



## STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: March 22, 2017

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**PLANNER:** Kirt A. Coury, Contract Planner *Kc*

**SUBJECT:** **Minor Architectural Permit 16-370/Minor Exception Permit 16-371, Quade Residence**, a request to consider a 1,176 square foot second-story addition to a nonconforming residence that continues a five foot, eight inch side yard setbacks where six feet is required.

**LOCATION:** 404 South La Esperanza

**ZONING/GP:** Residential Low Density with Special Residential Overly 1 (RL-SR1)

**BACKGROUND:**

- The project site is a 7,105 square-foot lot. In 1963, the lot was improved with a 2,373 square foot single-story residence with an attached two-car garage.
- The residence is legal-nonconforming because the garage encroaches five feet, four inches into the required 20-foot front yard setback and four inches into the required 6-foot side yard setback.
- The applicant proposes to construct a 1,176 square-foot, second-story addition that provides a new master bedroom at the rear of the home. The addition represents a 49% expansion of the residence. The proposed project would expand the residence by 49 percent to a total of 3,549 square feet.
- The applicant requests a Minor Exception Permit (MEP) to allow the addition to continue the non-conforming five-foot, eight-inch side yard setback.
- Zoning Ordinance Table 17.16.100A requires Zoning Administrator approval of a Minor Architectural Permit (MAP) to expand a nonconforming structure. The proposed project meets the required findings. The scale, mass, form, and materials of the project are in character with the neighborhood and compatible with adjacent properties because:
  - The size of the second-story and overall house will be consistent with several residences located within the vicinity;
  - The proposed materials and architecture will be consistent with the design and features of the existing home, as well as provide articulation and contrast on the front facade. Design features include a large second story setback on the west side of the building, and the use of stucco, a second story pop out element and shadowing to add texture and interest on the facade;
  - The second story is set back over 57 feet from the front property line. This preserves the one-story roof element as a focal point closest to the street in character with several one-story buildings in the neighborhood; and

- The MAP allows the house to be modestly expanded so the building remains in character with the neighborhood. If the house's setbacks were made conforming, the zoning district allows a larger building than the proposal.
- Zoning Ordinance Section 17.16.090.C.18.b requires Zoning Administrator approval of a Minor Exception Permit (MEP) to allow the continuation of a legal nonconforming side yard setback. The proposed project meets the required findings because:
  - The proposal will not be detrimental to the general public and adjacent properties. There is adequate space between the addition and abutting residence for light and ventilation with the requested setback exception. Additionally, the project must be permitted and inspected for compliance with building codes to ensure the project does not have adverse impacts on health, safety, and welfare;
  - The proposed addition does not have adverse massing impacts. The second story addition has a varied roofline and building offsets on the side elevation where the encroachment is requested. The second story is set back over 57 feet from the front property line. This preserves the one-story roof element as a focal point closest to the street in character with the neighborhood mostly developed with one-story residences; and
  - The request is minor compared the maximum encroachment allowed by the Zoning Code. With a MEP, the Zoning Code allows a maximum setback encroachment of 20 percent (one foot three inches) and the request is to allow the addition to encroach four inches or six percent. Also, the length of the encroachment is 30 percent (24 feet) of the allowed building pad. The building pad is 84 feet long between the front and rear setbacks.
  - The project is categorically exempt from CEQA as a Class 2 exemption pursuant to CEQA Guidelines Section 15301(e) because the project involves an addition to an existing structure that increases existing floor area more than 50 percent but less than 10,000 square feet, and the City has found that the project meets the required conditions of that Class 2 exemption, namely that:
    - The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
    - The area in which the project is located is not environmentally sensitive.
- Staff has not received comments from the public regarding this proposal.

### **RECOMMENDATION**

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1(e)(1) (Existing Facilities), and
2. Approve MAP 16-370/MEP 16-371, Quade Residence, subject to attached Resolution ZA 17-008 and conditions of approval.

#### Attachments:

1. Resolution ZA 17-008  
Exhibit A Conditions of Approval
2. Location Map
3. Photos

RESOLUTION NO. ZA 17-008

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR ARCHITECTURAL PERMIT 16-370 AND MINOR EXCEPTION PERMIT 16-371, QUADE RESIDENCE, A REQUEST TO CONSIDER AN EXPANSION OF A LEGAL-NONCONFORMING RESIDENCE LOCATED AT 404 SOUTH LA ESPERANZA**

**WHEREAS**, on October 10, 2016, an application was submitted and deemed complete on January 25, 2017 by William Stoffregen on behalf of Erik and Amarette Quade, 404 S. La Esperanza, San Clemente, CA 92672, for Minor Architectural Permit (MAP) 16-370, and a Minor Exception Permit (MEP) 16-371, a request to consider a 1,176 square-foot second-story addition to a legal-nonconforming residence that continues a five-foot, eight-inch side yard setback where six feet is required. The project is located in the Residential-Low Density Zoning district with a Special Residential-1 Overlay (RL-SR1) at 404 South La Esperanza. The legal description is Lot 25 of Tract 5135 and Assessor's Parcel Number is 690-043-03; and

**WHEREAS**, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine this project categorically exempt from CEQA as a Class 1 exemption. This is recommended because the project does not result in an expansion of more than 10,000 square feet and is in an urban area where public utilities and services are available. The requested expansion will comply with the development standards required in the General Plan and the Zoning Ordinance; and

**WHEREAS**, on October 13, and December 22, 2016, the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

**WHEREAS**, on March 22, 2017, the Zoning Administrator held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

**NOW, THEREFORE**, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

**Section 1:** Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1: Existing Facilities).

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's

determination. This exemption covers, but is not limited to, interior or exterior alterations, additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Here, the proposed project is the addition of 1,176 square feet and minor exterior improvements and will not increase the floor area of the structure by more than 50 percent of the existing floor area. Thus, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project is in conformance with the Secretary of the Interior's Standards for Historic Preservation. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 1 exemption applies, and no further environmental review is required.

**Section 2:** With regard to MAP 16-370, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in that:
  1. The project's size, scale, architecture, setbacks, and materials are consistent with development standards and design guidelines. Therefore, the project is consistent with the Land Use Element Residential Land Uses Goal: *"Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality."*
  2. The project involves an addition designed in character and style consistent with the existing home which is expected to improve the aesthetic condition of the property and neighborhood, consistent with Land Use Element Policy LU-1.04. Single-Family Residential Uses: *"We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code..."*;
  3. The project meets setback standards to provide space and buffers between land uses. The project has a design and materials that are high quality. The building's scale and massing is in character with and compatible with adjacent properties, consistent with Land Use Element Policy LU-1.06. Residential Infill: *"We require that new residential development be compatible with adjacent structures and land uses and we require: ... b) use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions"; and*



- B. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc. in that:
1. The project is consistent with Urban Design policy UD-5.10 which requires “the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan, and or area plan.” The second story is set back over 57 feet from the front property line. This preserves the one-story roof element as a focal point that is closest to the street as there are several one-story buildings in the neighborhood.
  2. The project is consistent in that it meets setback standards to provide space and buffers between land uses. The proposed encroachment will not adversely affect neighboring properties because the project maintains the existing side yard setback. The encroachment of four-inches represents a six percent encroachment where the Zoning Code allows up to a maximum of 20 percent.
  3. The project has a design and materials that are high quality. The building’s scale and massing is in character with and compatible with adjacent properties. The proposed materials and architecture will be consistent with the design and features of the existing home.
- C. The architectural treatment of the project complies with the architectural guidelines in the City’s Design Guidelines in that:
1. The project demonstrates “sensitivity to the contextual influences of adjacent properties and the neighborhood” per the requirements of General Design Guidelines II.B and II.B.3.
  2. The project is consistent with this policy because it is in character with the scale and size of one-and-two story houses in the neighborhood.
  3. The project modifies the roofline, articulation, and materials to provide variation and interest. This will improve the look of the structure and neighborhood.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The architectural treatment of the project’s scale, mass, form, existing setbacks, and materials are compatible with adjacent structures and the pattern of development in the neighborhood. The second story is set back over 57 feet from the front property line. This preserves the one-story roof element as a focal point that is closest to the street as there are several one-story buildings in the neighborhood.
  2. The project maintains a one-story roofline in the front of the residence with the second-story addition toward the rear of the property in a neighborhood with

one-story and two-story residences. The Zoning district allows two stories and a maximum height of 25 feet.

3. The scale and mass of the proposed project would be comparable to residences in the neighborhood. The proposed development will not adversely affect neighboring properties because the project maintains the existing side yard setback. The encroachment of four-inches represents a six percent encroachment where the Zoning Code allows up to a maximum of 20 percent. Also, the length of the encroachment is 30 percent (24 feet) of the allowed building pad. The building pad is 84 feet long between the front and rear setbacks.
  4. The proposed materials and architecture will be consistent with the design and features of the existing home, as well as provide articulation and contrast on the front facade. Design features include a large second story setback on the west side of the building, and the use of stucco, a second story pop out element and shadowing to add texture and interest on the facade.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
1. The scale, mass, form, and materials of the project are in character with the neighborhood for reasons specified in subsection D.
  2. The project would improve the appearance of the house and neighborhood.
  3. As conditioned, the project complies with development standards.

**Section 3:** With regard to MEP 16-371, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, the Zoning Ordinance, and the City's Design Guidelines, in that the project maintains the character of the residence and meets height and setback requirements with the exception of the existing legal nonconforming side yard setback (a four inch reduction of the required six foot side yard setback).
- B. The general appearance of the proposal is in keeping with the character of the neighborhood. As previously stated, the second story is set back over 57 feet from the front property line. This preserves the one-story roof element as a focal point that is closest to the street as there are several one-story buildings in the neighborhood. Further, the proposal allows a modest expansion of the existing residence as an alternative to demolishing the existing house and constructing a residence that could be substantially larger than the existing house; and
- C. The proposal is not detrimental to the orderly and harmonious development of the City, in that the proposed addition is consistent with the scale and massing of the residences in the neighborhood. As previously stated, the second story is set back over 57 feet from the front property line. This preserves the one-story roof element

as a focal point that is closest to the street as there are several one-story buildings in the neighborhood. In addition, the proposed materials and architecture will be consistent with the design and features of the existing home.

**Section 4:** The Zoning Administrator of the City of San Clemente hereby approves MAP 16-370/MEP 16-371, Quade Residence, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the Zoning Administrator of the City of San Clemente on March 22, 2017

SAN CLEMENTE ZONING ADMINISTRATOR

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Amber Gregg, Zoning Administrator

**CONDITIONS OF APPROVAL  
MAP 16-370 and MEP 16-371, QUADE RESIDENCE**

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)\_\_\_\_\_
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)\_\_\_\_\_
3. Minor Architectural Permit MAP 16-370 and Minor Exception Permit MEP 16-371 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)\_\_\_\_\_



4. A use shall be deemed to have lapsed, and MAP 16-370 and MEP 16-371 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.) \_\_\_\_\_
5. The owner or designee shall have the right to request an extension of MAP 16-370 and MEP 16-371 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in compliance with section 17.12.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.) \_\_\_\_\_
6. Prior to the issuance of building permits, the applicant or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation - City Quality Assurance Program]* (PIng.) \_\_\_\_\_
7. Prior to issuance of certificate of occupancy, the project shall be developed in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Zoning Administrator on March 22, 2017, subject to the Conditions of Approval. Any deviation from the approved plans or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator or Planning Commission. *[Citation - Section 17.12.180 of the SCMC]* (PIng.) \_\_\_\_\_
8. Prior to the Planning Division's final inspection and release of construction permits, a landscaping plant list and/or planting plan shall be submitted to the Planning Division for the front yard. The plan must show how landscaped areas will be re-vegetated that are cleared in the process of construction and show new plants and planting areas that are proposed. New landscaping must meet Zoning Ordinance requirements. (■■PIng.) \_\_\_\_\_
9. Prior to releasing finalized construction permits, front yard landscaping and hardscape shall be completed to the satisfaction of the City Planner or designee. (■■PIng.) \_\_\_\_\_
10. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.) \_\_\_\_\_

11. Prior to issuance of building permits, code compliance will be reviewed during building plan check. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)\_\_\_\_\_
12. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]* (Bldg.)\_\_\_\_\_
13. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes.*[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning ]* (Bldg.)\_\_\_\_\_
14. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. *[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Bldg.)\_\_\_\_\_
15. Prior to the Building Division's approval to pour foundations, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the forms for the building foundations conform to the front, side and rear setbacks are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)\_\_\_\_\_
16. Prior to the Building Division's approval of the framing inspection, the owner or designee shall submit evidence to the satisfaction of the City Building Official or designee that a registered civil engineer that is licensed to do surveying or land surveyor has certified that the height of all structures are in conformance to the approved plans. *[S.C.M.C – Title 15 – Chapter 15.08, Title 17- Chapter 17.24]* (Bldg.)\_\_\_\_\_
17. In the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, prior to the review of grading plans and soils reports, the owner or designee shall deposit a minimum of \$5,000.00 for plan check. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_



18. Prior to issuance of the building permit, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall pay all applicable development fees, which may include, but are not limited to, City Attorney review, development, water and sewer connection, parks, drainage, grading, RCFPP, transportation corridor, etc. *[Citation – Fee Resolution No. 08-81& S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Eng.)\_\_\_\_\_
19. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
20. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
21. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable frontage improvements and onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, water quality features, erosion control devices, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
22. Prior to issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for frontage improvement plans, prepared by a registered civil engineer. The owner or his designee shall be responsible for the construction of all required frontage and onsite improvements as approved by the City Engineer including but not limited to the following: *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* (Eng.)\_\_\_\_\_
  - A. Per City Municipal Code Section 12.08.010 (A), when building permit valuations exceed \$50,000, the owner or designee shall construct sidewalk along the public property frontages. This includes construction of compliant sidewalk around drive approach or other

obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since there is not adequate right-of-way, a sidewalk easement will be required to be granted to the City for any portion of sidewalk needed to go up and around the drive approach or other obstructions unless a waiver is approved by the City Manager.

- B. In the event that areas of sidewalk or other street improvements are disturbed or damaged during the construction project, the applicants shall be responsible for replacing said sidewalk or other street improvements prior to the finalization of any Engineering or Building Permits.
- C. An Engineering Department Encroachment Permit shall in place prior to the commencement of any work in the public right-of-way.
23. Prior to issuance of any permit, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]*  
(Eng.)\_\_\_\_\_
24. Prior to issuance of any permits, the owner shall provide separate improvement surety, bonds, or irrevocable letters of credit, as determined by the City Engineer for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Attorney/City Engineer, for the following: grading improvements; frontage improvements; sidewalks; sewer lines; water lines; onsite storm drains; and erosion control. In addition, the owner shall provide separate labor and material surety for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
25. Prior to issuance of certificates of occupancy, the owner shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all frontage improvements have been completed, and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. *[Citation – Title 12 of the SCMC]*  
(Eng.) \_\_\_\_\_

All Conditions of Approval are standard, unless indicated as follows:

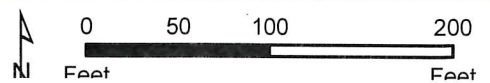
- Denotes modified standard Condition of Approval
- ■ Denotes a project specific Condition of Approval



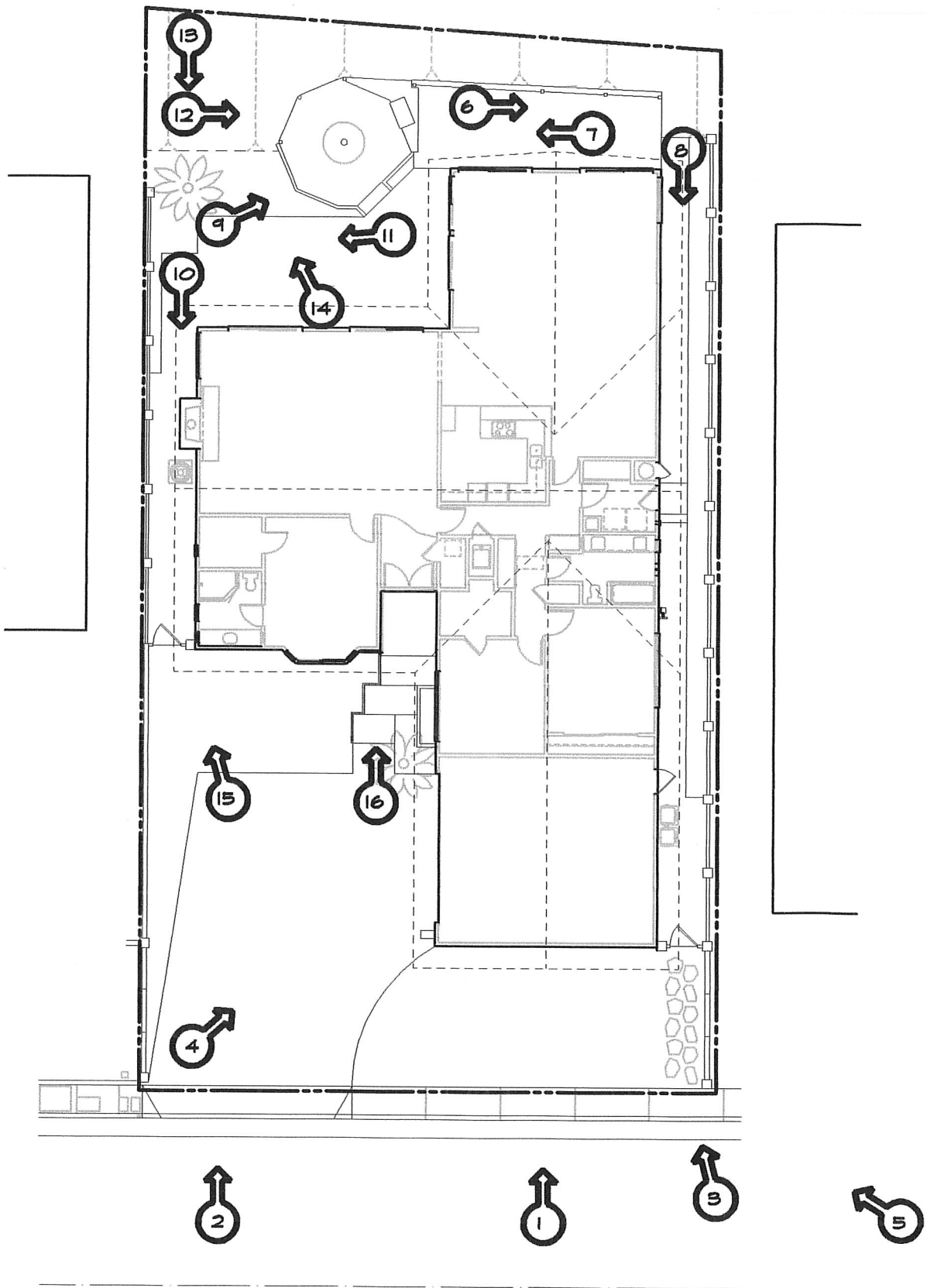


# LOCATION MAP

MAP16-370/MEP16-371  
Quade Residence  
404 S. La Esperanza







404 S. LA ESPERANZA - PROPERTY EXHIBIT





404 S. LA ESPERANZA - PROPERTY EXHIBIT





404 S. LA ESPERANZA - PROPERTY EXHIBIT

