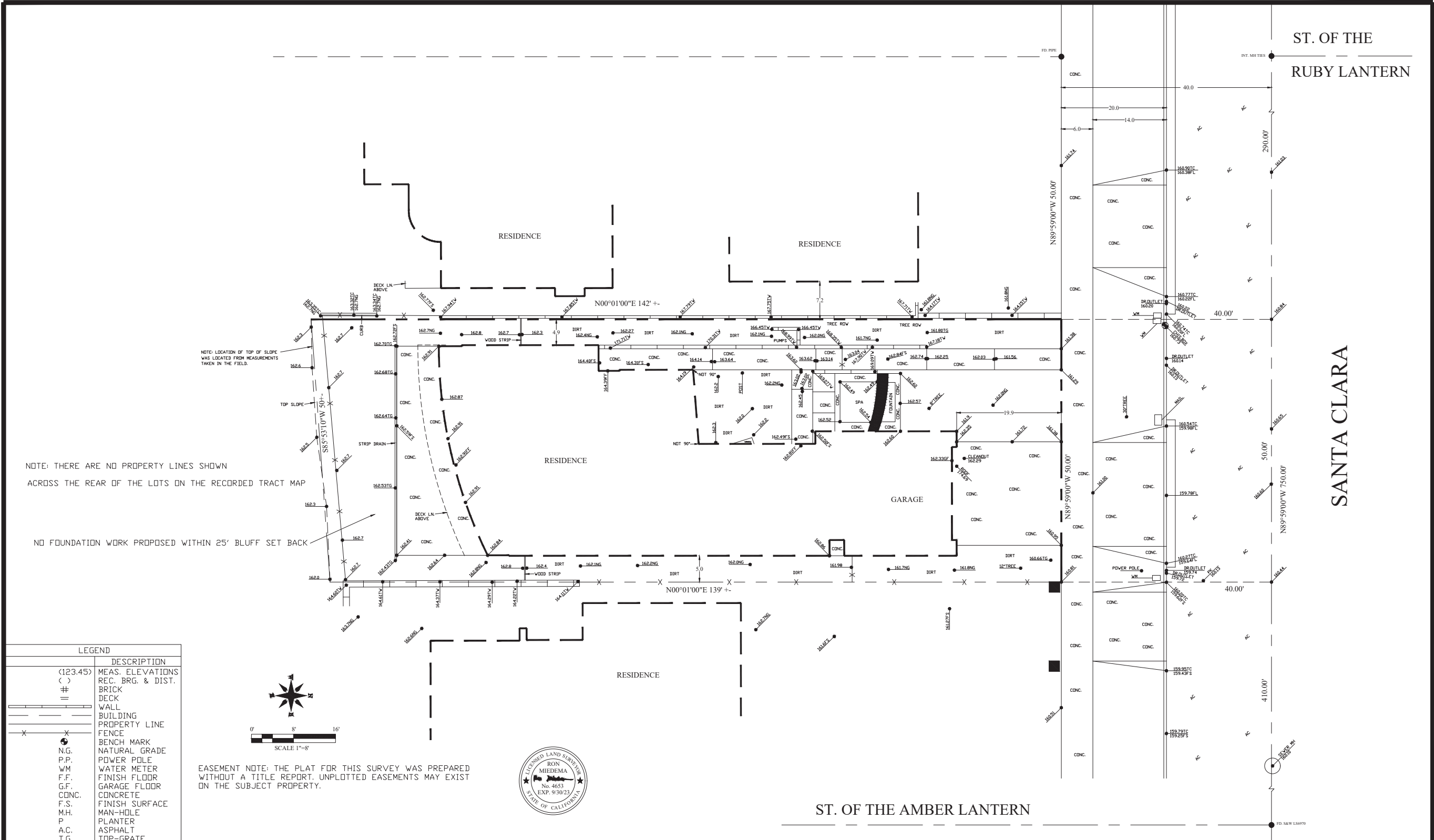


Exterior Stone
Cladding

NOTE: All Specifications
to follow this page

SUPPORTING DOCUMENT 5: Architectural Plans

ATTACHMENT

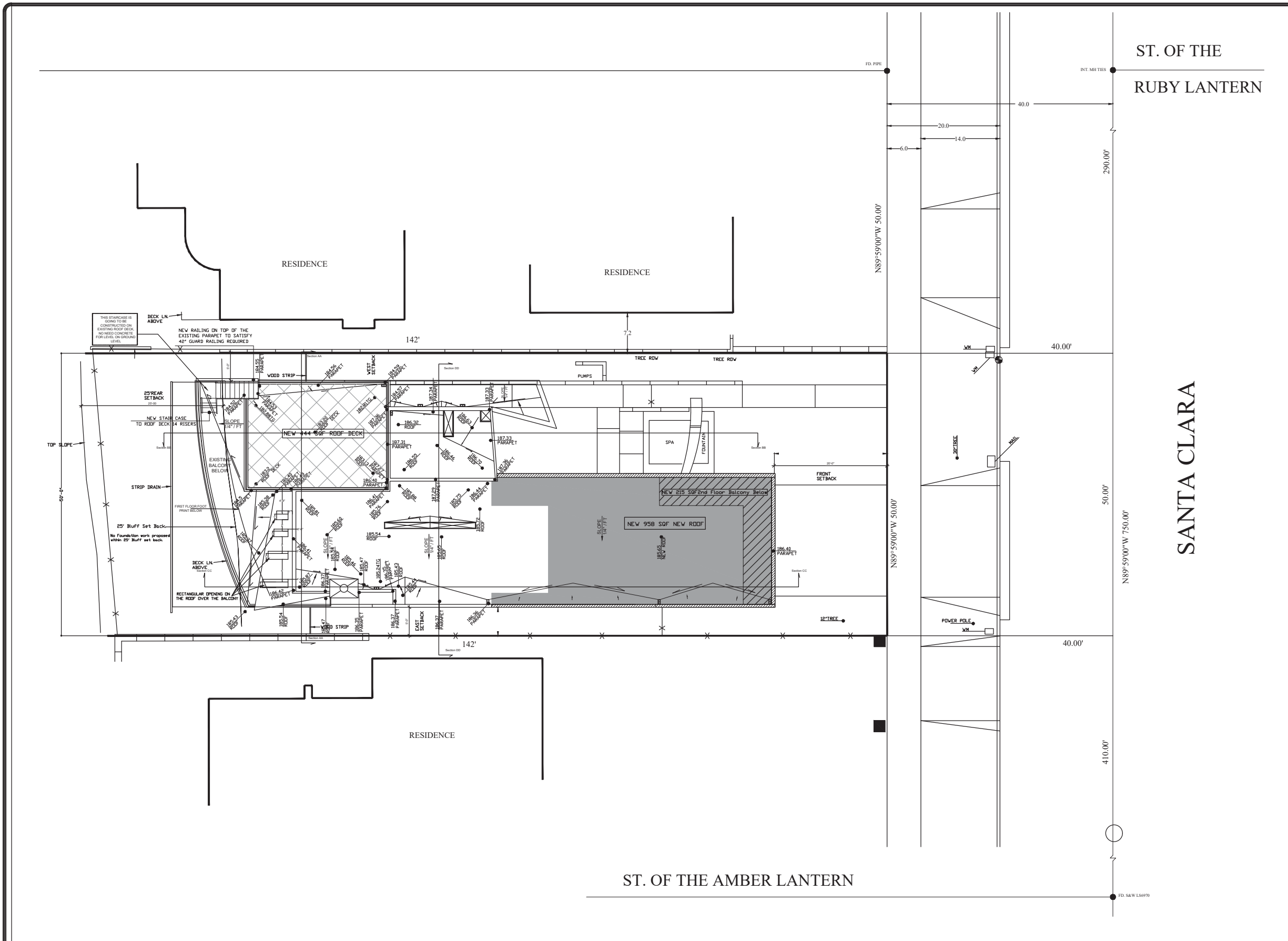


LEGEND	
	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
#	BRICK
=	DECK
—	WALL
—	BUILDING
—	PROPERTY LINE
- - -	FENCE
⊕	BENCH MARK
○	N.G. NATURAL GRADE
⊕	P.P. POWER POLE
⊕	WM WATER METER
⊕	F.F. FINISH FLOOR
⊕	G.F. GARAGE FLOOR
⊕	CONC. CONCRETE
⊕	F.S. FINISH SURFACE
⊕	M.H. MAN-HOLE
⊕	P. PLANTER
⊕	A.C. ASPHALT
⊕	T.G. TOP-GRATE

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



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@CDX.NET	TOPOGRAPHIC SURVEY JOB: DATE: 2/1/2022	OWNER: KEVIN AND JAN DOUD	LEGAL DESCRIPTION: <small>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 9 IN BLOCK "C" OF TRACT NO. 5753 IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 20, PAGE 29 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE WEST 50 FEET THEREOF, ALSO EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE TOP LINE OF THE BLUFF, ALSO EXCEPTING THEREFROM ALL STANDING, FLOWING, PERCOLATING OR OTHER WATERS IN OR UNDER SAID LAND.</small>	BENCH MARK: BENCH MARK #: N-1415 DATUM: NAVD88 ELEVATION: 195.627	ADDRESS OF PROJECT: 24412 SANTA CLARA DANA POINT
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ST. OF THE
RUBY LANTERN

SANTA CLARA

ST. OF THE AMBER LANTERN

GENERAL NOTES

- OWNER SHALL SELECT ALL NEW FINISHES, FURNITURE AND FIXTURES
- ALL GYP. BD. SURFACES SHALL HAVE SMOOTH NON-TEXTURED FINISH
- THE METHOD OF ATTACHMENT FOR ALL ITEMS THAT ARE TO BE SUSPENDED ARE TO BE SUSPENDED FROM THE JSTS. ABOVE. NO ATTACHMENTS TO THE DECKING ABOVE IS PERMITTED.
- REFER ARCH. DWGS. FOR LOCATION OF PLUMBING AND HEATING EQUIPMENT, FIXTURES AND OTHER ENGINEERING INSTALLATION COMPONENTS
- HVAC CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF HVAC SYSTEM
- PLUMBING CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF PLUMBING SYSTEM
- ALL FRAMING MEMBERS SHALL BE SPACED 16", UNLESS OTHERWISE INDICATED
- ALL LOAD BEARING HEADERS OVER WINDOW AND DOOR OPENINGS SHALL BE OF DBL. 2 x 10, UNLESS OTHERWISE INDICATED
- ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.

PLAN CODED NOTES
INDICATED BY ○

- NEW CRICKET
- NEW STAIRS

PLAN LEGEND

- EXISTING ROOF
- ADDITION ROOF
- NEW ADDITION

DADASHI DESIGN & DEVELOPMENT
1278 GLENNEVRE SUITE 556
LAGUNA BEACH, CA 92651
(949) 232-5550

Lot 9, Tract 573
City of
Dana Point
Orange County,
California

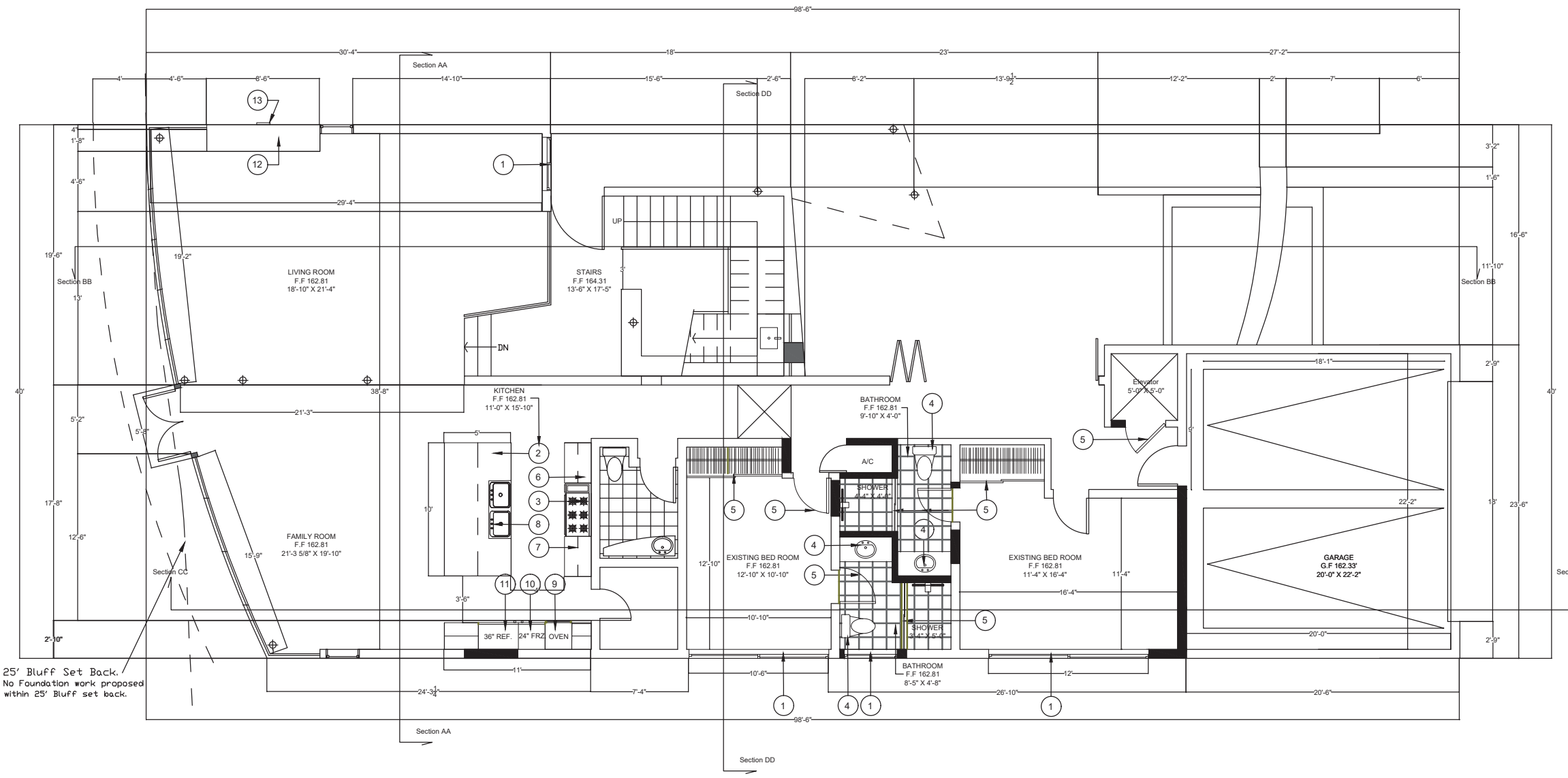
A New Residence for
Kevin & Jan
24412 Santa Clara Ave.
Dana Point, CA 92629

PROPOSED SITE PLAN

REVISIONS	DATE

DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	

A-1.0
OF



25' Bluff Set Back.
No Foundation work proposed
within 25' Bluff set back.

GENERAL NOTES

1. OWNER SHALL SELECT ALL NEW FINISHES, FURNITURE AND FIXTURES
2. ALL GYP. BD. SURFACES SHALL HAVE SMOOTH NON-TEXTURED FINISH
3. THE METHOD OF ATTACHMENT FOR ALL ITEMS THAT ARE TO BE SUSPENDED ARE TO BE SUSPENDED FROM THE JSTS. ABOVE. NO ATTACHMENTS TO THE DECKING ABOVE IS PERMITTED.
4. REFER ARCH. DWGS. FOR LOCATION OF PLUMBING AND HEATING EQUIPMENT, FIXTURES AND OTHER ENGINEERING INSTALLATION COMPONENTS
5. HVAC CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF HVAC SYSTEM
6. PLUMBING CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF PLUMBING SYSTEM
7. ALL FRAMING MEMBERS SHALL BE SPACED 16", UNLESS OTHERWISE INDICATED
8. ALL LOAD BEARING HEADERS OVER WINDOW AND DOOR OPENINGS SHALL BE OF DBL. 2 x 10, UNLESS OTHERWISE INDICATED
9. ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.

PLAN CODED NOTES
INDICATED BY ○

1. NEW WINDOW
2. NEW KITCHEN ISLAND
3. NEW STOVE
4. NEW PLUMBING FIXTURES
5. NEW DOOR
6. NEW BASE CABINET
7. NEW WALL CABINET
8. NEW S.S. DBL. BOWL SINK WITH GARBAGE DISPOSAL
9. NEW OVEN
10. NEW 24" FREEZER
11. NEW 36" REFRIGERATOR
12. NEW FIRE PLACE - DIRECT VENT
13. DIRECT VENT FLUE

PLAN LEGEND

- EXISTING WALL
- NEW GWB WALL - SEE WALL TYPES

DADASHI DESIGN & DEVELOPMENT
1278 GLENNEYRE SUITE 556
LAGUNA BEACH, CA 92651
(949) 232-5550

Lot 9, Tract 573
City of Dana Point
Orange County, California

A New Residence for
Kevin & Jan
24412 Santa Clara Ave.
Dana Point, CA 92629

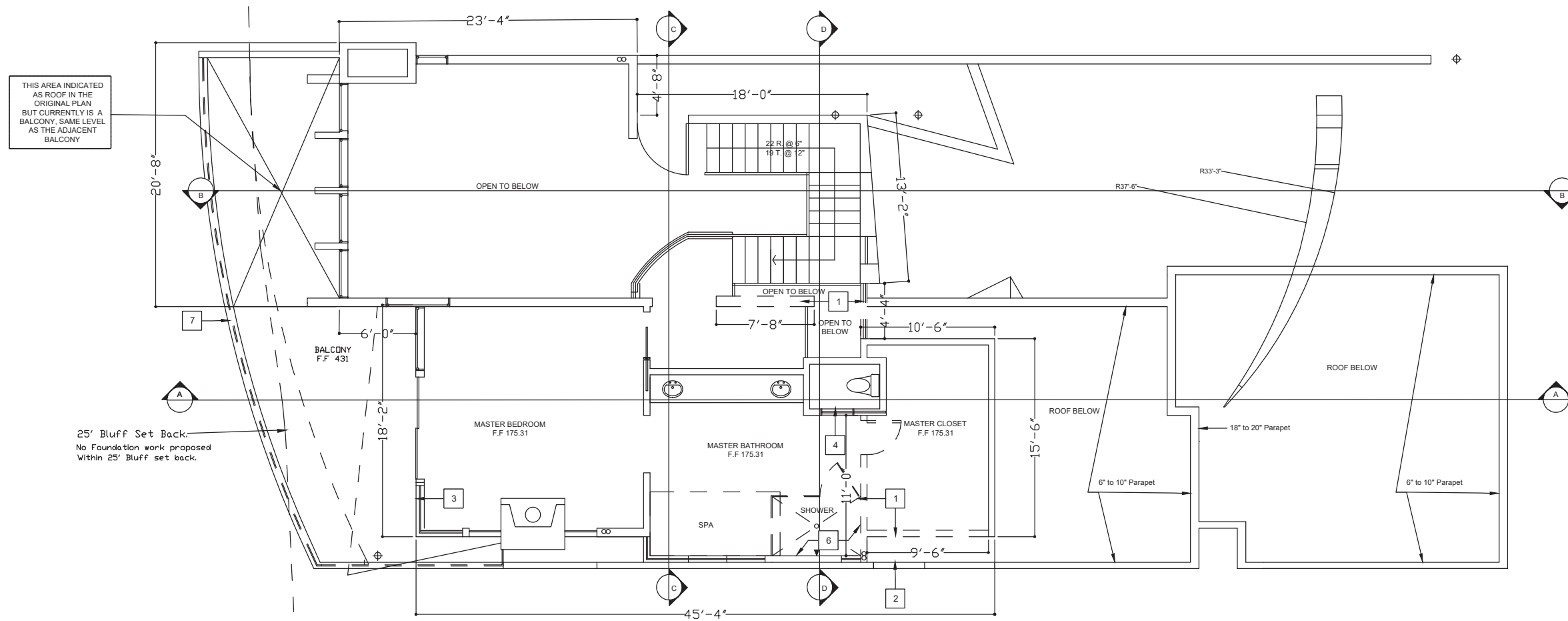
PROPOSED FIRST FLOOR PLAN

DATE	REVISIONS

DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	

A-1.2

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDINGS AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK. PRIOR TO STARTING OF WORK, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS AND SIZES, ETC. OR ITEMS NOT INDICATED ON DRAWINGS, THAT MAY REQUIRE DEMOLITION BUT NOT DESCRIBED OR SHOWN.
2. PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE.
3. WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
4. EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL DAMAGED EXISTING STRUCTURAL FIREPROOFING MATERIAL IS TO BE PATCHED/REPAIRED AS REQUIRED.
5. REMOVE ALL EXISTING OBSOLETE MISCELLANEOUS NON-LOADBEARING ITEMS IN THEIR ENTIRETY THROUGHOUT THE SPACE, PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
6. REMOVE ALL EXISTING OBSOLETE PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. COORDINATE WITH NEW CONSTRUCTION.
7. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN THE FLOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND FLOOR LEVELING TO LEVEL FLOOR WITH ADJACENT SURFACES. FLOOR LEVELING MATERIAL SHALL BE COMPATIBLE WITH NEW FLOOR FINISH MATERIALS.
8. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS AND/OR VOIDS IN GYPSUM BOARD WALLS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND LEVELING THE WALL WITH ADJACENT SURFACES. APPLY A SKIM COATING TO WALL SURFACES WITH EXTENSIVE VOIDS AND/OR UNEVENNESS.
9. REMOVE ALL EXISTING FINISH FLOORING. ALL EXISTING CONCRETE FLOORS SHALL BE PREPARED TO RECEIVE NEW POLISHED CONC. FINISH. THIS SHALL CONSIST OF BUT NOT LIMITED TO SCRAPING, GRINDING, APPLYING FLOOR LEVELING MATERIAL, ETC.
10. REMOVE ALL TEXTURED FINISHES ON EXISTING GYPSUM BOARD WALLS AND CEILING IN PREP. FOR NEW SMOOTH FINISHES THROUGHOUT.
11. REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

PLAN CODED NOTES

- INDICATED BY
1. EXISTING WALL TO BE REMOVED INCLUDING DOORS AND WINDOWS
 2. REMOVE PORTION OF THE WALL TO ACCOMMODATE NEW WINDOW
 3. EXISTING WINDOW TO BE REMOVED AND REPLACED WITH A NEW WINDOW
 4. EXISTING DOOR TO BE REMOVED AND REPLACED
 5. EXISTING SPA TO BE REPLACED
 6. EXISTING SHOWER TO BE REMOVED
 7. EXISTING RAILING TO BE REMOVED

PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

EXISTING SECOND FLOOR PLAN

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

DADASHI DESIGN & DEVELOPMENT
1278 GLENNEVRE SUITE 556
LAGUNA BEACH, CA 92651
(949) 232-5550

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City of
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Orange County,
California

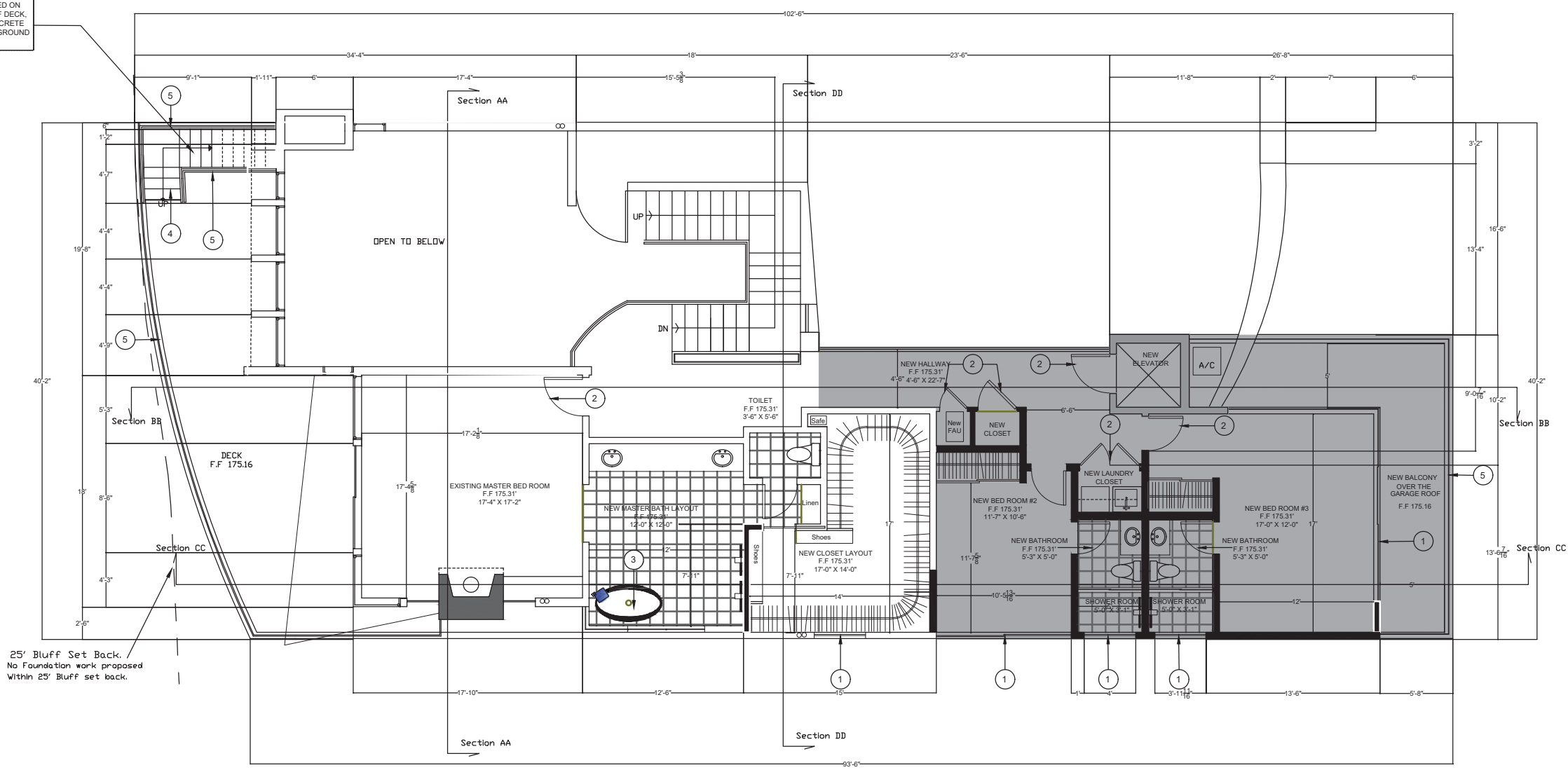
A New Residence for
Kevin & Jan
24412 Santa Clara Ave.
Dana Point, CA 92629

EXISTING SECOND FLOOR PLAN

NO.	DATE	REVISIONS

DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	A-1.3

THIS STAIRCASE IS GOING TO BE CONSTRUCTED ON EXISTING ROOF DECK. NO NEED CONCRETE FOR LEVEL ON GROUND LEVEL



GENERAL NOTES

1. OWNER SHALL SELECT ALL NEW FINISHES, FURNITURE AND FIXTURES
2. ALL GYP. BD. SURFACES SHALL HAVE SMOOTH NON-TEXTURED FINISH
3. THE METHOD OF ATTACHMENT FOR ALL ITEMS THAT ARE TO BE SUSPENDED ARE TO BE SUSPENDED FROM THE JSTS. ABOVE. NO ATTACHMENTS TO THE DECKING ABOVE IS PERMITTED.
4. REFER ARCH. DWGS. FOR LOCATION OF PLUMBING AND HEATING EQUIPMENT, FIXTURES AND OTHER ENGINEERING INSTALLATION COMPONENTS
5. HVAC CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF HVAC SYSTEM
6. PLUMBING CONTRACTOR SHALL PROVIDE WITH ALL NECESSARY CALCULATIONS AND LAYOUT OF PLUMBING SYSTEM
7. ALL FRAMING MEMBERS SHALL BE SPACED 16", UNLESS OTHERWISE INDICATED
8. ALL LOAD BEARING HEADERS OVER WINDOW AND DOOR OPENINGS SHALL BE OF DBL. 2 x 10, UNLESS OTHERWISE INDICATED
9. ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.

PLAN CODED NOTES

- INDICATED BY ○
1. NEW WINDOW
 2. NEW DOOR
 3. NEW SPA
 4. NEW STAIRS
 5. NEW GLASS RAILING

PLAN LEGEND

- ◻ EXISTING WALL
- ◼ NEW GWB WALL - SEE WALL TYPES
- ◻ NEW AREA

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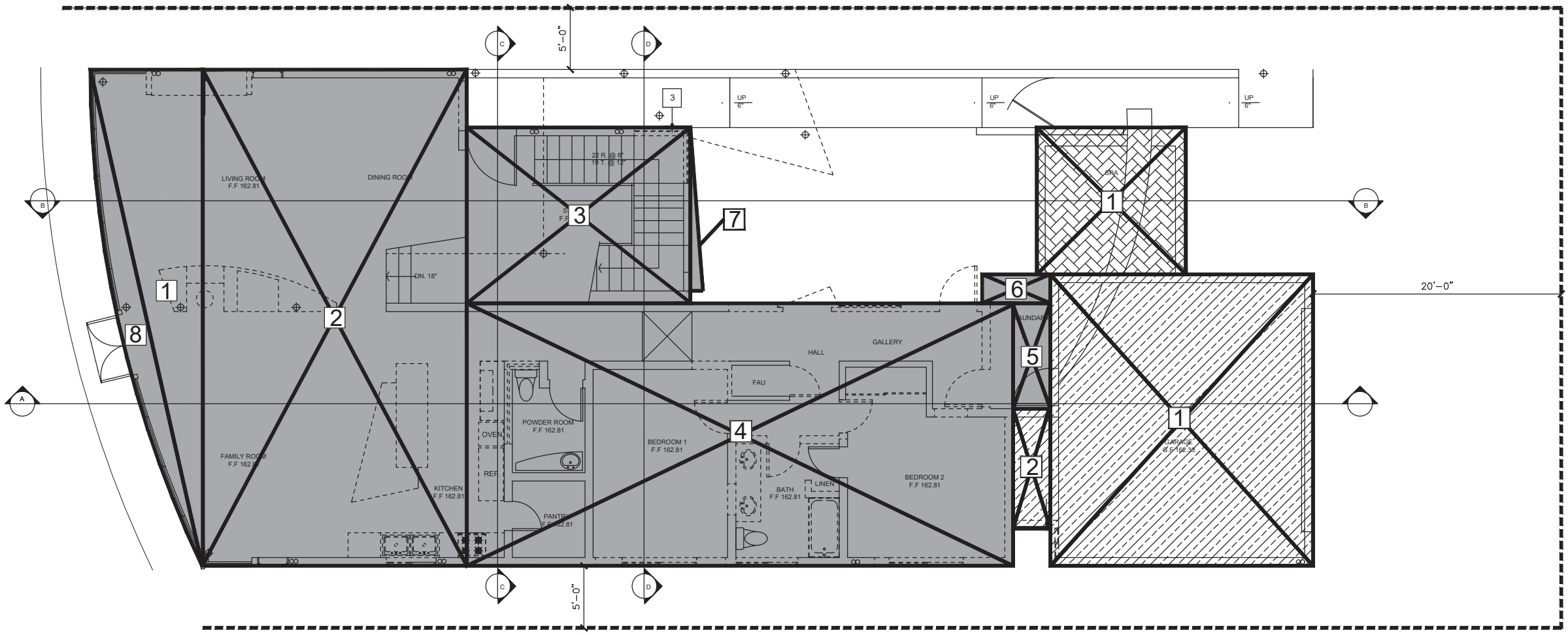
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PROPOSED SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE	REVISIONS

DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	



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PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- GARAGE AREA
- SPA AREA
- LIVING AREA

AREA CALCULATIONS

LIVING AREA:
 1- 40'-1" x 9'-1" / 2 = 182 SF
 2- 40'-1" x 21'-3" = 851.77 SF
 3- 18'-0" x 14'-2" = 255 SF
 4- 44'-0" x 21'-2" = 931.33 SF
 5- 3'-0" x 8'-6" = 25.5 SF
 6- 5'-5" x 2'-4" = 12.63 SF
 7- 13'-2" x 1'-0" / 2 = 6.58 SF
 8- 66.09 SF
TOTAL = 2,330.9 SF

GARAGE AREA:
 1- 21'-2" x 23'-6" = 497.41 SF
 2- 9'-7" x 3'-0" = 28.75 SF
TOTAL = 526.16 SF

SPA:
 1- 12'-0" x 11'-10" = 142 SF
TOTAL = 142 SF

EXISTING 1ST FLOOR AREA CALCULATIONS

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

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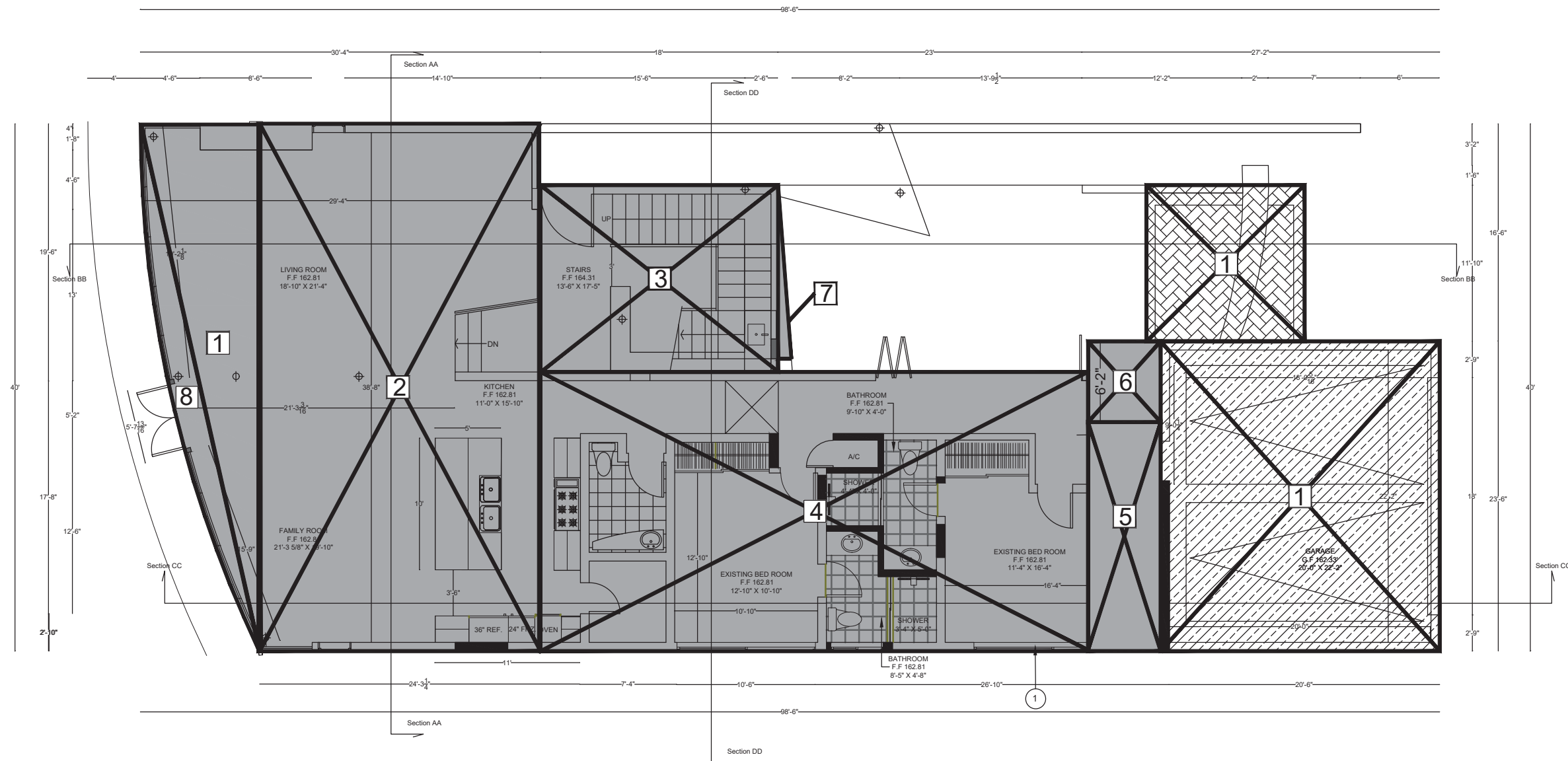
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 City of
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 Orange County,
 California

A New Residence for
Kevin & Jan
 24412 Santa Clara Ave.
 Dana Point, CA 92629

EXISTING FIRST FLOOR CALCS

DATE	REVISIONS

DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	



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9. ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.

PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- GARAGE AREA
- SPA AREA
- LIVING AREA

AREA CALCULATIONS

LIVING AREA:
 1- 40'-1" x 9'-1" / 2 = 182 SF
 2- 40'-1" x 21'-3" = 851.77 SF
 3- 18'-0" x 14'-2" = 255 SF
 4- 41'-6" x 21'-2" = 878.4 SF
 5- 5'-6" x 17'-5" = 95.8 SF
 6- 5'-5" x 6'-2" = 33.4 SF
 7- 13'-2" x 1'-0" / 2 = 6.58 SF
 8- 66.09 SF
TOTAL = 2,369.04 SF

GARAGE AREA:
 1- 21'-2" x 23'6" = 497.41 SF
TOTAL = 497.41 SF

SPA:
 1- 12'-0" x 11'-10" = 142 SF
TOTAL = 142 SF

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 1278 GLENNEYRE SUITE 656
 LAGUNA BEACH, CA 92651
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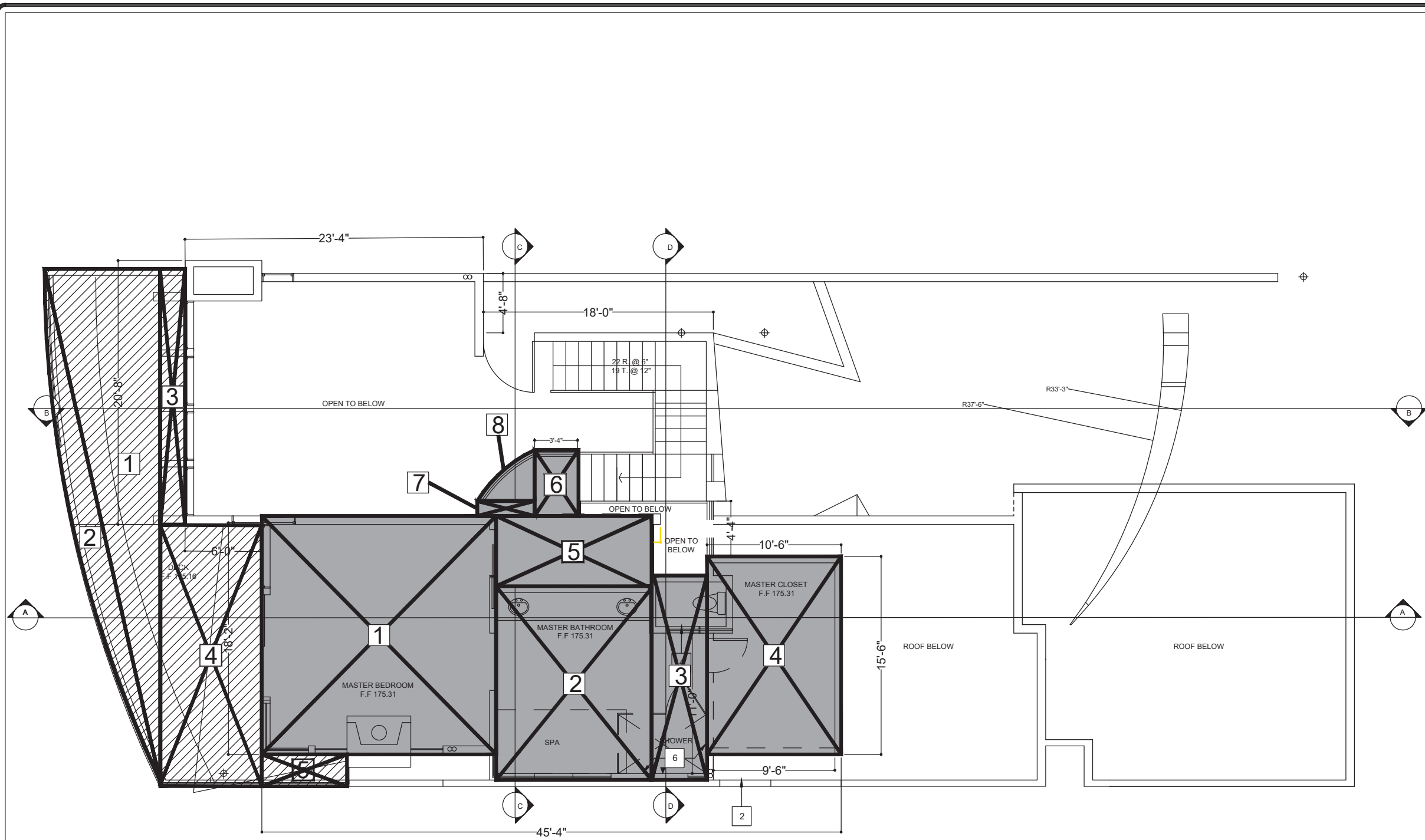
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PROPOSED FIRST FLOOR CALCS

REV	DATE	DESCRIPTION

PROPOSED 1ST FLOOR AREA CALCULATIONS
 SCALE: 1/4" = 1'-0"

DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	A-2.1



GENERAL NOTES

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- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- LIVING AREA

AREA CALCULATIONS

LIVING AREA:
 1- 18'-4" x 18'-8" = 342.2 SF
 2- 12'-2" x 15'-2" = 184.5 SF
 3- 4'-4" x 16'-0" = 69.3 SF
 4- 10'-6" x 15'-6" = 162.75 SF
 5- 12'-2" x 5'-9" = 66.9 SF
 6- 3'-4" x 5'-2" = 17.2 SF
 7- 1'-2" x 4'-6" = 5.25 SF
 8- 0.25 x 3.14 x 4 x 4 = 12.5 SF
TOTAL = 860.6 SF

DECK AREA:
 1- 40'-1" x 9'-1" / 2 = 182 SF
 2- 66.09 SF
 3- 1'-11" x 20'-0" = 38.3 SF
 4- 7'-11" x 20'-6" = 162.29 SF
 5- 2'-6" x 6'-8" = 16.66 SF
TOTAL = 465.34 SF

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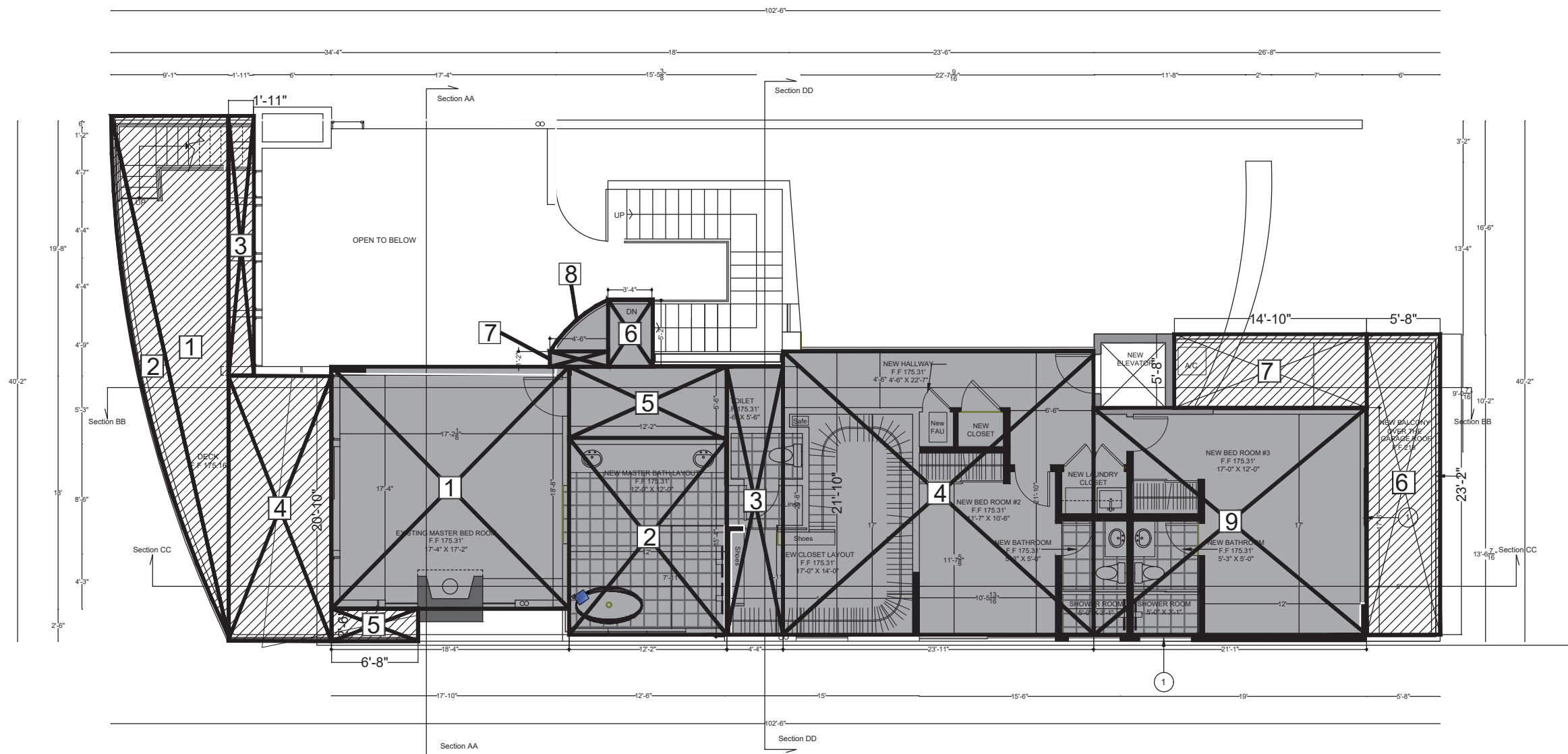
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EXISTING SECOND FLOOR CALCS

REVISIONS	DATE

DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	

EXISTING 2ND FLOOR AREA CALCULATIONS
 SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. OWNER SHALL SELECT ALL NEW FINISHES, FURNITURE AND FIXTURES
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7. ALL FRAMING MEMBERS SHALL BE SPACED 16", UNLESS OTHERWISE INDICATED
8. ALL LOAD BEARING HEADERS OVER WINDOW AND DOOR OPENINGS SHALL BE OF DBL. 2 x 10, UNLESS OTHERWISE INDICATED
9. ENTIRE PERIMETER WALL TO RECEIVE R-19 BATT INSULATION.

PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- LIVING AREA
- DECK AREA

AREA CALCULATIONS

LIVING AREA:
 1- 18'-4" x 18'-8" = 342.2 SF
 2- 12'-2" x 15'-2" = 184.5 SF
 3- 4'-4" x 20'-8" = 89.3 SF
 4- 23'-11" x 21'-10" = 162.75 SF
 5- 12'-2" x 5'-8" = 66.9 SF
 6- 3'-4" x 5'-2" = 17.2 SF
 7- 1'-2" x 4'-6" = 5.25 SF
 8- 0.25 x 3.14 x 4 x 4 = 12.5 SF
 9- 21'-0" x 17'-6" = 367.5 SF
TOTAL = 1,228.1 SF

DECK AREA:
 1- 40'-1" x 9'-1" / 2 = 182 SF
 2- 66.09 SF
 3- 1'-11" x 20'-0" = 38.3 SF
 4- 7'-11" x 20'-6" = 162.29 SF
 5- 2'-6" x 6'-8" = 16.66 SF
 6- 23'-2" x 5'-8" = 131.1 SF
 7- 14'-10" x 5'-8" = 84 SF
TOTAL = 680.44 SF

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PROPOSED SECOND FLOOR CALCS

REVISIONS	DATE	DESCRIPTION



DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	

A-2.3
 OF

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- REMOVE AND DISPOSE OF ALL 4 INCH CONC. FLOORING FROM NEW TRENCH LOCATIONS.

PLAN LEGEND

-  EXISTING ROOF TO BE REMAIN
-  EXISTING PARAPET TO BE REMOVED

DADASHI DESIGN & DEVELOPMENT
 1278 GLENNEYRE SUITE 566
 LAGUNA BEACH, CA 92651
 (949) 232-5550

Lot 9, Tract 573
 City of
 Dana Point
 Orange County,
 California

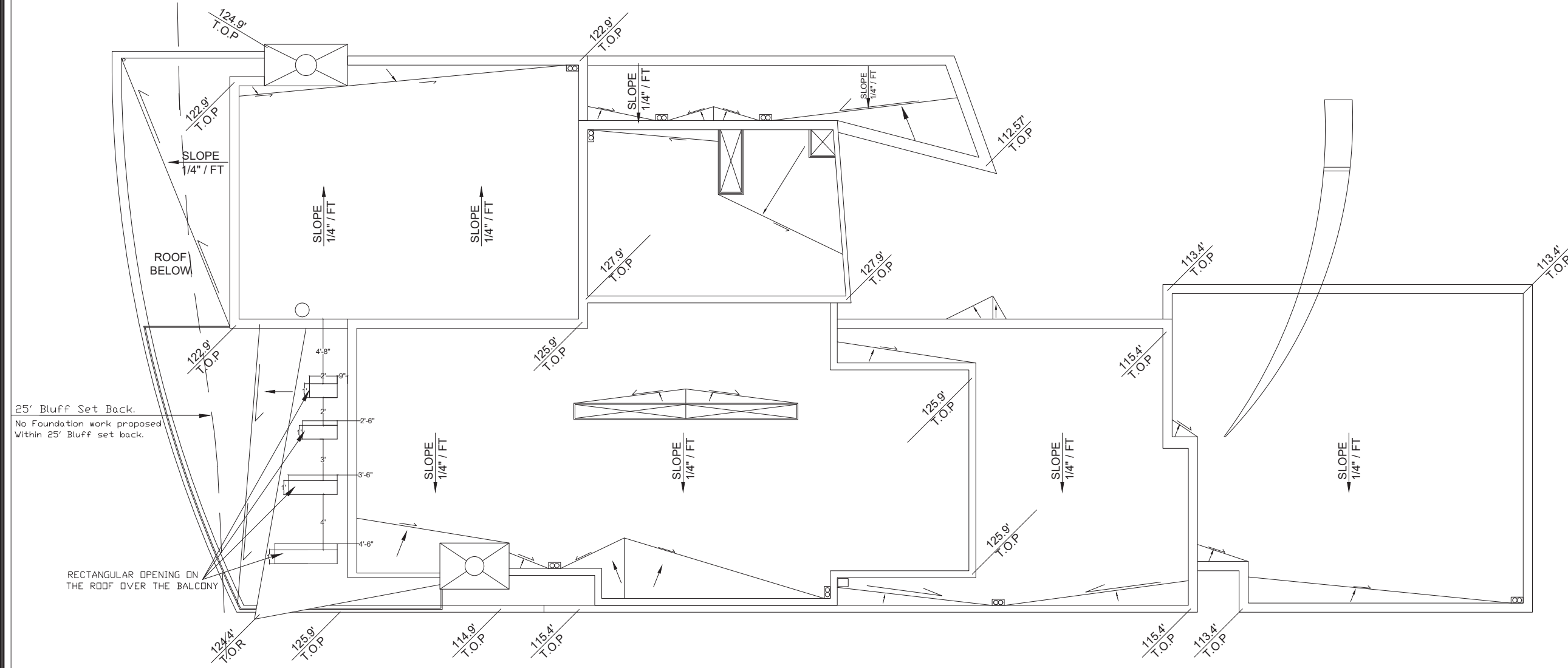
A New Residence for
Kevin & Jan
 24412 Santa Clara Ave.
 Dana Point, CA 92629

DATE
EXISTING ROOF PLAN

NO.	DATE	DESCRIPTION

DRAWN
 DATE 2/1/22
 PROJECT NO.
 SCALE AS NOTED
 SHEET

A-3.0



25' Bluff Set Back.
 No Foundation work proposed
 Within 25' Bluff set back.

RECTANGULAR OPENING ON
 THE ROOF OVER THE BALCONY

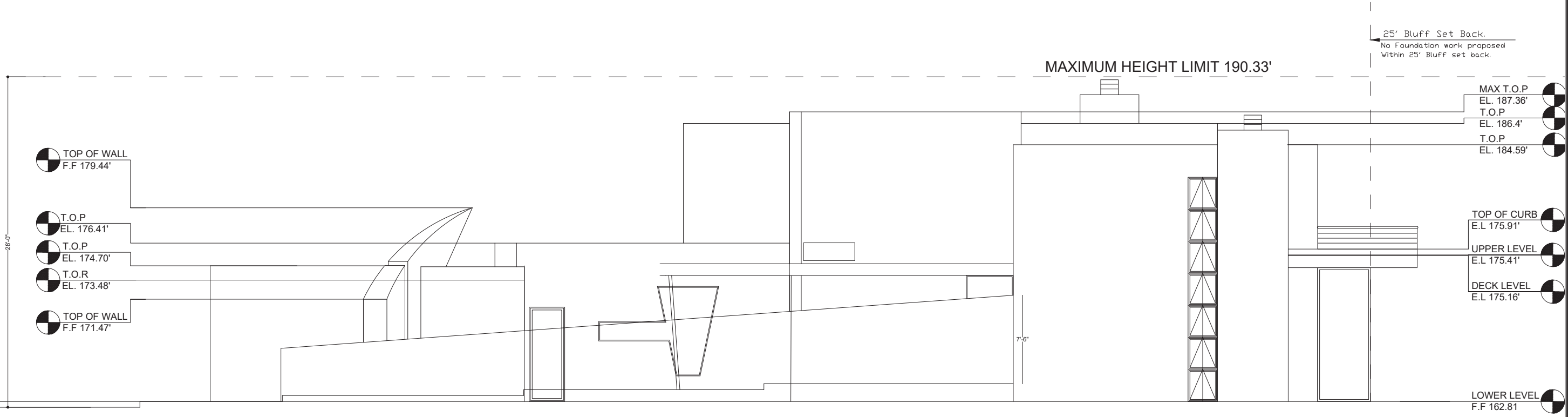
EXISTING ROOF PLAN

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

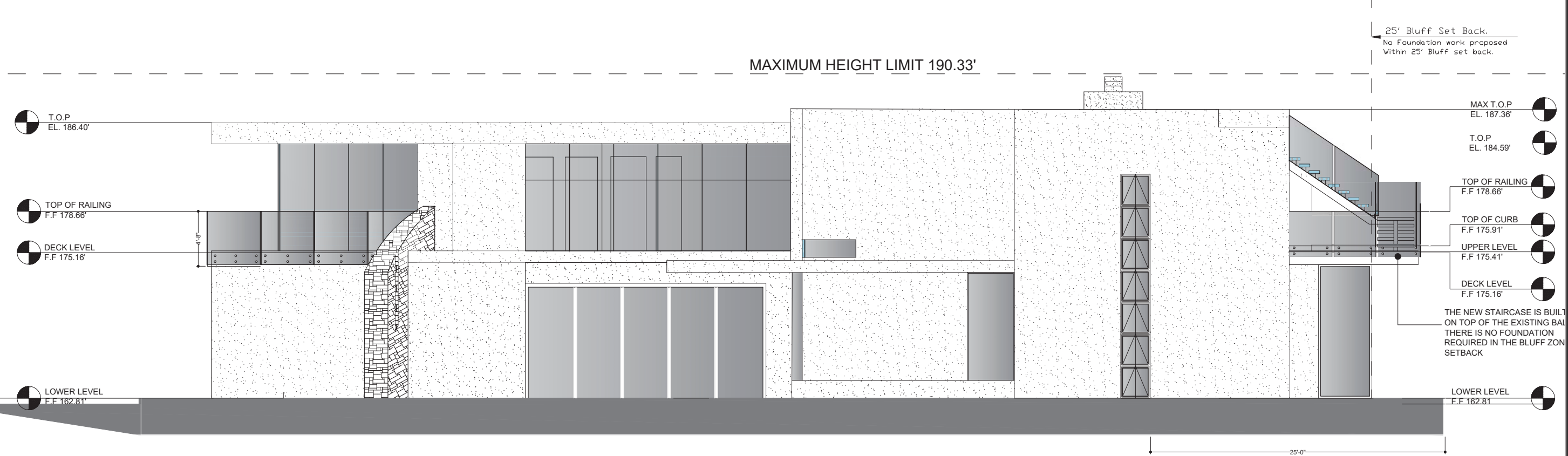


DATE	REVISIONS

DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	

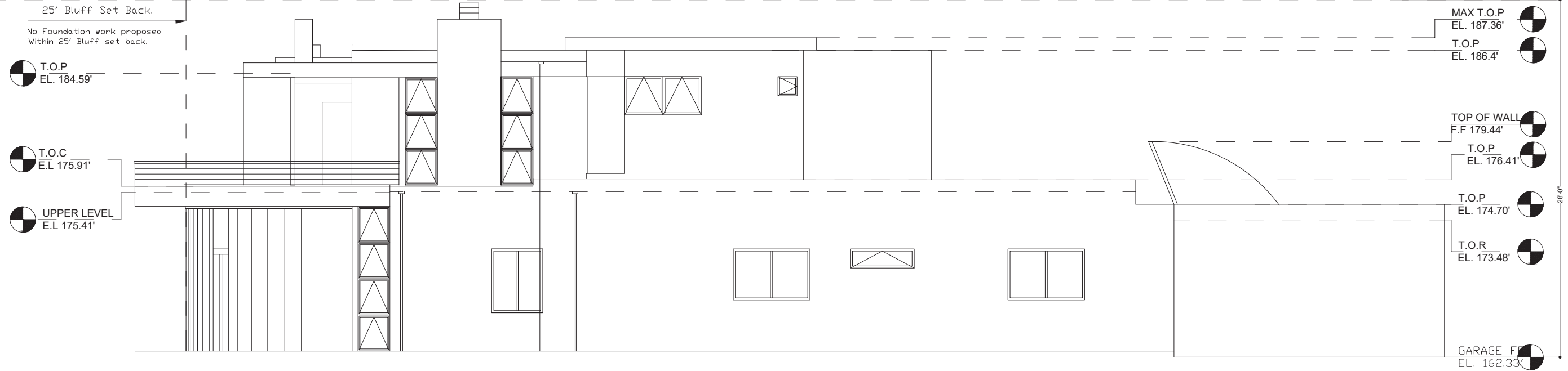


EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

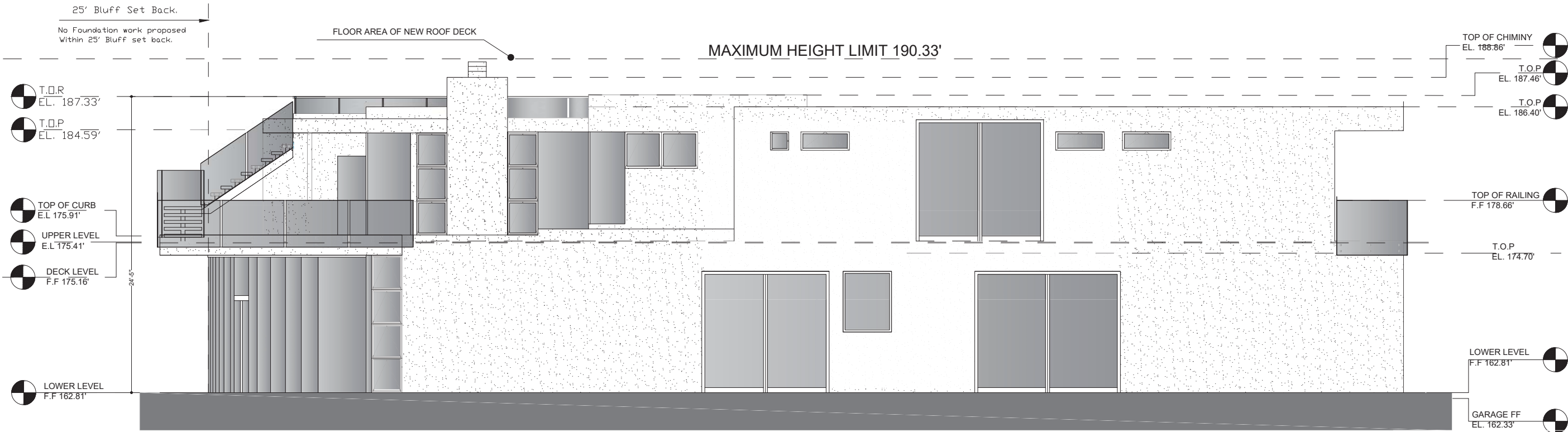
MAXIMUM HEIGHT LIMIT 190.33'



EXISTING SOUTH ELEVATION

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

MAXIMUM HEIGHT LIMIT 190.33'



PROPOSED SOUTH ELEVATION

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

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City of
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Orange County,
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Dana Point, CA 92629

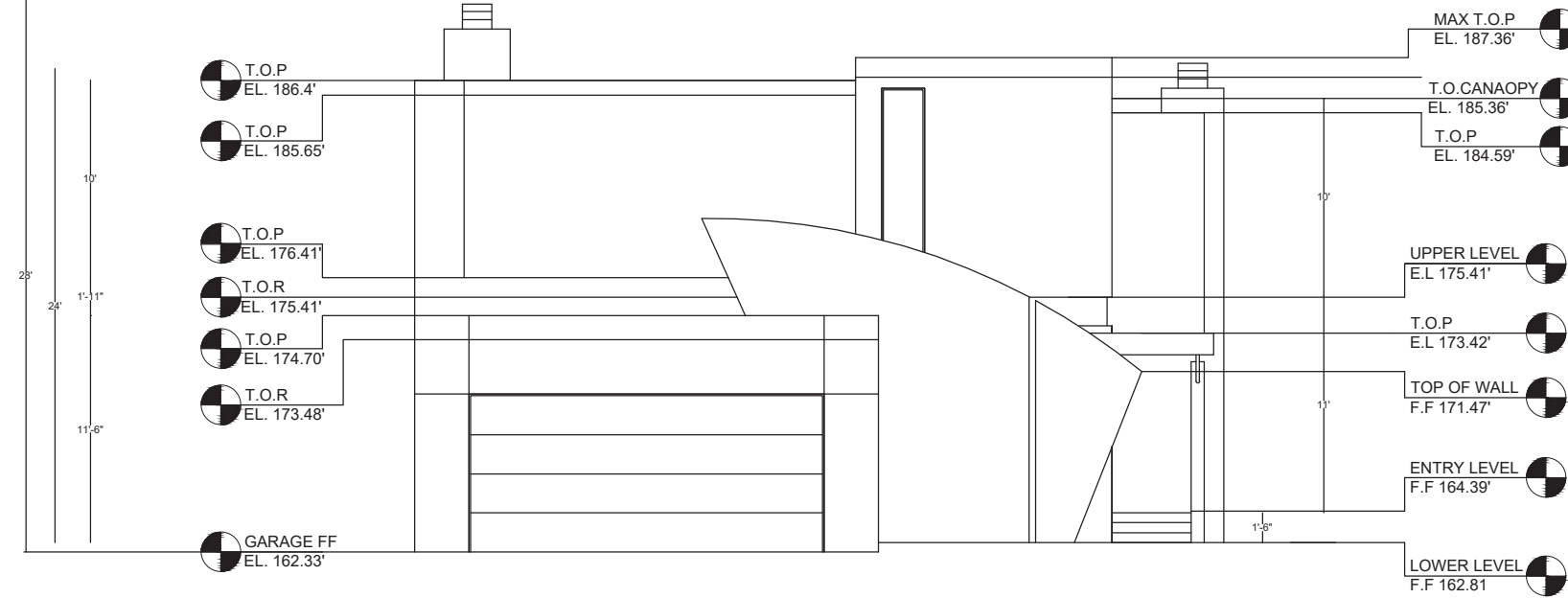
EXIST/PROP. SOUTH ELEVATION.

DATE	REVISIONS

DRAWN
DATE 2/1/22
PROJECT NO.
SCALE AS NOTED

SHEET
A-4.1

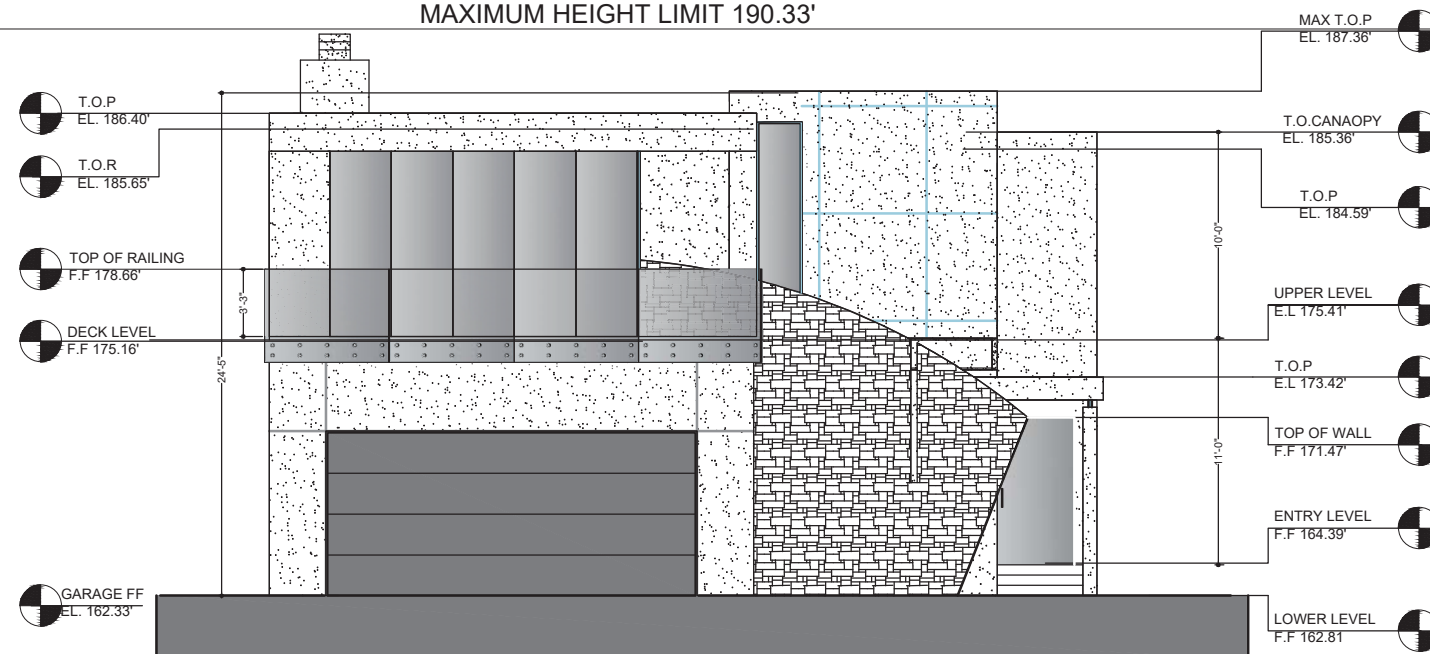
MAXIMUM HEIGHT LIMIT 190.33'



EXISTING EAST ELEVATION/FRONT ELEVATION

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

MAXIMUM HEIGHT LIMIT 190.33'



PROPOSED EAST ELEVATION/FRONT ELEVATION

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

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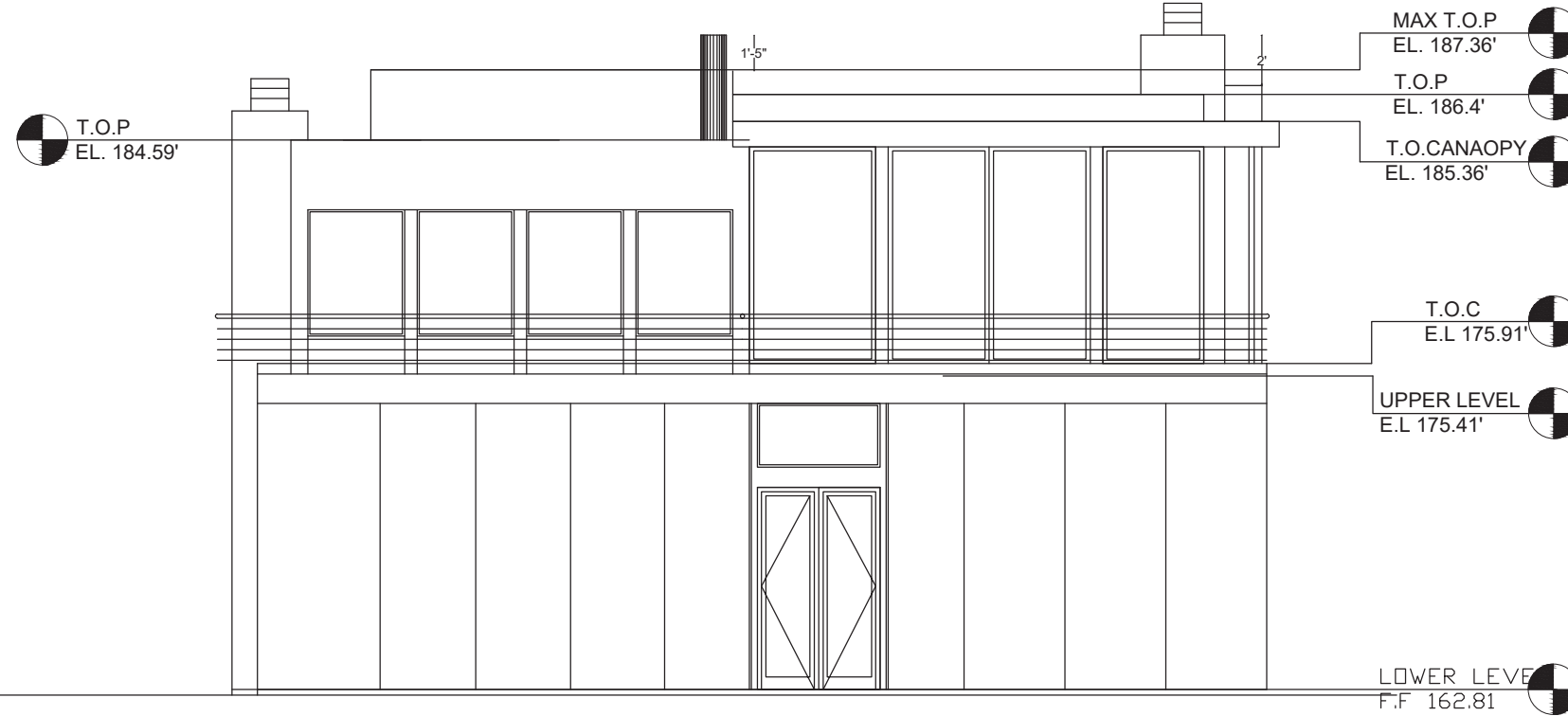
EXIST/PROP. EAST ELEVATION.

DATE	REVISIONS

DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED

SHEET
A-4.2
OF

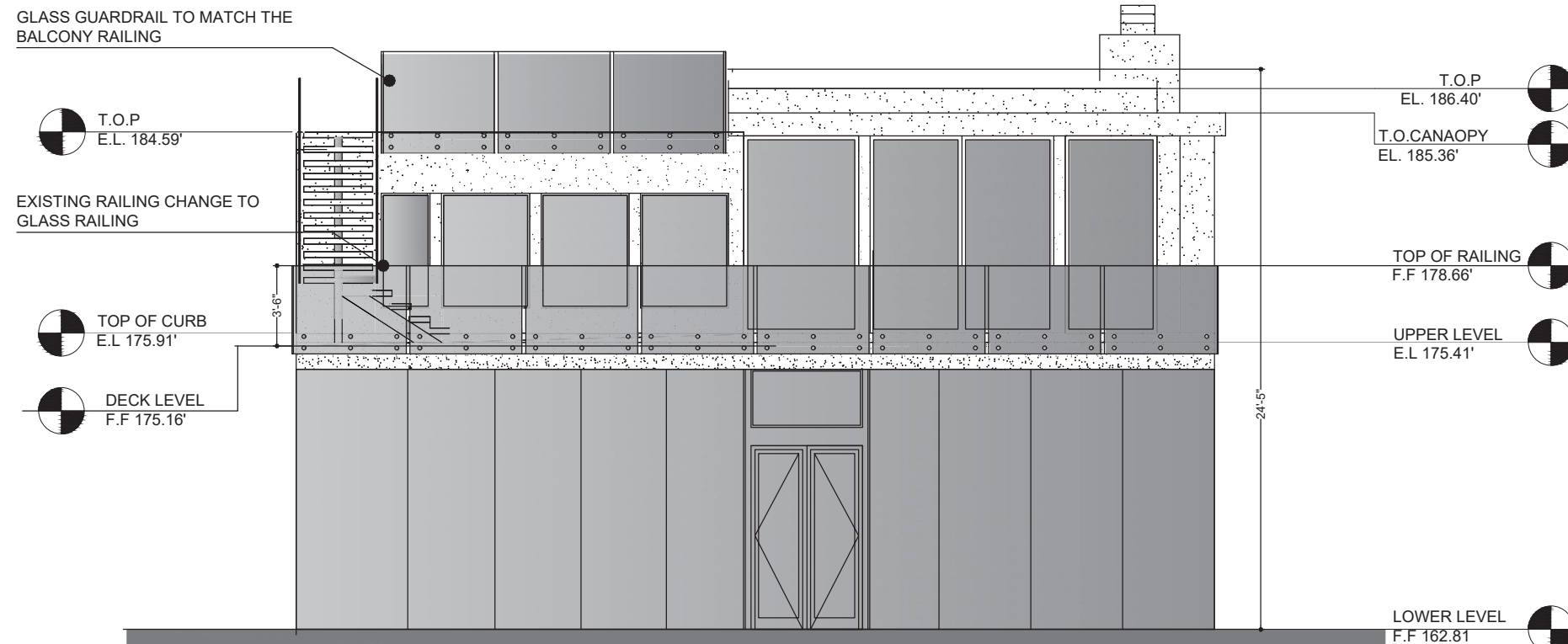
MAXIMUM HEIGHT LIMIT 190.33'



EXISTING WEST ELEVATION

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

MAXIMUM HEIGHT LIMIT 190.33'



PROPOSED WEST ELEVATION

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

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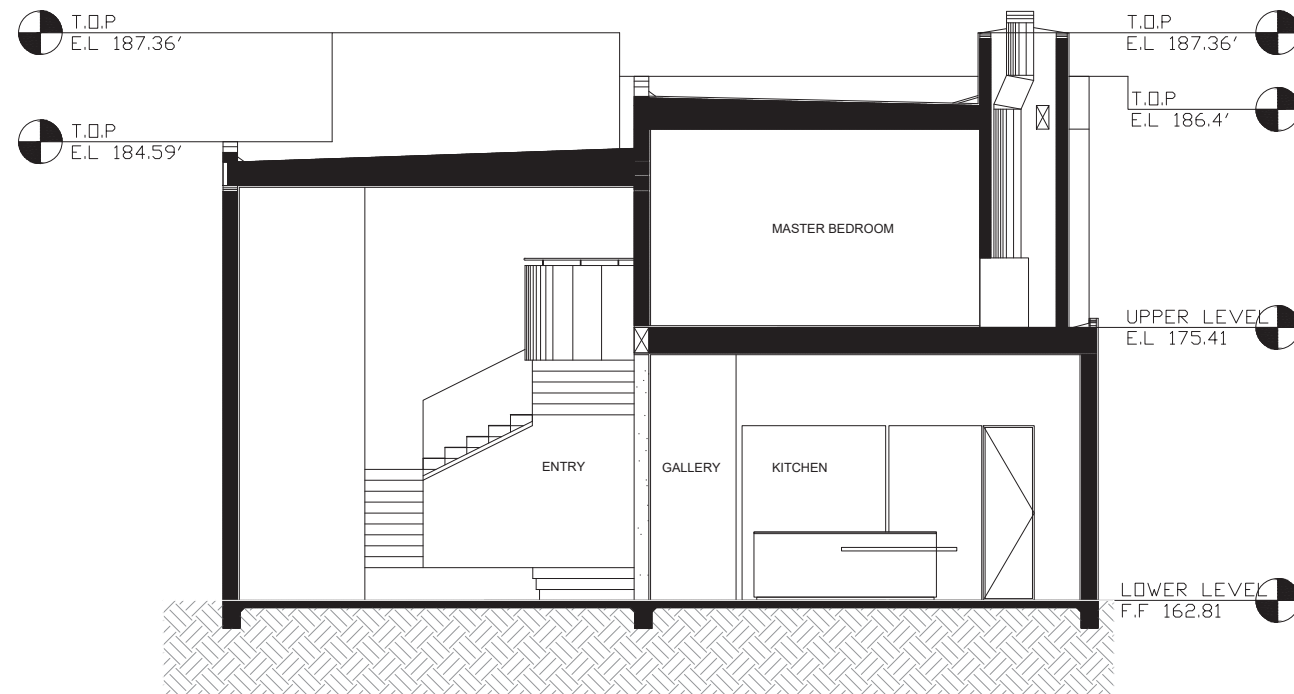
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City of
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EXIST/PROP. WEST ELEVATION.

DATE	REVISIONS

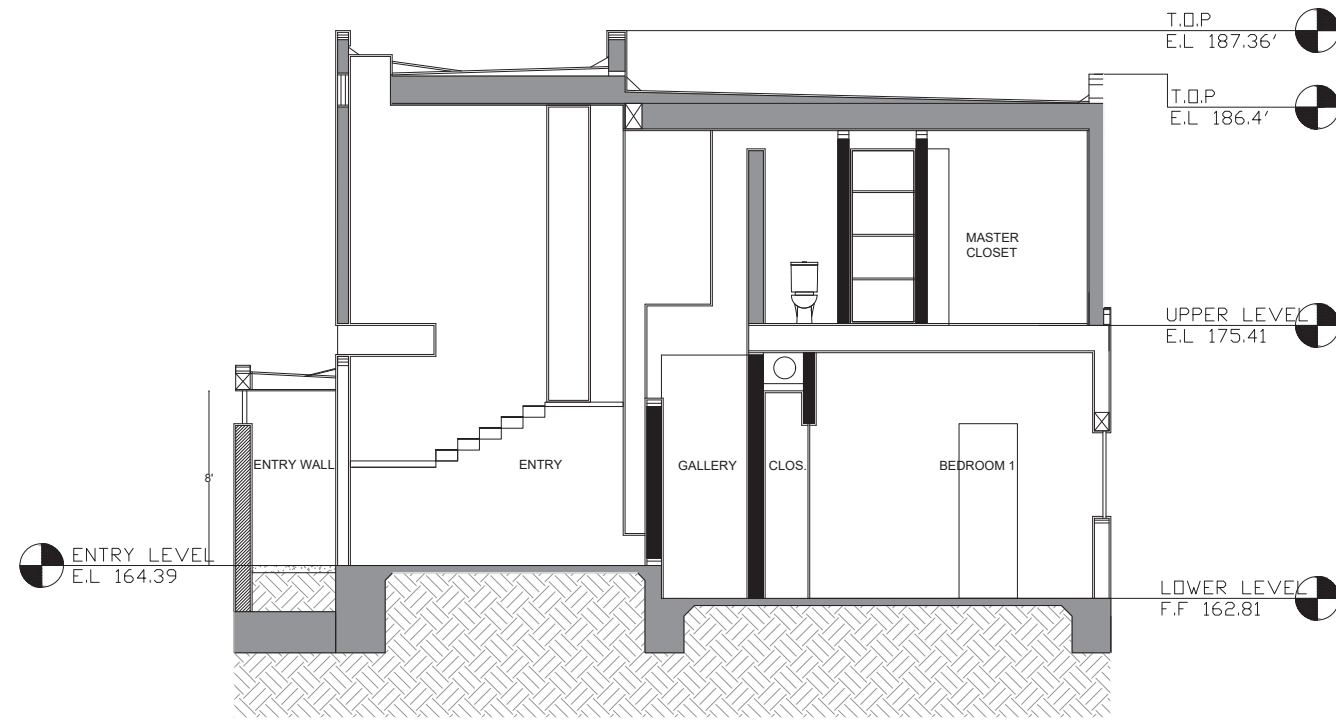
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	A-4.3



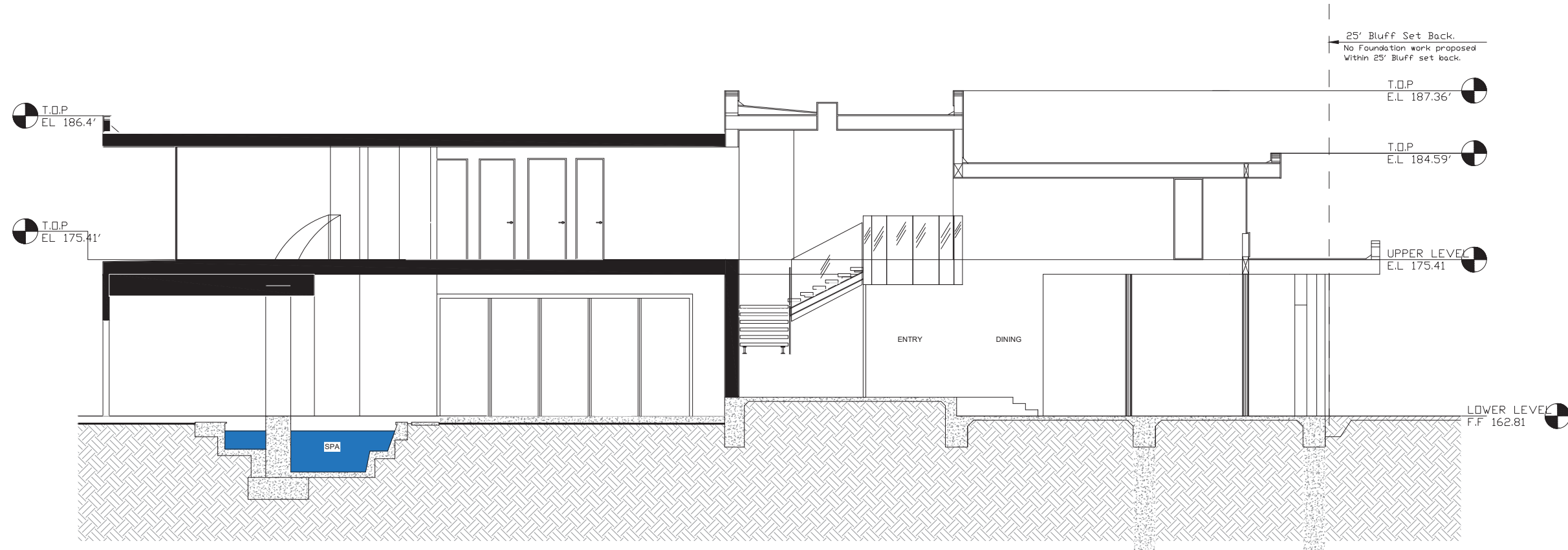
Section AA
Scale: 1/4" = 1'-0"



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



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



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

DATE	REVISIONS

DRAWN	
DATE	2/1/22
PROJECT NO.	
SCALE	AS NOTED
SHEET	

