



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: February 6, 2019

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**PLANNER:** Jonathan Lightfoot, Assistant Planner

**SUBJECT:** **Cultural Heritage Permit (CHP) 18-051; Tentative Parcel Map (TPM) 2018-118 (PLN 18-081), 203 La Paloma, La Paloma Triplex**, a request to construct a three-unit condominium development on a vacant lot in the Residential Medium Zone within the Coastal Overlay (RM-CZ). The project is within 300 feet of historic structures.

### **REQUIRED FINDINGS**

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

***Cultural Heritage Permit (CHP), pursuant to Section 17.16.100 of the Zoning Code, because the project is a new triplex within 300 feet of an historic resource.***

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, and color.
- c. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.
- d. The general appearance of the proposal is in keeping with the character of the neighborhood.
- e. The proposal is not detrimental to the orderly and harmonious development of the City.
- f. The proposed project will not have negative visual or physical impacts upon the historic structure.

**Tentative Parcel Map 2018-118, per Section 16.08.060(C), to allow a three lot condominium subdivision.**

- a. The site is physically suitable for the type of development.
- b. The site is physically suitable for the proposed density of the development.
- c. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- d. The design of the subdivision is not likely to cause serious public health problems.
- e. The subdivision, with its provisions for design and improvements, is consistent with General Plan goals, objectives, and policies related to traffic, grading, drainage, sanitary facilities, and utilities, etc.

- f. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that the proposed project is subdividing a duplex into condominiums to allow for separate ownership of each dwelling unit.

## **BACKGROUND**

The project site is a vacant 7,076 square-foot through lot between La Paloma and West Marquita. The project is within 300 feet of three residences that are on the City's list of designated historic structures, which is further described in the Project Analysis section. The surrounding neighborhood consists of one- and two-story single-family and multi-family housing. Refer to Attachment 2 for a vicinity map of the project which shows the location of the historic properties.

### ***Development Management Team Meeting***

The Development Management Team (DMT) first reviewed the project on February 1, 2018, and subsequently reviewed revised versions of the plans in April, June, and August. The DMT supports the CHP and TPM with the proposed Conditions of Approval. The City's Landscape Consultant reviewed and approved preliminary landscape plans for the project.

### ***Noticing***

Public notices were distributed and posted per City and State requirements. No comments have been received from the public regarding this project proposal.

## **PROJECT DESCRIPTION**

The applicant, Harold Alzate, proposes to construct three new residential condominium units totaling 3,572 square-feet in building area with 6,276 square-feet of habitable space.

**Figure 1: Project Elevations**



The site plan includes two attached units fronting on La Paloma and a detached unit fronting on W. Marquita. The proposed modern architectural style incorporates wood paneled decks, garage doors, and fascia with stucco clad walls. The front elevations are characterized by triangular cantilevered decks above the garages. Figure 1 above is a rendering of the project. Figures 2 and 3 below show the existing context of the project site.

**Figure 2: Marquita Street Scene**



**Figure 3: La Paloma Street Scene**



**PROJECT ANALYSIS**

***Development Standards***

The project meets all applicable development standards and other requirements, as shown in Table 1 below.

**Table 1 – Development Standards**

<b><i>Standard</i></b>	<b><i>Zoning Ordinance</i></b>	<b><i>Proposed</i></b>	<b><i>Complies with the Code</i></b>
Density (Maximum)	3 units	3 units	Yes
<u>Lot Coverage</u> (Maximum)	55%	51%	Yes
<u>Setbacks</u> (Minimum)			
Front to Primary Structure	15'	15'	Yes
Front to Street-facing Garage spaces	18'	18'	Yes
Sides	5'	5'*	Yes
Rear (through lot)	15'	15'	Yes
<u>Building Height</u> (Maximum)	25'	24.8'	Yes
<u>Parking</u> (Minimum)	7 spaces + 1 guest	8 spaces	Yes
<u>Landscape</u>	Areas not required for driveway or walkway	~11%	Yes

\*8' setback incorporated for side entryway into residences

***Landscaping***

The City’s Landscape Consultant reviewed and approved preliminary landscape plans for the project. Submittal of detailed landscape and irrigation plans will be required as a condition of approval. The detailed landscape plan must incorporate the placement of four trees between the two frontages of the project site to meet the code requirement of one tree per 25 lineal feet of frontage. The proposed plant palette utilizes low and moderate water usage species, including California native deergrass and California Lilac.

### ***Cultural Heritage Permit***

As detailed in Zoning Ordinance Section 17.16.100, the purpose of the architectural review with a cultural heritage emphasis is to provide for the review of projects affecting the City's cultural and/or historical resources. The project is located near three historic residences, and, consequently, staff evaluated the project for potential negative visual or physical impacts upon the historic structures. The following subsections summarize staff's analysis of the requested Cultural Heritage Permit.

#### Historic Resources

Three properties on the City's historic register are located within 300 feet of the proposed development. The nearest historic property is located approximately 135 feet from the project site at 612 Calle Puente. This historic structure was built in 1928 and is illustrated in Figure 2. The other nearby properties on the City's historic register, which both include non-original rear additions, are located at 204 W. Marquita and 215 La Paloma. Each historic home was built in the Spanish Colonial Revival style typical of early development in San Clemente. The homes have gable roofs with clay tiles, smooth stucco walls and entry patios. Attachment 3 includes the property description forms from the City's 2006 Historic Resources Survey for the three nearby historic homes.

**Figure 2 – Nearby Historic Residence at 612 Calle Puente**



#### Design Analysis

The project is not located within the Architectural Overlay, and, therefore, Spanish style architecture is not required. The proposed project utilizes a modern architectural style. The existing neighborhood contains a variety of architectural styles, including Spanish,

modern, and ranch style homes. Box-like multifamily residences with mansard roofs are also common in the neighborhood. The proposed development is characterized by angular balconies and rooftop decks. Smooth white stucco and wood paneling are the predominately visible materials.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the proposed CHP on August 29, 2018. DRSC supports the overall project design and recommended forwarding the project to the Planning Commission. DRSC provided the following recommendations in Table 2 below and commented that the project design will not adversely impact nearby historic properties. The DRSC minutes are provided as Attachment 4.

**Table 2 – DRSC Recommendations**

<b>Recommendation:</b>	<b>Applicant Response:</b>
1. An additional parking space may be required to accommodate the number of bedrooms.	Modified. The applicant increased the number of covered parking spaces on site from seven to eight.
2. Expressed a preference for visible front doors from the street as garage doors are less pedestrian friendly.	Not modified. The front door of unit C is visible from the Marquita frontage. However, units A and B have side access entries. Further alteration was not feasible due to the five parking spaces required along the La Paloma frontage for the project.
3. Recommended a slight alteration to the roof deck, to provide a hybrid of solid paneling (as proposed by the applicant) and cable or glass (as recommended by staff) would allow for better screening of any patio furniture from the street view.	Not modified on plans. The elevation still shows a solid wood panel guardrail. However, staff has confirmed that the applicant is amenable to the alteration and the hybrid design is incorporated as a condition of approval.

***Tentative Parcel Map***

Zoning Ordinance 16.08.010 requires approval of a Tentative Parcel Map (TPM) to subdivide the airspace of a building into four or fewer condominiums for separate ownership. The proposed development is consistent with the density and other development standards of the Residential Medium Zoning District. This infill project is suitable for the site, consistent with neighboring development, and will not adversely impact any environmentally sensitive resources. Conditions of approval have been incorporated that require the development of Covenants, Conditions and Restrictions (CC&R's) to be reviewed and approved by the City's attorney which would establish an Association to govern the management and maintenance of commonly held areas.

**GENERAL PLAN CONSISTENCY**

Table 3 summarizes how the proposed use is consistent with General Plan policies.

**Table 3 - General Plan Consistency**

Policy	Project Consistency
<p>1. <i>HP-2.06, New Development.</i> “We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource, be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.”</p>	<p>Consistent. The nearby historic homes are single story structures. However, they are surrounded by existing two-story residences in closer proximity than this proposed project. The project is a modern design, which is acceptable given that the project is not within the Architectural Overlay. In terms of the materials, the proposal is compatible in that it incorporates smooth white stucco and wood as its most visible materials.</p> <p>Staff has some concern with the roof decks as shown. DRSC recommended a hybrid of a wood paneled base with glass or cable above. This would maintain design consistency, screen rooftop furniture, and still reduce massing. The applicant has agreed to incorporate this hybrid design as a condition of approval.</p>
<p>2. <i>UD-5.10. Scale and Massing.</i> “We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan”.</p>	<p>Consistent. The neighborhood consists of one and two story single-family and multi-family homes. The project is two-stories with a maximum height of 24’8” feet, under the 25-foot height limit, and the project is consistent with other standards such as lot coverage and setbacks.</p>
<p>3. <i>LU-1.05, Multi-Family Residential Uses.</i> “We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code”.</p>	<p>Consistent. The project is designed in a modern architectural style with high quality materials including wood paneling and smooth stucco siding. The project is unique and adds character to the neighborhood with the angular projecting balconies and distinctive wood aesthetic.</p>

## **ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)**

The Planning Division completed an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff recommends the project be found categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303(b) (Class 3: New Construction or Conversion of Small Structures) and Section 15315 (Class 15, Minor Land Divisions). The project is categorically exempt because it involves the construction of a multi-family residential structure, totaling no more than four dwelling units, and the proposed subdivision occurs in an urbanized area zoned for residential use.

## **ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

1. The Planning Commission can concur with staff and approve the proposed project.

*This is the recommended action. This action would result in the adoption of the attached Resolution PC 19-004, approving the project per required findings and conditions of approval. The Commission can take this action if they determine the request meets all required findings shown in Attachment 1.*

2. The Planning Commission, at its discretion, may change the project's design or conditions of approval.

*This action would result in any modifications to the project or conditions of approval. For example, conditions could be modified to require design changes that improve the project's consistency with required findings. This may include changes to architectural details, finishes, massing, site design, etc.*

3. The Planning Commission can deny the proposed project.

*This action would result in not allowing the project, requiring this item to be continued so staff can draft a new resolution. The Commission should cite reasons for not being able to meet required findings.*

These actions may be appealed by the applicant to the City Council or be called up by the City Council for review and action.

## **RECOMMENDATION**

Based on the information in the staff report and subject to the required findings and conditions of approval, staff recommends that the Planning Commission:

1. Determine the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15303(b) (Class 3: New Construction or Conversion of Small Structures) and Section 15315 (Class 15, Minor Land Divisions); and



2. Adopt Resolution PC 19-004, approving Cultural Heritage Permit 18-051 and TPM 18-081 – La Paloma Triplex, subject to the conditions of approval therein.

***Attachments:***

1. Resolution No. PC 19-004  
Exhibit A - Conditions of Approval
2. Location Map
3. DPR Forms for properties within 300 feet of project site
4. DRSC summary and minutes
5. Renderings
6. Plans

RESOLUTION NO. PC 19-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 18-051 AND TENTATIVE PARCEL MAP 2018-118 (PLN 18-081), LA PALOMA TRIPLEX, A REQUEST TO CONSTRUCT THREE NEW RESIDENCES ON A VACANT LOT WITHIN 300 FEET OF HISTORIC PROPERTIES, LOCATED AT 203 LA PALOMA

WHEREAS, on January 29, 2018, an application was submitted by Harold Alzate and Calvin Nguyen, 1310 N. El Camino Real, San Clemente, CA 92672, for Cultural Heritage Permit (CHP) 18-051 and Tentative Parcel Map (TPM) 2018-118 (PLN 18-081), La Paloma Triplex, and deemed complete on January 9, 2019; a request to consider a three unit development on a vacant lot in the Residential Medium Zone within the Coastal Overlay (RM-CZ), the legal description being Lot 6 of Block 18 within Tract 793, Assessor's Parcel Number 692-075-03. The through lot is between existing multi-family residences and is within 300 feet of three properties on the City's list of designated historic structures; and

WHEREAS, the Planning Commission finds and determines the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15303(b) (Class 3: New Construction or Conversion of Small Structures) because the project involves the construction of one single-family residence in a residential zone and Section 15315 (Class 15, Minor Land Divisions) because the project involves the subdivision of property in urbanized areas zoned for residential use into four or fewer parcels or condominium units; and

WHEREAS, on February 1, 2018 and subsequently in April, June, August, and November of 2018, the City's Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on August 29, 2018, the City's Design Review Subcommittee (DRSC) considered the project and supported it with some modifications to the site plan and design; and

WHEREAS, on February 6, 2019, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303(b) (Class 3: New Construction or Conversion of Small Structures) and Section 15315 (Class 15, Minor Land Divisions).

The Class 3 exemption specifically exempts from further CEQA review the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The use of this exemption is limited to one duplex or similar multi-family residential structure totaling no more than four dwelling units, or no more than six dwelling units in an urbanized area. Here, this project proposes to construct a triplex in a residential zone. Thus, the project qualifies for the Class 3 exemption.

Furthermore, none of the exceptions to the use of the Class 3 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. The project site is on a vacant parcel on La Paloma. There are no unusual circumstances surrounding the project that result in a reasonable 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 site is within 300 feet of three existing residences that are on the City's local register of historic places. However, the development is limited to an undeveloped lot, and will not physically impact or encroach onto the properties associated with the nearby historic residences. 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. The project was reviewed by the Design Review Subcommittee, acting as the Cultural Heritage Subcommittee, to ensure that there are no physical or visual impacts on the nearby historic resources. Thus, the Class 3 exemption applies, and no further environmental review is required.

The project is also Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions). This is because the project involves the subdivision of property in urbanized areas zoned for residential use into four or fewer parcels, the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does

not have an average slope greater than 20 percent. Thus, the Class 15 exemption also applies to this project, and no further environmental review is required.

Section 3. Tentative Parcel Map Findings

With respect to Tentative Parcel Map 2018-118 (PLN 18-081), the Planning Commission makes the following findings required by the San Clemente Municipal Code:

- A. The site is physically suitable for the type of development in that:
  - 1. The vacant lot is surrounded by similar multi-family residential structures; and
  - 2. The project is compatible with the scale, density and character of the surrounding neighborhood.
- B. The site is physically suitable for the proposed density of the development in that:
  - 1. The site can accommodate the proposed units and required off-street parking; and
  - 2. The proposed unit count is identical to the adjacent similarly sized and situated parcel at 205 La Paloma.
- C. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:
  - 1. The Tentative Parcel Map request is limited to the subdivision of a proposed triplex into condominiums to allow residential dwelling units to be under separate ownership.
  - 2. The project site does not contain any sensitive environmental habitat or species.
- D. The design of the subdivision is not likely to cause serious public health problems in that:
  - 1. The subdivision is a division of air space within a developed area; and
  - 2. Existing public utilities and services are available to serve the site.
- E. The subdivision, with its provisions for design and improvements, is consistent with General Plan goals, objectives, and policies related to traffic, grading, drainage, sanitary facilities, and utilities, etc. in that:

1. The subdivision meets the density allowance for the Residential Medium Zone and provides all required off-street parking facilities; and
  2. The subdivision is proposed in an area with existing public utilities to serve the site.
- F. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision in that: the subdivision and proposed triplex provide an easement for sidewalk access along the project frontage.
1. The subdivision and proposed triplex provide an easement for sidewalk access along the project frontage.

#### Section 4. Cultural Heritage Permit Findings

With respect to Cultural Heritage Permit (CHP) 18-051, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan in that:
1. The project will not have a negative visual or physical impact to the historic resources as described in findings shown in Subparagraph F below, consistent with Historic Preservation Element Policy HP-2.06. New Development: *"We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment."* The project is consistent with General Plan Policy HP-2.06 in that the proposed scale, massing, building materials, and overall architecture of the project will not adversely impact the adjacent historic structures;
  2. Land Use Element Policy LU-1.05. Multi-family Residential Uses states: *"We require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and Zoning Code."* The project is designed in a modern architectural style with high quality materials including wood paneling and smooth stucco siding. The project is unique and adds character to the neighborhood with the angular projecting balconies and distinctive wood aesthetic; and
  3. Urban Design Element Policy UD-5.10, Scale and Massing states: *"We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or*

*area plan.*” The proposed project is consistent with development standards, and the surrounding development in the neighborhood consists of one and two story single-family and multi-family homes.

- B. The architectural treatment of the project complies with any applicable specific plan and the Zoning Code in areas including, but not limited to, height, setback, color in that:
1. The project complies with development standards for the Residential Medium Zone and Coastal Overlay Zone as indicated within the Development Standards table within the staff report.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that:
1. The Historic Preservation, Standards, and Regulations Goal states: *“Ensure the preservation, rehabilitation, and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.”* The project is compatible with nearby historic resources, as described in findings shown in Subparagraph F below;
  2. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the neighborhood. There are one-and-two story single-family and multi-family residential buildings in the neighborhood, within the same block and side of the street;
  3. The mass, density, and scale are consistent with the intent of the Residential Medium Density zoning district. The maximum lot coverage and height are below the limits of the zoning district;
  4. The building has a high quality architecture, including a mix of natural materials and architectural details, consistent with General Design Guidelines;
  5. The project is broken into separate structures providing the feel of a single family residence and a duplex while maintaining design consistency; and
  6. Projecting angular patios with wood veneer add architectural interest to the building and provide depth and contrast.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The scale, mass, form, setbacks, and materials are compatible with adjacent structures and in character with the pattern of development in the

neighborhood. There are one-and-two story residential buildings in the neighborhood, within the same block and side of the street;

2. The mass, density, and scale are consistent with the intent of the Residential-Medium Density zoning district. The maximum lot coverage and height are below the limits of the zoning district; and
  3. The building has a high quality architecture consistent with General Design Guidelines.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
1. The project is proposed on a developed site in an urban area and will be required to meet the California Building Code and Orange County Fire Authority regulations.
  2. The proposed building has a high quality architecture consistent with General Design Guidelines; and
  3. The project is broken into separate structures providing the feel of a single family residence and a duplex while maintaining design consistency.
- F. The proposed project will not have negative visual or physical impacts upon the historic structures in that:
1. The proposed building has high quality architecture and uses natural materials and colors consistent with General Design Guidelines;
  2. The development is limited to a vacant lot, and will not physically impact or encroach onto the properties associated with the adjacent historic residences; and
  3. The proposed project was reviewed by the City's Design Review Subcommittee (DRSC), which serves as the City's Cultural Heritage Subcommittee. The DRSC assessed that the project's scale and location, being non-adjacent to historic properties, are compatible with the neighborhood and would not impact the nearby historic properties.

#### Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Cultural Heritage Permit 18-051 and Tentative Parcel Map 18-118 (PLN 18-081), La Paloma Triplex, subject to the above Findings, and the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on February 6, 2019.

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Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on February 6, 2019, carried by the following roll call vote:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSTAIN:        COMMISSIONERS:  
ABSENT:         COMMISSIONERS:

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Secretary of the Planning Commission



CONDITIONS OF APPROVAL  
 CULTURAL HERITAGE PERMIT 18-051  
 TENTATIVE PARCEL MAP 2018-118 (PLN 18-081)  
 LA PALOMA TRIPLEX

**1.0 GENERAL CONDITIONS OF APPROVAL**

- |   |   |                 |
|---|---|-----------------|
| 1.1   | Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City. Failure to submit this acknowledgement may be grounds to revoke this approval.   | Planning        |
| 1.2   | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning        |
| 1.3   | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval.  | Planning        |
| 1.4   | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws.  | All             |
| 1.5   | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations.   | Code<br>Comp    |
| <b>2.0 PRIOR TO APPROVAL OF A FINAL MAP</b> |   |                 |
| 2.2   | Prior to recordation of the final map, the applicant shall submit to the City Engineer evidence that the County Surveyor has approved a digitized tract/parcel map pursuant to Orange County Ordinance  | Public<br>Works |

No. 3809 dated January 28, 1991. The owner or designee shall pay for all costs of said digital submittals, including supplying digital copies to the City of the final, County Surveyor-approved digital map in DXF format.

**Buyer Notification**

- 2.3 The applicant shall submit to the City Planner, and the City Attorney's Office shall approve, a buyer's notification disclosure form, to be given to all potential buyers of the lots/units, which indicates the existence, operations, characteristics, and potential exposure to nuisance/objectionable odors/risk of upset/hazards of the following: Planning

United States Marine Corps, Camp Pendleton  
San Onofre Nuclear Generating Station

**Coastal Commission Approval**

- 2.4 The California Coastal Commission shall have approved the Tentative Map. Planning

**Covenants, Conditions & Restrictions (CC&Rs)**

- 2.6 The applicant shall submit to the City Planner, and the City Planner, City Engineer, Fire Chief and City Attorney's Office shall approve, Covenants, Conditions and Restrictions (CC&R's) which shall include the following provisions: Planning  
Public  
Works  
Fire

- A. Creation of a Master Association and/or a Sub-association for the purpose of providing for control over the uniformity of boundary fencing, and the perpetual maintenance responsibility of areas including, but not limited to, (delete or add as appropriate) all common areas, open space, slopes, fuel modification zones, private medians and greenbelts, arterial highway parkway landscaping, irrigation systems, landscaped areas, walls, driveways, parking areas, trash areas, structures, private streets, street lights, and drainage. All streets, drainage, street lights, street signage and striping improvements within the interior of the subdivision designated as private shall remain private and shall be maintained by the Master Association and/or Sub-association, or such other provision for maintenance which may be subsequently approved by the City Council. In addition, the CC&R's shall indicate all other areas to be owned and maintained by the Master Association and/or Sub-association and that maintenance of all private drainage facilities shall be in conformance with NPDES

- requirements.
- B. Within 15 days of the establishment of the homeowners association and/or the commercial property owners association, the owner or designee is required to furnish the Board or Officers of each association a copy of each approved tract map, a copy of the approved site and fencing plan, copies of all approved landscaping plans, a complete set of construction plans for the various residential model types, and approved plans indicating the locations and characteristics of all major project components, utilities, and related data.
  - C. Following recordation of each final tract map, each Master Association of this tract shall submit to the City Planner, for distribution to the Fire and Beaches, Parks and Recreation Departments, and shall re-submit annually, a list of all current Property Owner Association officers of the Association.
  - D. A statement indicating that proposed amendments to any of the CC&R's shall be submitted for review to the City Planner, and shall be approved by the City Attorney's Office, prior to the amendments being valid.
  - E. A statement indicating that the City has the right, but not the obligation, to enforce any of the provisions of the CC&R's.
  - F. A statement indicating that storm drain facilities shall be inspected regularly as follows:
    - 1) Open channels, catch basins and pipelines inspected annually before storm season and removal of debris as necessary.
    - 2) All facilities shall have debris and sediment removed either manually or by mechanical methods. Flushing shall be used in emergency situations only.
  - G. A statement obligating the Association(s) to provide to the City Engineer annual reports in the month of June in compliance with the reporting requirements of codes and ordinances adopted by the City with respect to the NPDES program.
  - H. Identification of all fire prevention and defense provisions including: a) a fire lane map; b) provisions which prohibit parking in fire lanes and a method of enforcement; and c) provisions for maintenance of fuel modification zones including the removal of all dead and dying vegetation and the inspection and correction of any deficiencies in the irrigation system three times a year; and a method for keeping fire protection access easements unobstructed. A statement shall acknowledge that approval of the Chief of Fire Protection Services shall be required for any modifications such as speed bumps, control gates, or parking changes.

- 2.7 The applicant shall reimburse the City all costs associated with review of the project CC&Rs, Disclosure Statements, and any other applicable documents by the City Attorney's Office. Planning

**Easements**

- 2.8 The final map shall depict the location of all easements for open space, trails, water and sewer easements, storm drains and storm drain maintenance access, public street lights, utilities, reciprocal access, emergency access, slopes and slope maintenance, and landscaping. All drainage easements shall be a minimum of 15 feet. No drainage facilities accepted for dedication or maintenance by the City shall be located within slopes. (SCMC Section 16.28.030) Public Works

- 2.9 The applicant shall demonstrate to the satisfaction of the City Engineer that quitclaims in favor of the City have been obtained from all persons having any interest in existing rights of way for pipelines for the conveyance of water, and for all rights to all underground water. The right to all underground water, but without right of entry to the surface thereof, shall be conveyed to the City. No easements shall be granted nor recorded over any portion of the property shown on the submitted record map between the date the tentative map is approved by the Planning Commission and the date the final or record map is recorded by the County Recorder. (SCMC Section 13.04.500) Public Works

- 2.10 The applicant shall submit to the City Engineer, and the City Attorney's Office shall approve, reciprocal parking and access easements. The recording document shall specifically state the purposes of the easements to be the preservation of access and parking availability in accordance with City Ordinances and the State Subdivision Map Act. (SCMC Section 17.64) Public Works

**Financial Security**

- 2.11 The applicant shall submit, and the City Engineer shall approve, separate improvement bonds or irrevocable letters of credit for 100% of the estimated cost of each improvement cost, as prepared by a registered civil engineer, including, but not limited to, the following improvements: rough grading; precise grading; street improvements; sidewalks; signage; trail improvements; street lights; sewer lines; water lines; storm drains; erosion control; landscaping in rights of way, private slopes and open space; and off-site street repair. In addition, the owner or designee shall provide separate labor and material bonds or irrevocable letters of Public Works

credit for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. (SCMC Section 16.32.020)

- 2.17 Unless approved otherwise by the City Engineer, the applicant shall submit, and the City Engineer shall approve, water improvement plans, prepared by a registered civil engineer, which reflect consistency with the City's Water and Reclaimed Water Master Plans and standards. Said plan shall provide for the following: Public Works
- A. Indicate a service system which provides, or allows for, independent water metering for each unit and the common area landscaping.
- 2.22 All improvement plans must be submitted (along with a plan check deposit in an amount determined by the City Engineer) for review and approval by the City Engineer. These plans include, but are not necessarily limited to, grading, improvements, water, sewer, storm drain, traffic signal, signing and striping, street lights and landscaping and irrigation plans. (SCMC Section 16.32.010) Public Works
- 2.23 The applicant shall submit, and the City Engineer shall approve, a grading plan, prepared by a registered civil engineer, which shows grading, drainage, trails, and street improvements. (SCMC Section 16.12.050) Public Works
- 2.24 Unless otherwise approved by the City Engineer, the owner shall provide independent water meters and separate services for each unit in the common area. All water meters shall be located in the public right of way or as otherwise approved by the City Engineer. (SCMC Section 16.32.010) Public Works

### **NPDES**

- 2.25 The applicant shall submit, and the City Engineer shall approve, plans for the regulation and control of pollutant run-off by using Best Management Practices (BMPs). The plans shall demonstrate that the project meets all requirements of the National Pollutant Discharge Elimination System (NPDES), Federal, State, San Diego Regional Water Quality Control Board, County and City guidelines and regulations, in order to control pollutant run-off. (SCMC Chapter 13.40) Public Works

### **Reports**

- 2.36 The applicant shall submit, and the City Engineer shall approve, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all Public Works

other applicable codes, ordinances and regulations. (SCMC Section 16.12.050)

**Non-standard Conditions**

- 2.36 Per Municipal Code Section 12.08, the Final Map shall include the necessary offer for dedication of a 4 foot wide public sidewalk and pedestrian access easement along the West Marquita frontage. Public Works
- 2.37 Prior to final parcel map approval, the owner shall pay or reimburse the City all costs associated with City Attorney review of the project CC&Rs, Disclosure Statements, and any other applicable documents. Also the owner shall pay all applicable development and final map fees for each unit, which may include, but are not limited to, City Consultants review fees, park acquisition and development, water and sewer connection, drainage, grading. [Citation - S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]. Planning Public Works

**3.0 PRIOR TO ISSUANCE OF GRADING PERMITS**

- 3.2 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, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage, and recommendations for further study. (SCMC Chapter 15.36) Public Works
- 3.5 The applicant shall submit, and the City Engineer shall approve, a precise grading plan as required by the City Grading Manual and Ordinance. (SCMC Chapter 15.36) Public Works

**Addressing and Street Names**

- 3.8 The applicant shall submit, and the City Planner shall approve, a plan depicting all street names and addresses for all of the buildings and facilities within the project. Planning

**Financial Security**

- 3.9 The applicant 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 Engineer, for the following applicable items: 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 Public Works

estimated improvement costs, as determined by the City Engineer or designee. (SCMC Chapter 15.36)

- 3.10 The applicant shall submit, and the City Engineer shall approve, frontage improvement plans. The applicant shall be responsible for the construction of all required frontage improvements as approved by the City Engineer including but not limited to the following: Public Works
- A. Sidewalk, including 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 the street right-of-way is approximately 5 feet behind the curbface, a sidewalk easement is anticipated to be required to be granted to the City. Said sidewalk easement shall be submitted to, and approved by, the City Engineer. (SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)

### **Landscape Plans**

- 3.11 The applicant shall submit, and the City Planner shall have approved, a detailed landscape and irrigation plan incorporating drought tolerant plants, prepared by a registered landscape architect, and in compliance with all pertinent requirements including, zoning requirements, Design Guidelines, and General Plan policies. (**SCMC** Section 17.68.020) Planning

### **NPDES**

- 3.14 The applicant shall demonstrate to the satisfaction of the City Engineer or designee that the project meets all requirements of the San Diego Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Permit, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. (SCMC Chapter 13.40) Public Works

### **Non-standard Conditions**

- 3.20 The applicant shall incorporate four (4) 15-gallon trees within the setback areas along the La Paloma and/or W. Ave Marquita frontages. (SCMC Section 17.68.050) Planning

## **4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**

- 4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning

**Non-standard Conditions**

- 4.2 The roof deck guardrail shall be revised to reflect a hybrid of wood paneling at the base with either cable or glass above to allow for screening of roof deck furniture while reducing the massing impact of a solid guardrail. Planning

**5.0 PRIOR TO FINAL INSPECTION**

**Landscaping**

- 5.5 The applicant shall submit, and the City Planner shall approve, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans. Planning

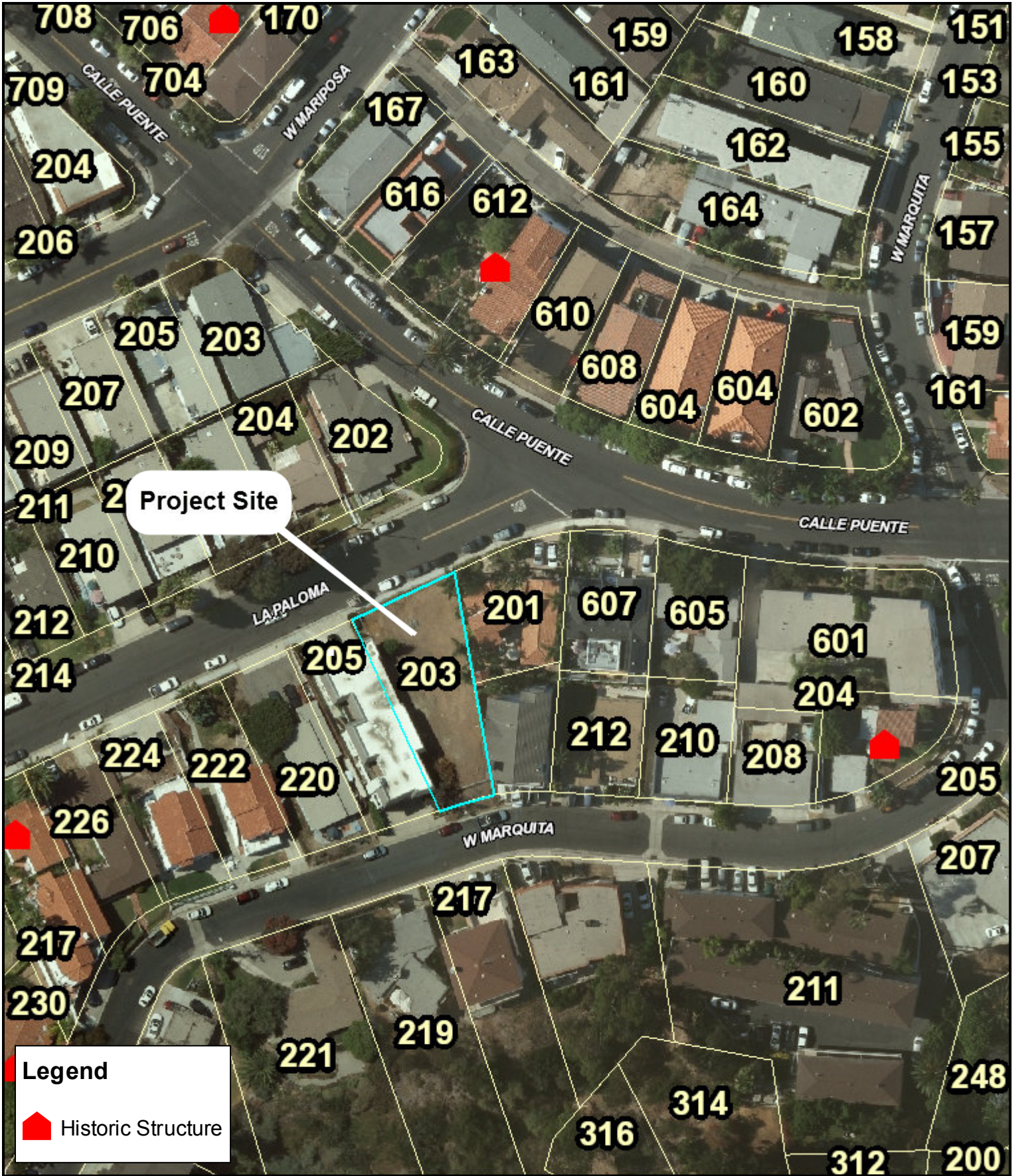
**Surveys**

- 5.8 Prior to approval to pour foundations, the applicant shall submit, and the City Planner and Building Official shall approve, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the building foundations conform to the required setbacks as set forth on the approved plans. Planning  
Building
- 5.9 Prior to approval of the framing inspection, the applicant shall submit, and the City Planner and Building Official shall approve, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the height of all structures conforms to the dimensions set forth on the approved plans. Planning  
Building

**6.0 PRIOR TO RELEASE OF FINANCIAL SECURITY**

- 6.3 The applicant shall demonstrate to the satisfaction of the City Engineer that all survey monuments damaged or destroyed are restored. "Corner Records" shall be prepared for submission to the City Engineering Division and for filing with the County Surveyor's Office in compliance with AB 1414. All restorations of survey monuments shall be certified by the Registered Civil Engineer or Land Surveyor in accordance with Section 8771 of the Business and Professions Code. (SCMC Title 16) Public  
Works
- 6.7 The waste debris enclosure shall be of appropriate size to accommodate bins for recyclable materials, organic waste (food and landscape trimmings) and trash. For residential projects, all waste bins must be substantially hidden from view from any public street or alley. (SCMC Chapter 8.28) Utilities





Project Site

**Legend**

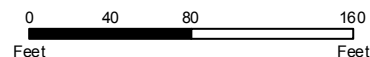
 Historic Structure



**City of San Clemente**

Project: CHP 18-051 & TPM 18-081

Address: 203 La Paloma



# PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 612 CALLE PUENTE

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 612 Calle Puente City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-131-38

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has both a side-gable and front-gable roof with clay tiles. The exterior walls are clad with smooth stucco. The primary facade features an entry porch. Spanish Colonial Revival elements of the residence include exposed rafter tails and a stucco chimney. The fenestration consists of non-original aluminum slider windows throughout the residence. The residence retains its original entrance door. The residence is in good condition. Its integrity is fair.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1928 (E) Tax Assessor

P7. Owner and Address:

Mc Cormick, Keith W.  
2521 Laughlin Ave, La Crescenta Ca 91214-3028

P8. Recorded by:

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

P9. Date Recorded: 9/21/2006

P10. Survey Type:

City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 612 CALLE PUENTE

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved?  No  Yes  Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Residential Applicable Criteria A

This one-story single family residence was built in 1928. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

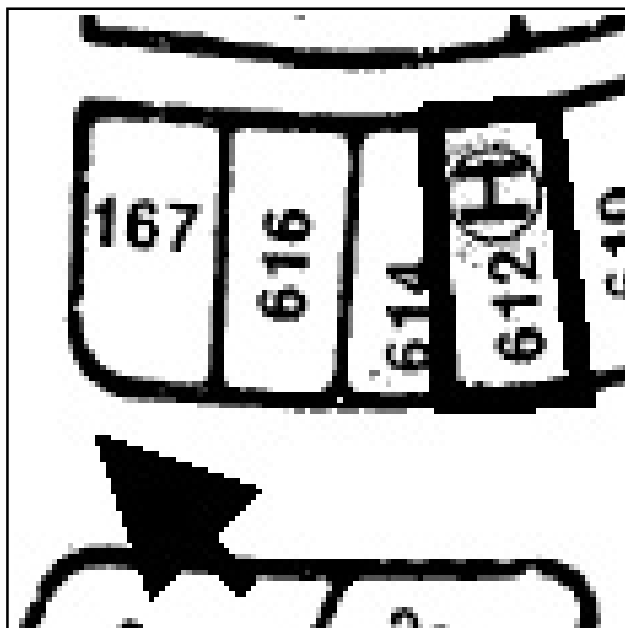
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

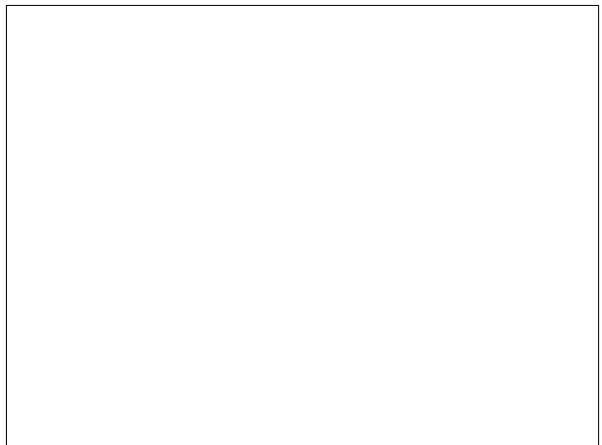
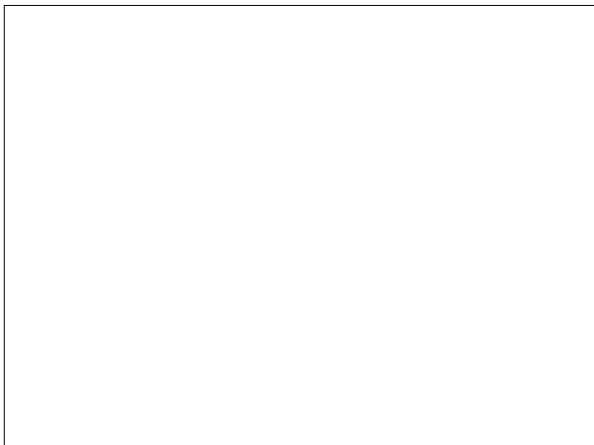
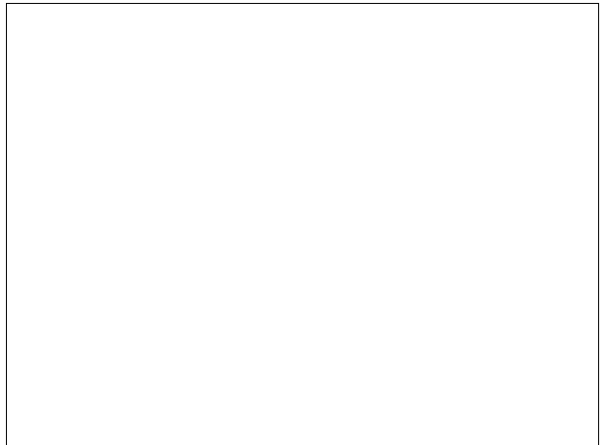
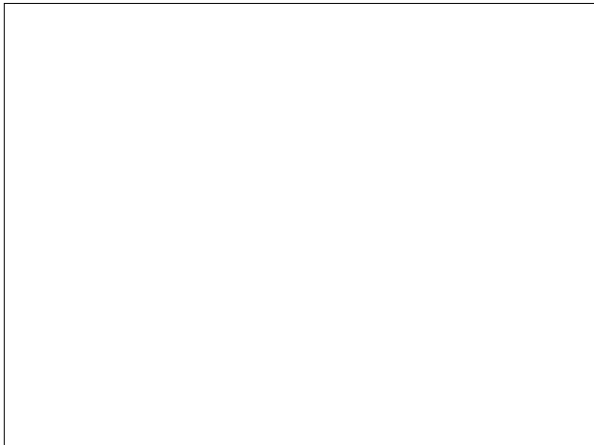
Resource Name or #: 612 CALLE PUENTE

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation  Update

## Photographs of the Subject Property, Continued:



# PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 215 LA PALOMA

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.  
c. Address 215 La Paloma City San Clemente Zip 92672  
d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 939-30-520

P3a. Description:

The property contains a one-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a front-gable roof with clay tiles. The exterior walls are clad with smooth stucco. Spanish Colonial Revival elements of the residence include exposed rafter tails and a stucco chimney. The primary facade includes an open entry porch. The residence appears to have been altered with the construction of a rear addition. The fenestration consists of original wood fixed windows in the front and non-original vinyl windows elsewhere throughout the residence. The residence is in good condition. Its integrity is fair.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:

North elevation, south view. May 2006.

P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1946 (F) Building Permit

P7. Owner and Address:

Dougherty, Jeffrey W.  
215 La Paloma

P8. Recorded by:

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

P9. Date Recorded: 9/20/2006

P10. Survey Type:

City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

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

DPR 523A (1/95) HRG

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 215 LA PALOMA

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved?  No  Yes  Unknown

Date: 1989 Original Location: 248 W Marquita

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme San Clemente in the '30s and '40s.

Area City of San Clemente

Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

This one-story single family residence was built in 1946. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

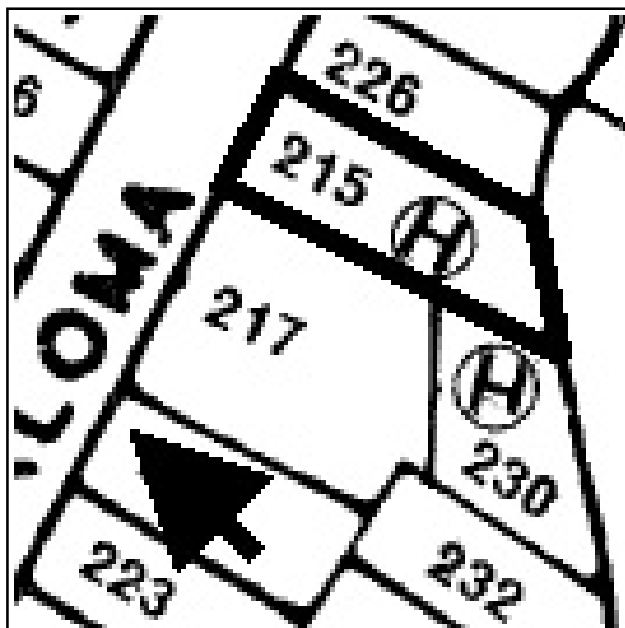
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/20/2006

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

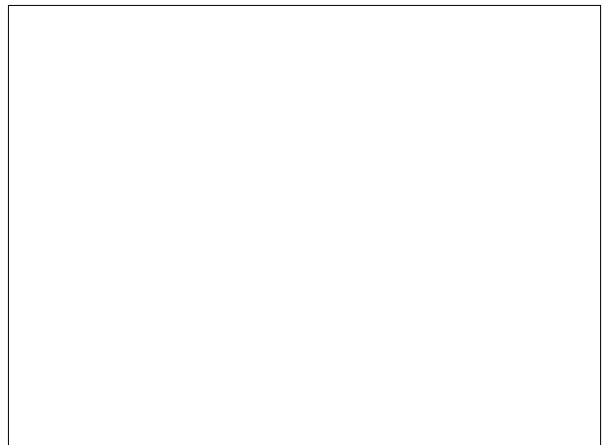
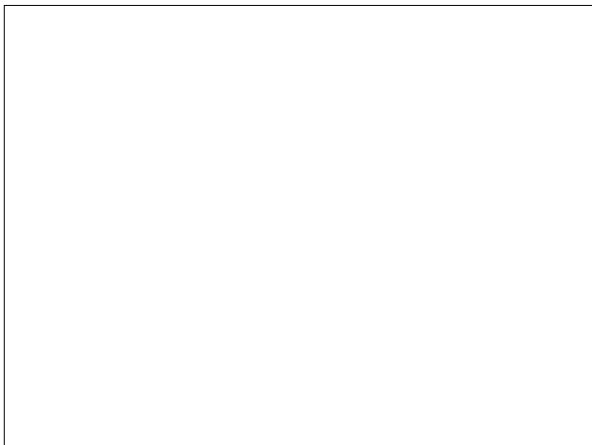
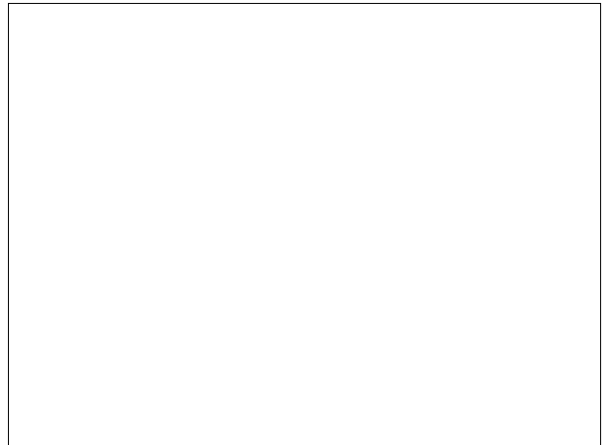
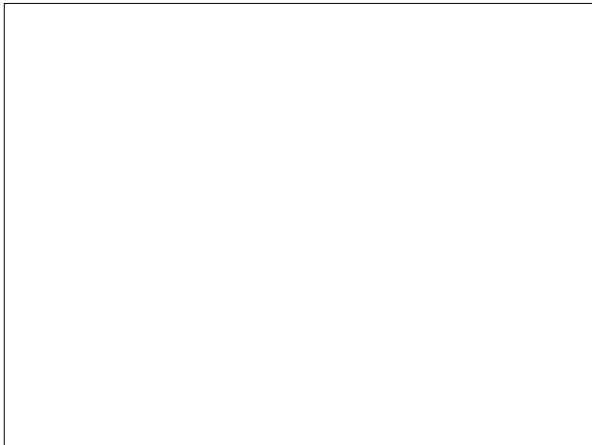
Resource Name or #: 215 LA PALOMA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation  Update

## Photographs of the Subject Property, Continued:



# CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 204 W MARQUITA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation  Update

<b>PROPERTY NAME</b>	Unknown
<b>HISTORIC NAME</b>	Unknown
<b>PROPERTY ADDRESS</b>	204 W Marquita
<b>ASSESSOR PARCEL NUMBER</b>	058-132-04
<b>PROPERTY TYPE</b>	Single-family residential
<b>OTHER DESCRIPTION</b>	
<b>DATE OF CONSTRUCTION</b>	1929 (F) Building Permit
<hr/>	
<b>INTEGRITY</b>	Non-original roofing on hoods replaced with tile post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
<b>SIGNIFICANCE</b>	This one-story single family residence was built for R. B. Burhans and designed by Virgil Westbrook in 1929. This property is a modest example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
<b>STATUS CODE</b>	3D
<b>STATUS</b>	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
<hr/>	
<b>Project</b>	City of San Clemente Historic Resources Survey Update
<b>Prepared for</b>	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
<b>Prepared by</b>	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028



# CONTINUATION SHEET

Page 2 of 2

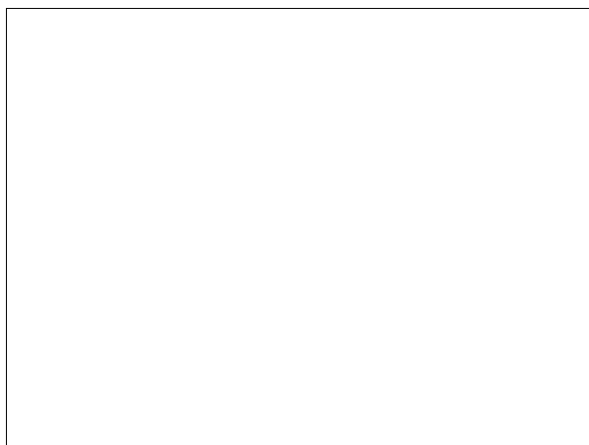
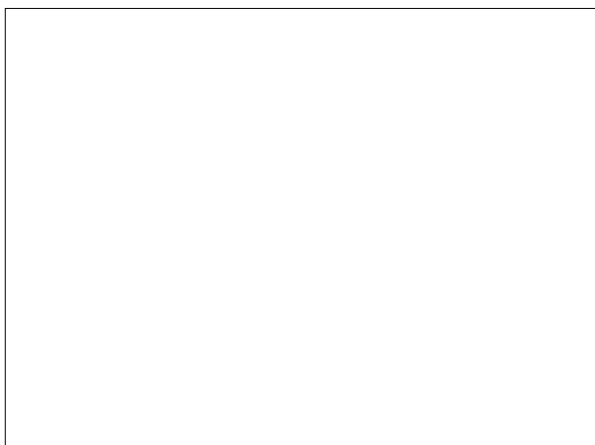
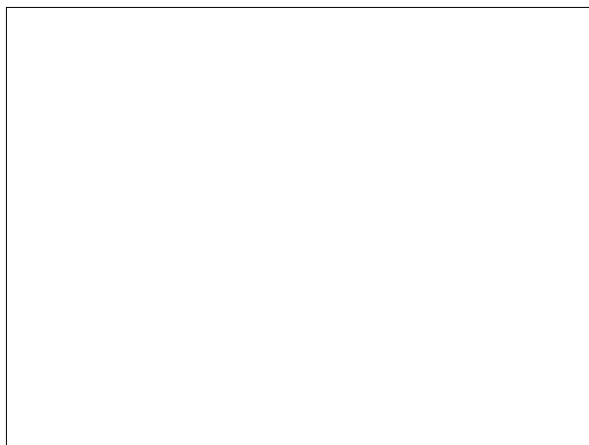
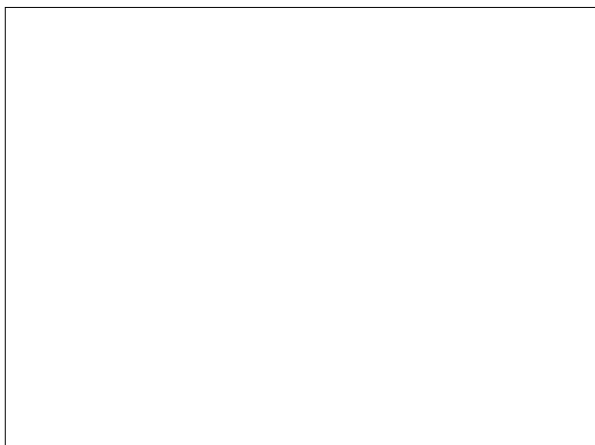
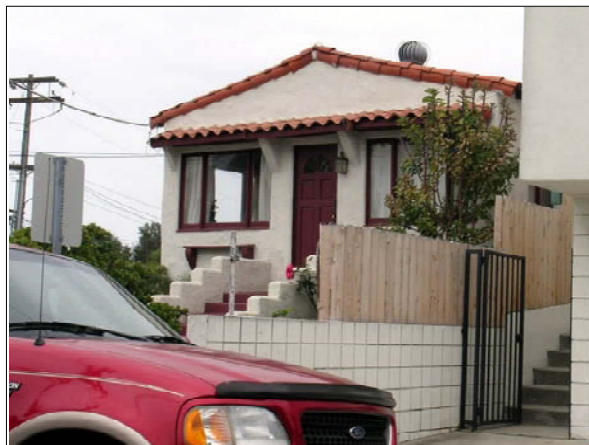
Resource Name or #: 204 W MARQUITA

Recorded by: Historic Resources Group

Date: 9/20/2006

Continuation  Update

## Photographs of the Subject Property:



**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
AUGUST 29, 2018**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin, Zhen Wu

Staff Present: Senior Planner Stephanie Roxas, Community Development Technician Jonathan Lightfoot, Interim City Planner Sheri Vander Dussen, Associate Planner Katie Crockett

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of August 15, 2018, were approved.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**Cultural Heritage Permit 18-051 / Tentative Parcel Map 2018-118, 203 La Paloma, Alzate Triplex** (Lightfoot)

A request to construct three residential condominium units (two attached, one detached) totaling 7,638 square feet in area for ownership purposes. The project site is a vacant parcel at 203 La Paloma within 300 feet of historic resources. The site is located in the Residential Medium (RM) zoning district and Coastal Zone (CZ) Overlay District.

Community Development Technician Jonathan Lightfoot summarized the report. The applicant, Chris Foerstel, and one of the property owners, Harold Alzate, were also available to answer questions related to the project.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Supported the modern architectural style.
- Commented that an additional parking space may be required to accommodate the current floor plan of the detached single unit. Staff concurred that the room listed as a “den” meets the zoning code definition of a bedroom. DRSC directed staff to work with the applicant to make appropriate revisions to the floor plan.
- Expressed a preference for visible front doors from the street as garage doors are less pedestrian friendly.
- Recommended that the applicants incorporate a section to demonstrate that the garage is more than 50% underground as the current elevation of the W. Marquita frontage appears to be three stories.

- Concurred with staff's recommendations with a slight alteration to the roof deck recommendation. A hybrid of solid paneling (as proposed by the applicant) and cable or glass (as recommended by staff) would allow for better screening of any patio furniture from the street view.
- Stated the proposed design would not adversely impact any of the historic structures located within the 300 foot radius of the project site.

The Subcommittee concurred with staff's recommendations, and recommended the project proceed to Planning Commission after the applicant works with staff to rectify the parking issue and incorporate other minor design modifications.

**Site Plan Permit 18-337 / Conditional Use Permit 18-339 / Cultural Heritage Permit 18-341, 1801 North El Camino Real, The Gallery (Roxas)**

A request to develop a two-story, 22,090 square foot multi-tenant commercial center on a vacant parcel located at 1801 North El Camino Real.

Senior Planner Stephanie Roxas summarized the staff report. The applicant, Jorden Segraves, was also available to answer questions related to the project.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Requested staff clarify ownership of a vacant parcel between Pico Park and the project site and any future improvement plans for the vacant parcel.
- Indicated the project site is located within a scenic corridor, and requested staff to analyze potential impacts to the scenic corridor during the application process.
- Requested future reports include specific language from the General Plan pertaining to development within public view corridors.
- Expressed the project has improved substantially from prior application submittals and the project design is moving in the right direction.
- Concurred with staff's recommendation for an additional photo simulation location to be taken near the Sea Summit neighborhoods.
- Recommended providing photo simulations taken within Pico Park and from the sidewalk near Pico Park. Recommended providing additional photo simulations that capture the pedestrian view, rather than only motorists' views.
- Suggested applicant prepare a "virtual tour" to help the public visualize the project when travelling southbound along Avenida Pico.
- Stated the project site is a gateway and recommended preparing additional photo simulations taken from El Camino Real (westbound and eastbound traffic) and others taken at the pedestrian level.

- Requested staff conduct a study session with the Planning Commission to discuss General Plan policies related to view corridors before this project is scheduled for public hearing.
- Requested the applicant review the accuracy of the simulations provided.
- Recommended incorporating a tower element or other distinctive design feature.
- Requested the applicant revise plans to break up the long unbroken roof line.
- Recommended the applicant consider use of roof decks that would minimize view corridor impacts.
- Recommended setting the building further back from Avenida Pico or articulating the building end to reduce view corridor impacts.
- Expressed concern over the proximity of the retail space at the garage level to the sidewalk, and recommended opening up the area using a colonnade.
- Provided the applicant with general design recommendations, including articulating the building with arches and appropriate windows, incorporating additional shade into the plaza, and avoiding blank walls facing Avenida Pico.
- Requested staff review the approval for the Miramar site as it relates to parking.
- Expressed concern over potential illegal left turns onto Avenida Pico from the site, and recommended the applicant consider angling the driveway.
- Expressed concerns over the project sharing a curb cut with the adjoining site and potential conflicts at the garage entrance/exit with pedestrians and bicyclists.

The Subcommittee concurred with staff's recommendations, provided additional input and recommendations to the applicant, and requested to review the project at a future meeting.

### 3. **NEW BUSINESS**

#### **Supplement to Master Sign Program for The Outlets at San Clemente (Crockett)**

Review of enhanced elevations and landscape for the Icon Tower element.

Subcommittee Chair Ruehlin recused himself.

Associate Planner Katie Crockett summarized the report. The applicant, Louis Troiani, was also present and provided additional details and background on the design, specifically the door type and "shoulder zone" landscaping surrounding the tower.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Discussed the type of tree, noting that the landscape plans call out a Queen Palm, while the colored elevations show a different type of tree. The subcommittee had no issues, however, with the use of a Queen Palm.
- Discussed the balance of the recessed oculus features, with a smaller and a larger oculus being visible at the same time from certain angles.
- Clarified that the top of the tower is not open and features non-glare glass. Supported use of the glass enclosure provided it was recessed under the rafters and incorporated non-glare glass.
- Discussed the lights inside the storage area, which could create light being emitted from the opening at the top of the tower, and recommended that the Planning Division follow up on this detail through the plan-check process.

The Subcommittee did not request modifications to the plans. DRSC concurred with staff's recommendation that the item continue to Zoning Administrator for review.

**4. OLD BUSINESS**

None


**ADJOURNMENT**

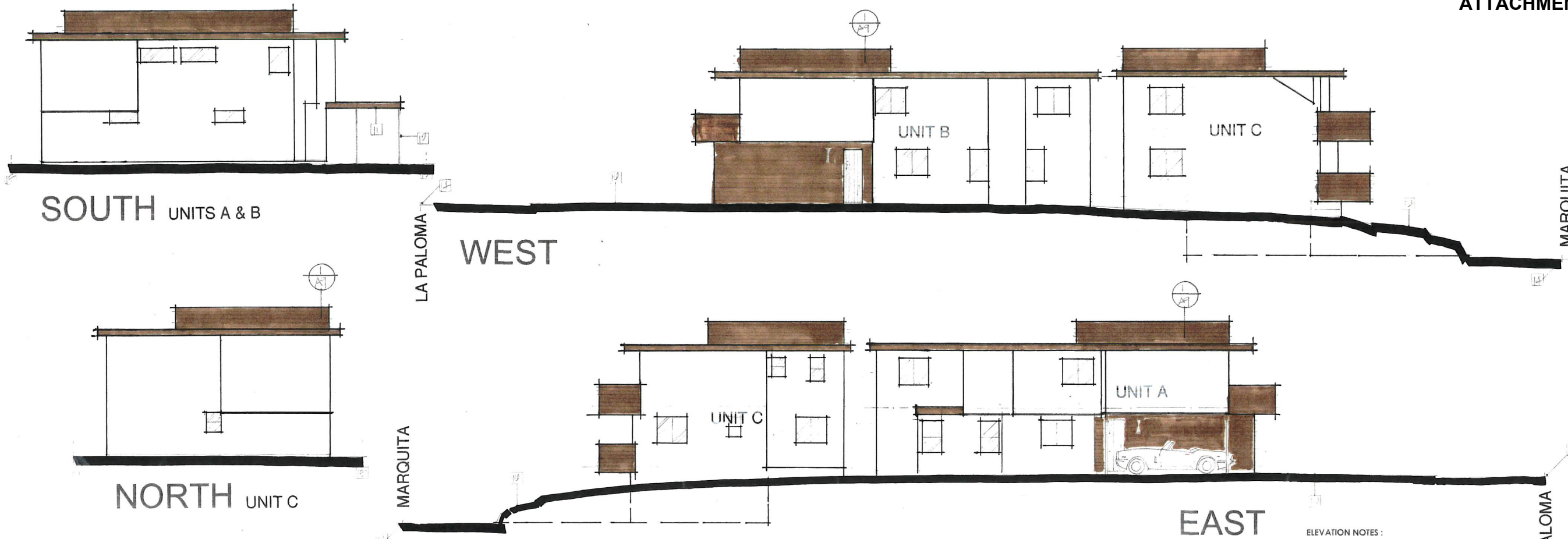
Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, September 12, 2018 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

  
\_\_\_\_\_  
Jim Ruehlin, Chair

Attest:

  
\_\_\_\_\_  
Stephanie Roxas, Senior Planner

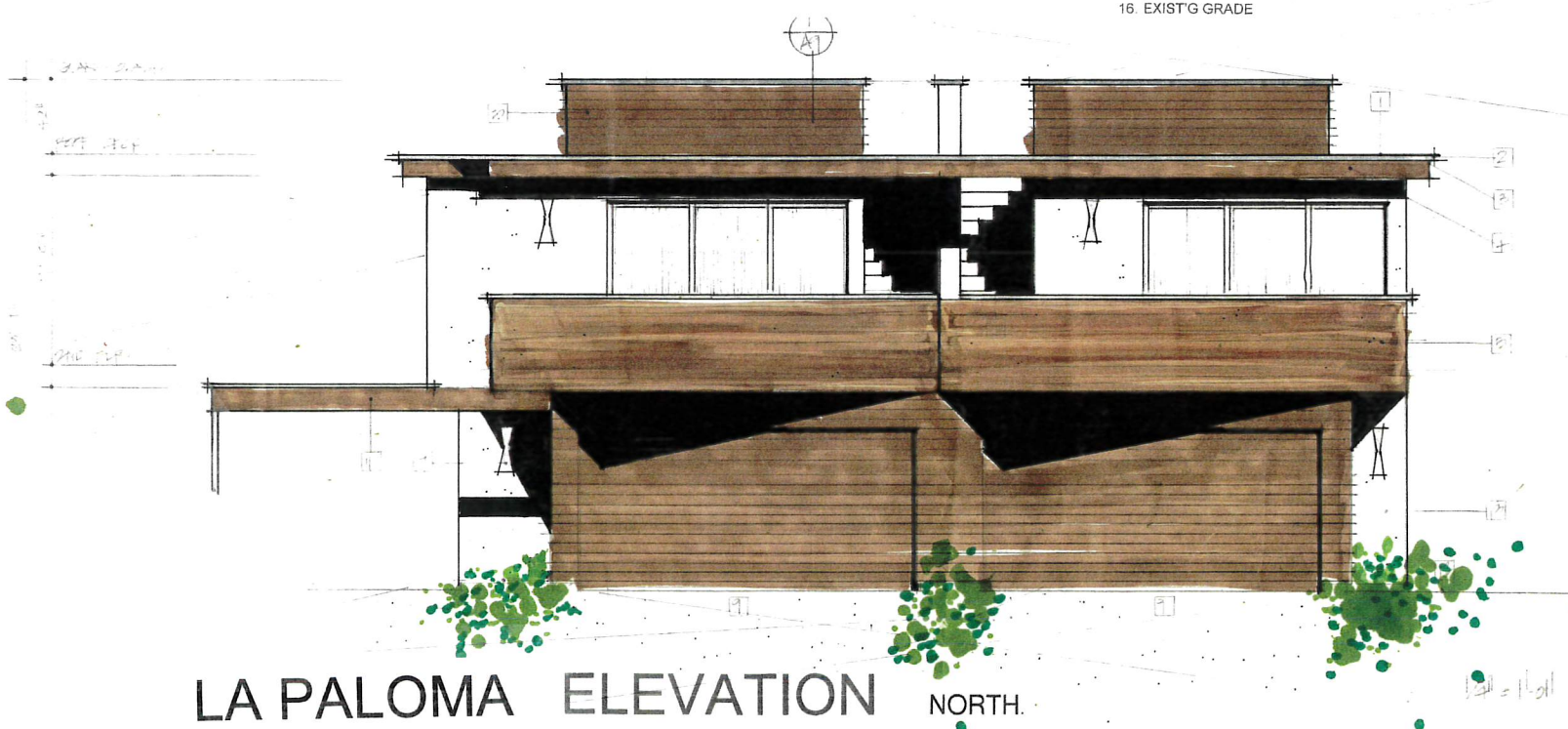
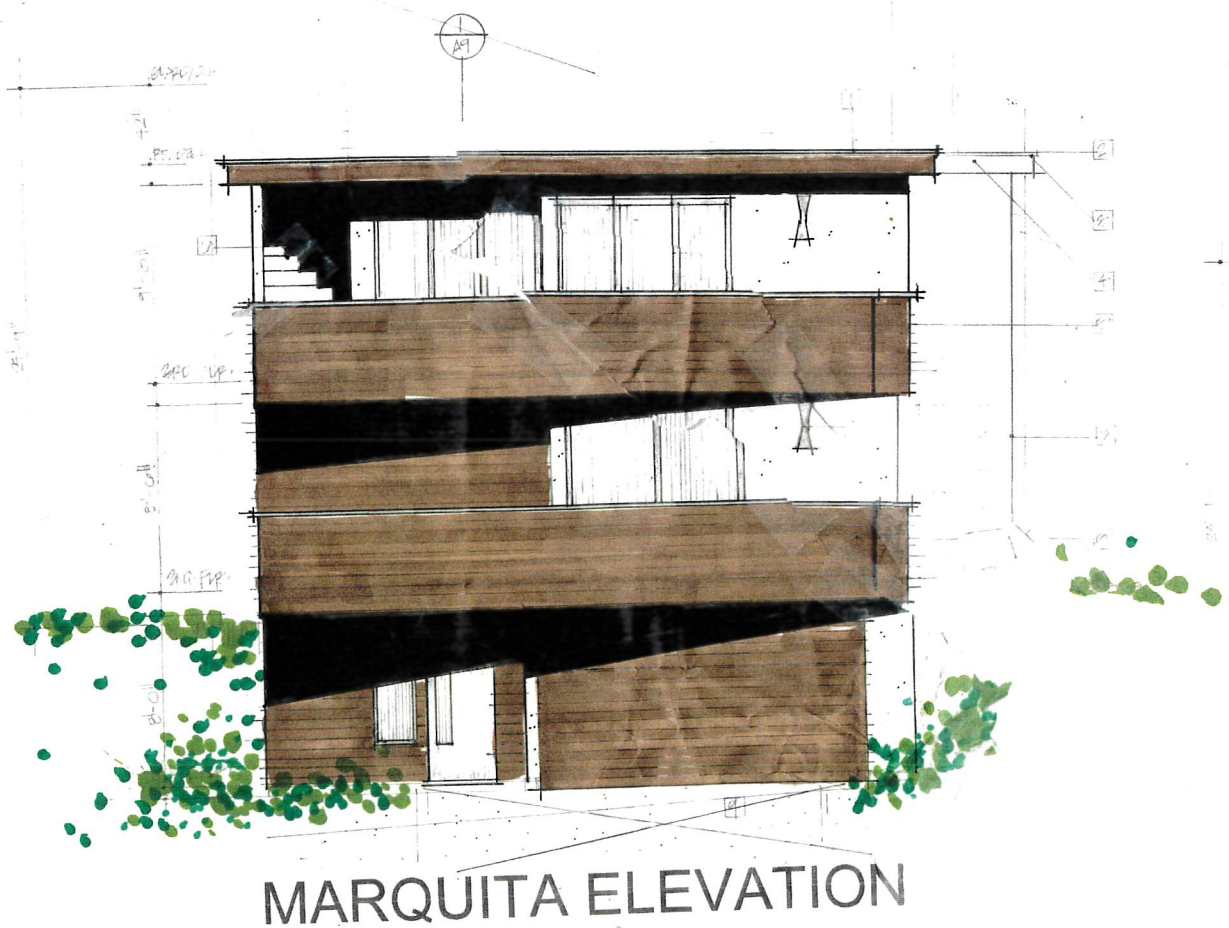


ELEVATION NOTES :

1. CLASS A STANDING TPO ROOFING
2. EDGE METAL
3. GUTTER AND DOWNSPOUT TO POS. CONN.
4. 2X FACIA BOARD
5. GUARDRAIL
6. STAIR UP
7. LIGHT FIXTURE
8. WEEP SCREED
9. DRIVEWAY
10. PIPE COLUMN
11. BEAM
12. CONC. SLAB
13. SMOOTH STUCCO FINISH
14. CENTERLINE OF STREET
15. PROPERTY LINE
16. EXIST'G GRADE

AUG 0 9 2018

JUN 0 8 2018



CHP : 18 - 051

TPM : 18 -081

Alzate tri-plex building  
203 La Paloma, San Clemente Ca. 92672

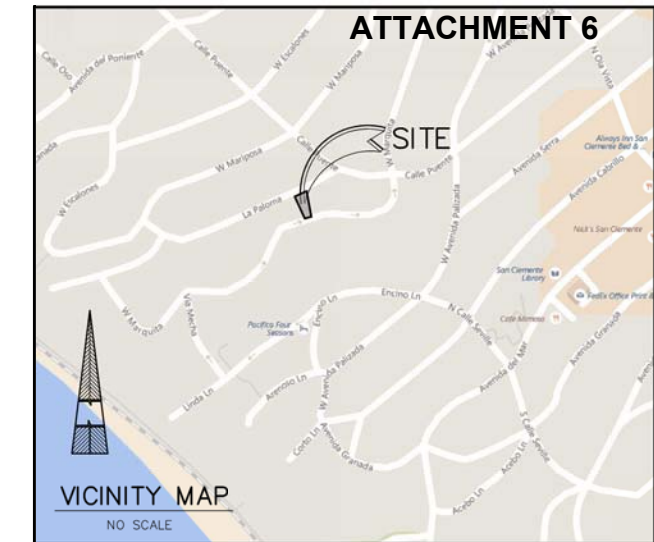
A.0

SCHOOL DISTRICT:  
CAPISTRANO UNIFIED SCHOOL DISTRICT

**CONDOMINIUM PURPOSES:**

THE PROPOSED TENTATIVE PARCEL MAP IS FOR CONDOMINIUM PURPOSES. THE THREE CONDOMINIUMS WILL BE AIRSPACE UNITS WITH THE EXTERIOR AREAS BEING SHARED IN COMMON BY THE FUTURE CONDOMINIUM OWNERS AND MAINTAINED BY AN ASSOCIATION.

# TENTATIVE PARCEL MAP NO. 2018-118



**LEGEND**

N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
TYP.	TYPICAL
C.L.	CENTER LINE
CONC.	CONCRETE
L/A	LANDSCAPED AREA
TC	TOP OF CURB
TW	TOP OF WALL
TS	TOP OF SLOPE
BS	BOTTOM OF SLOPE
FA	FINISHED SURFACE ASPHALT
FP	FINISHED SURFACE PAVERS
FC	FINISHED SURFACE CONCRETE
FL	FLOW LINE
NG	NATURAL GROUND
FF	FINISHED FLOOR
W	WALL AND LANDSCAPING EASEMENT AREA

(89.47' FO)	EXISTING ELEVATION
141.37' FS	PROPOSED ELEVATION
(140)	EXISTING CONTOUR
(---)	PROPOSED IMPROVEMENTS
(---)	PROPOSED PARCEL LINES
(---)	APPROXIMATE LOCATION OF 8" SEWER LINE
(---)	APPROXIMATE LOCATION OF 6" WATER MAIN
(---)	PROPOSED STRUCTURE

**BENCH MARK:**

COUNTY OF ORANGE BM #38-116-05

DESCRIBED BY OCS 2005 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "38-116-05" SET IN THE TOP NORTHEASTERLY CORNER OF A 4.5 FT. BY 12.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF EL PORTAL AND EL CAMINO REAL, 21 FT. SOUTHERLY OF THE CENTERLINE OF EL PORTAL AND 105 FT. EASTERLY OF THE EASTERLY CURB ALONG EL CAMINO REAL. MONUMENT IS SET LEVEL WITH SIDEWALK

ELEVATION = 163.295 (NAVD88, 2005 LEVELED)

**PROPERTY OWNER:**

NGUYEN, CALVIN & ALZATE, HAROLD  
1310 No. EL CAMINO REAL  
SAN CLEMENTE, CA 92672

**SUBDIVIDER/APPLICANT:**

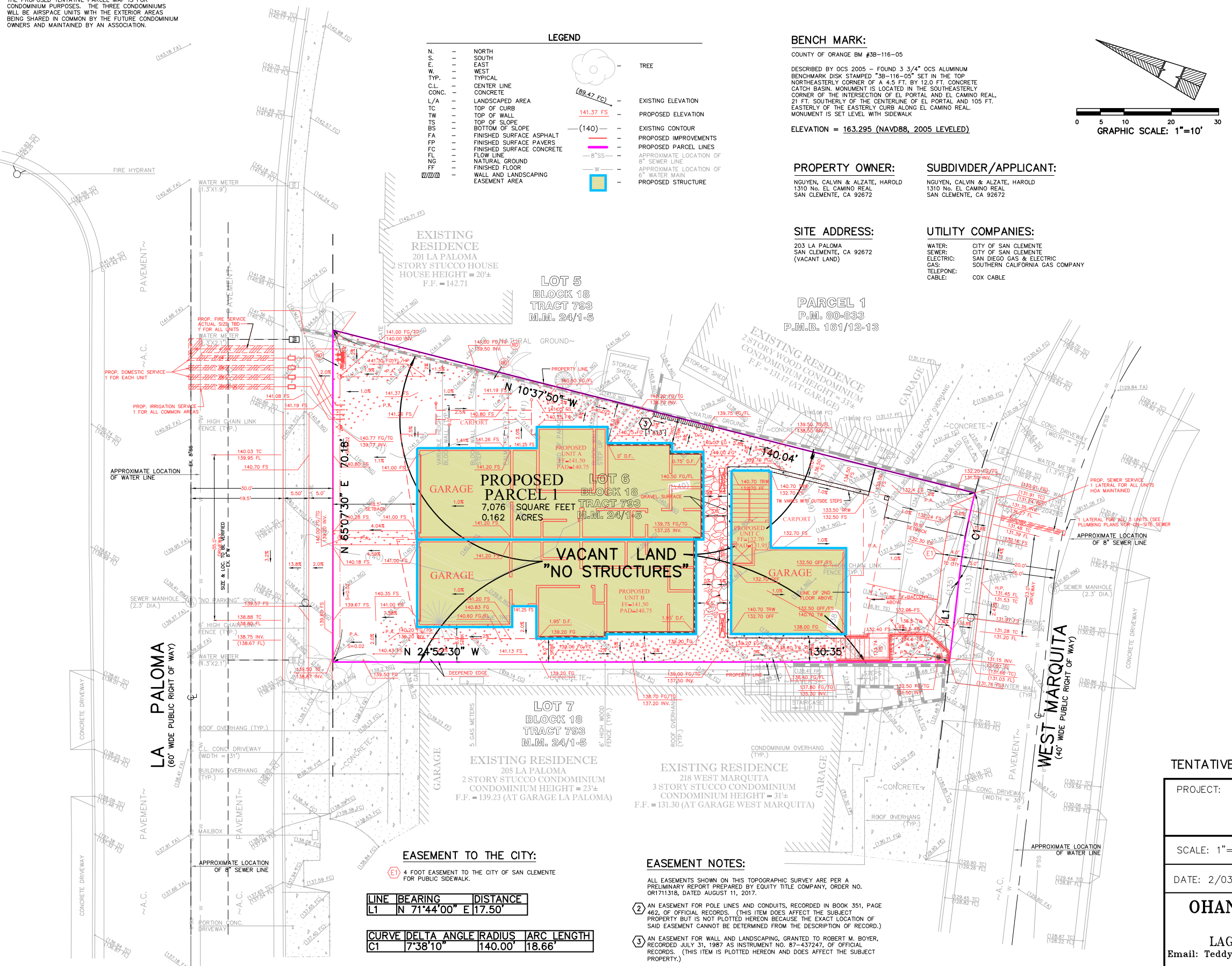
NGUYEN, CALVIN & ALZATE, HAROLD  
1310 No. EL CAMINO REAL  
SAN CLEMENTE, CA 92672

**SITE ADDRESS:**

203 LA PALOMA  
SAN CLEMENTE, CA 92672  
(VACANT LAND)

**UTILITY COMPANIES:**

WATER: CITY OF SAN CLEMENTE  
SEWER: CITY OF SAN CLEMENTE  
ELECTRIC: SAN DIEGO GAS & ELECTRIC  
GAS: SAN DIEGO GAS & ELECTRIC  
TELEPHONE: SOUTHERN CALIFORNIA GAS COMPANY  
CABLE: COX CABLE



**LEGAL DESCRIPTION:**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 6 IN BLOCK 18 OF TRACT NO. 793, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 1 TO 5 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS EQUITY TITLE COMPANY, ORDER NO. OR1711318, DATED AUGUST 11, 2017.

**BOUNDARY STATEMENT:**

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

**PROPOSED PARCEL 1 (LAND AREA)**

7,076 SQUARE FEET  
0.162 ACRES

**OWNERS STATEMENT:**

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

**LAND SURVEYOR:**

OHANA LAND SURVEYING

9 SPRINGTIDE  
LAGUNA NIGUEL, CA 92677  
(949)233-0739

CONTACT: TEDDY Y. OHANA, PLS 8583

*Teddy Y. Ohana* 11/19/18  
TEDDY Y. OHANA, P.L.S. 8583 DATE  
LICENSE #RES: 12/31/19



TENTATIVE PARCEL MAP NO. 2018-118

PROJECT:	VACANT LAND 203 LA PALOMA SAN CLEMENTE, CA 92672 APN: 692-075-03
SCALE: 1"=10'	DRAWN BY: T.Y.O.
DATE: 2/03/2018	REVISED: 11/18/2018
<b>OHANA LAND SURVEYING</b> 9 SPRINGTIDE LAGUNA NIGUEL, CA 92677 Email: Teddy@OhanaPLSLand.com Phone: 949-233-0739	



**EASEMENT TO THE CITY:**

(E) 4 FOOT EASEMENT TO THE CITY OF SAN CLEMENTE FOR PUBLIC SIDEWALK.

LINE	BEARING	DISTANCE
L1	N 71°44'00" E	17.50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	7°38'10"	140.00'	18.66'

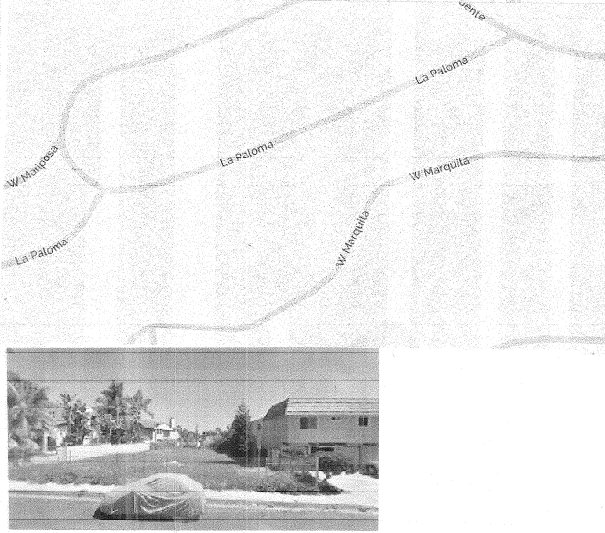
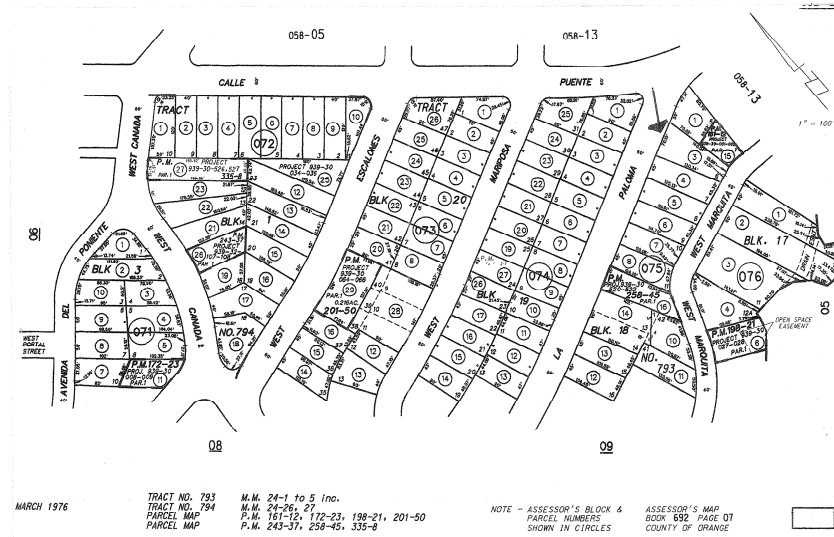
**EASEMENT NOTES:**

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY REPORT PREPARED BY EQUITY TITLE COMPANY, ORDER NO. OR1711318, DATED AUGUST 11, 2017.

- AN EASEMENT FOR POLE LINES AND CONDUITS, RECORDED IN BOOK 351, PAGE 462, OF OFFICIAL RECORDS. (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE DESCRIPTION OF RECORD.)
- AN EASEMENT FOR WALL AND LANDSCAPING, GRANTED TO ROBERT M. BOYER, RECORDED JULY 31, 1987 AS INSTRUMENT NO. 87-437247, OF OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)

**SHEET INDEX :**

- A1 : COVER SHEET / GENERAL INFORMATION
- A2 : TOPO / SURVEY
- A3 : PRELIMINARY GRADING PLAN
- A4 : SITE PLAN / SITE SECTIONS
- A5 : FIRST FLOOR PLANS / UNITS A & B
- A6 : SECOND FLOOR PLANS / UNITS A & B
- A7 : FLOOR PLANS / UNIT C
- A8 : EXTERIOR ELEVATIONS
- A9 : ROOF PLANS AND SECTIONS
- A10 : HEIGHT ANALYSIS / ROOF PLANS



203 La Paloma  
San Clemente, CA 92672

**PROJECT DESCRIPTION AND TABULATION :**

**LEGAL DESCRIPTION :**

LOT: 6 BLK: 10 TRACT: 793  
A.P.N. : 692-075-03

**PROJECT ADDRESS :**

203 La Paloma

San Clemente Ca. 92672

**PREPARED BY:**

**jonsson and foerstel architects**  
CONTACT : Chris Foerstel  
946 CALLE AMANECER, unit C, SAN CLEMENTE, CA. 92673  
949-228-4810  
jonssonandfoerstel@gmail.com

**SPECIAL INSPECTIONS :**

City registered inspector :  
rick paquette , 949-291-3912  
www.deputyinspector.com

**OWNER :**

**Nguyen, Calvin & Alzate, Harold**  
1310 No. El Camino Real  
San Clemente Ca. 92672  
harold@alzatebuildingcorporation.com  
949-201-5400

**BUILDER:** owner/builder

**PARKING SUMMARY: ( 4 TOTAL)**

UNITS A&B : 2- COVERED EACH  
UNIT C : 2 - COVERED  
1- GUEST FROM LA PALOMA  
TOTAL OF 6 UNCOVERED GUEST SPACES AVAILABLE, ( DRIVEWAY)

**ZONING / GENERAL PLAN INFO:**

ZONE RM : ( 15 units / gross acre )  
Lot width minimum: 60'  
1 dwelling / 1800 sq. ft.  
F.Y.S.B. : 18'  
S.Y.S.B. : 5'  
R.Y.S.B. : 5'  
LOT COVERAGE MAXIMUM: 55%  
MAX. HEIGHT : 25'

**GENERAL PLAN:**

RESIDENTIAL MEDIUM DENSITY

- a. The dwelling units shall be provided with fire sprinklers.
- b. The walls separating the units shall be 1-hour rated.
- c. Each garage shall be hooked up with a raceway to accommodate future EV charging station.
- d. Roofs shall be solar ready.

**SCOPE OF WORK:**

New construction, type vb, occ.R-3, triplex on vacant lot. Two units attached, one unit detached. Wood frame and slab on grade construction. All units are two bedrooms. Aggregate square footage of 7,638 sq. ft. Including garages.

**PORTABLE TOILET AND HANDWASH STATION PER OSHA REGULATIONS ARE TO BE PROVIDED.**

**HOUSE NUMBER SHALL BE MOUNTED TO THE HOUSE AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRASTING COLOR, 4" TALL, MIN.**

" I have verified the subject property's grant deed and title report and have found no easements in the area of construction. I acknowledge that I am responsible and accountable for not constructing in any easments".

Signed.....  
Chris Foerstel

**TABULATION GROSS AREA**

Site.....	7,076sq.ft.
Bldg. footprint.....	3,572 sq.ft.
Lot coverage.....	51%
<b>UNIT A</b>	
Garage.....	380sq.ft.
1 <sup>st</sup> floor.....	846 sq.ft.
2 <sup>nd</sup> floor.....	1,234 sq.ft.
Decks.....	171 sq.ft.
Roof deck.....	400 sq.ft.
	2,080 sq.ft.

**UNIT B**

Garage.....	346 sq.ft.
1 <sup>st</sup> floor.....	769 sq.ft.
2 <sup>nd</sup> floor.....	1,029 sq.ft.
Decks.....	171 sq.ft.
Roof deck.....	400 sq.ft.
	1,797 sq.ft.

**UNIT C**

Garage.....	418 sq.ft.
Lower level.....	243 sq.ft.
1 <sup>st</sup> floor.....	1,119 sq.ft.
2 <sup>nd</sup> floor.....	1,037 sq.ft.
Decks.....	286 sq.ft.
Roof deck.....	400 sq.ft.
	2,399 sq.ft.

**CODE DATA :**

2016 CALIFORNIA RESIDENTIAL CODE ( CRC ) 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA MECHANICAL CODE (CMC), AND 2016 CALIFORNIA ELECTRICAL CODE. (CEC). 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA FIRE CODE, (CFC), 2016 CALIFORNIA BUILDING CODE (CBC)  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS  
AND ALL LOCAL / MUNICIPAL ORDINANCES ORDINANCES.  
OCC. R23-II TYPE VB NON SPRINKLERED  
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAIN SYSTEM 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.

AUG 09 2018

JUN 08 2018

jonsson and foerstel architects  
946 calle amanecer, unit c, san clemente, ca. 92673

CHP : 18 - 051  
TPM : 18 - 081

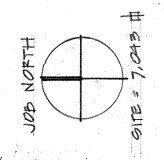
Alzate CONDOMINIUM  
203 La Paloma, San Clemente Ca. 92672

A1

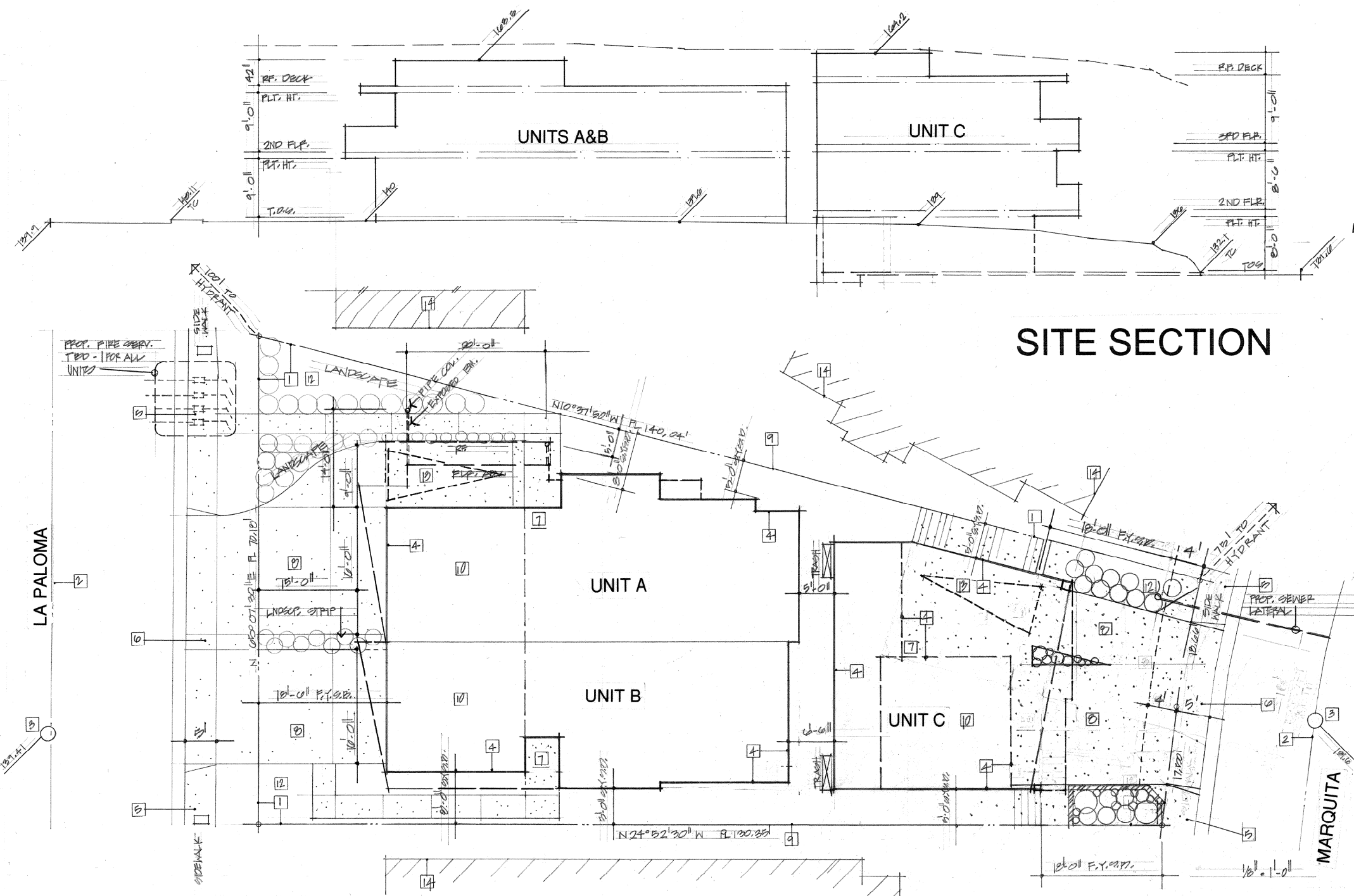


AUG 9 2018  
 JUN 08 2018

CHP: 18-051  
 TPM: 18-081



**Alzate Condominium**  
 203 La Paloma, San Clemente Ca. 92672

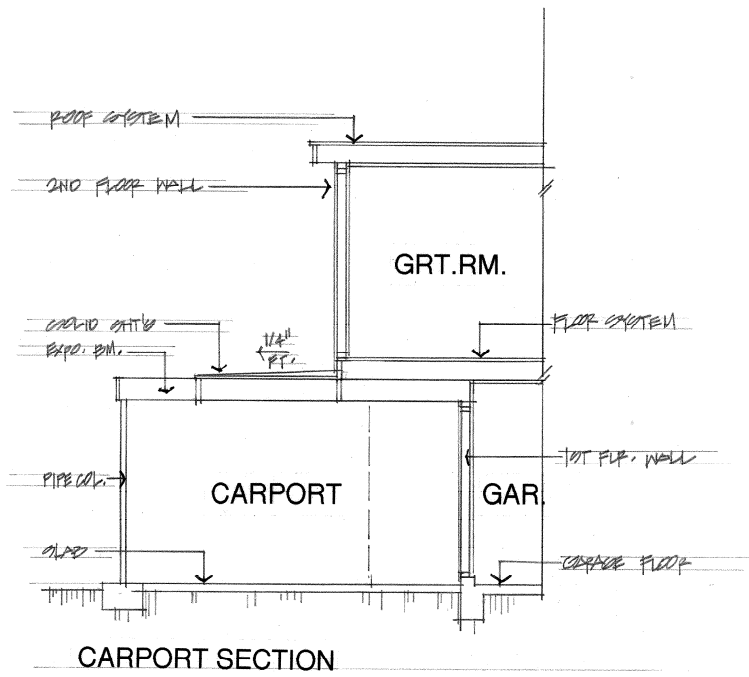


**SITE SECTION**

**SITE PLAN A4**

- SITE PLAN LEGEND :**
1. PROPERTY LINE
  2. CENTER OF STREET
  3. MANHOLE
  4. BUILDING LINE
  5. CURB/GUTTER/SIDEWALK
  6. CONCRETE APPROACH
  7. ENTRY
  8. CONCRETE DRIVEWAY
  9. (E) FENCING TO REMAIN
  10. GARAGE
  11. ELEC. SERVICE
  12. LAWN / LANDSCAPE
  13. GUEST PARKING / CARPORT
  14. ADJACENT BUILDING

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 LOT 6, BLOCK 18, TRACT 783 AS SHOWN ON A MAP THEREOF, RECORDED IN BOOK 24, PAGES 1 - 5, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

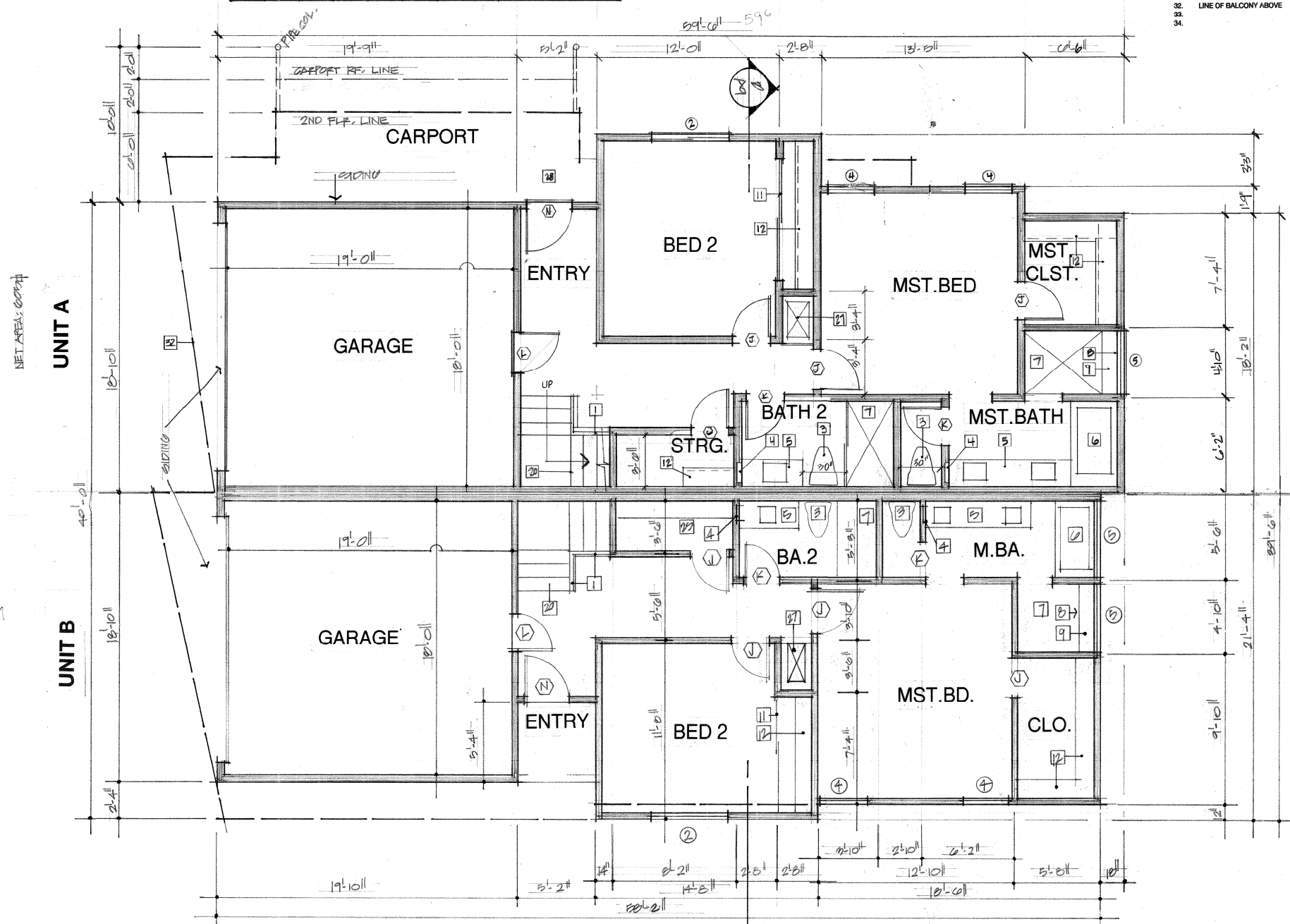


DOOR SCHEDULE						
SYM	WIDTH	HGT.	TYPE		MATERIAL	REMARKS
(A)	2'-0"	6'-8"				
(B)	2'-6"	6'-8"				
(C)	2'-6"	6'-8"				
(D)	2'-8"	6'-8"				
(E)	8'-0"	6'-8"				
(F)	8'-0"	6'-8"				LIFT AND SLIDE
(G)	7'-6"	6'-8"				
(H)	11'-6"	6'-8"				
(I)	8'-0"	6'-8"				
(J)	2'-4"	6'-8"				
(K)	2'-4"	6'-8"				
(L)	2'-4"	6'-8"				
(M)	2'-4"	6'-8"				
(N)	2'-4"	6'-8"				

WINDOW SCHEDULE				
SYM	WIDTH	HGT.	TYPE	REMARKS
(1)	2'-0"	6'-0"	FIXED DG	
(2)	5'-0"	4'-0"	XO DG	
(3)	2'-0"	3'-0"	SH DG	
(4)	2'-0"	3'-0"	SH DG	
(5)	4'-0"	2'-0"	FIXED DG	
(6)	3'-0"	4'-0"	SH DG	
(7)	5'-6"	2'-0"	XO DG	
(8)	2'-0"	4'-0"	FIXED DG	

**FLOOR PLAN NOTES:**

1. 34" TO 36" HANDRAIL
2. 42" GUARDRAIL
3. 1.80 GAL. TOILET
4. MEDICINE CABINET
5. BASE CABINET AND SINK
6. TUB
7. SHOWER
8. CONT. CHANNEL DRAIN
9. BENCH
10. TUB SHOWER
11. WARDROBE DOORS
12. SHELF AND POLE
13. REFRIGERATOR
14. MICROWAVE
15. COOKTOP/OVEN
16. DISHWASHER
17. DBL. SINK AND DISPOSAL
18. UPPER CABINETS
19. BASE CABINET AND COUNTERTOP
20. 7" RISER/11" TREAD
21. GAS APPLIANCE
22. ELEVATOR
23. DRYER VENT
24. BACKDRAFT DAMPER
25. LINEN
26. PANTRY
27. FAU
28. 8" MIN. LANDING/STOOP
29. LAUNDRY SINK
30. WASHER
31. DRYER
32. LINE OF BALCONY ABOVE
- 34.



1024  
2021  
1797

**FIRST FLOOR**

AUG 09 2018  
JUN 08 2018

CHP : 18 - 051  
TPM : 18 - 081

**Alzate CONDOMINIUM**  
203 La Paloma, San Clemente Ca. 92672

**A5**

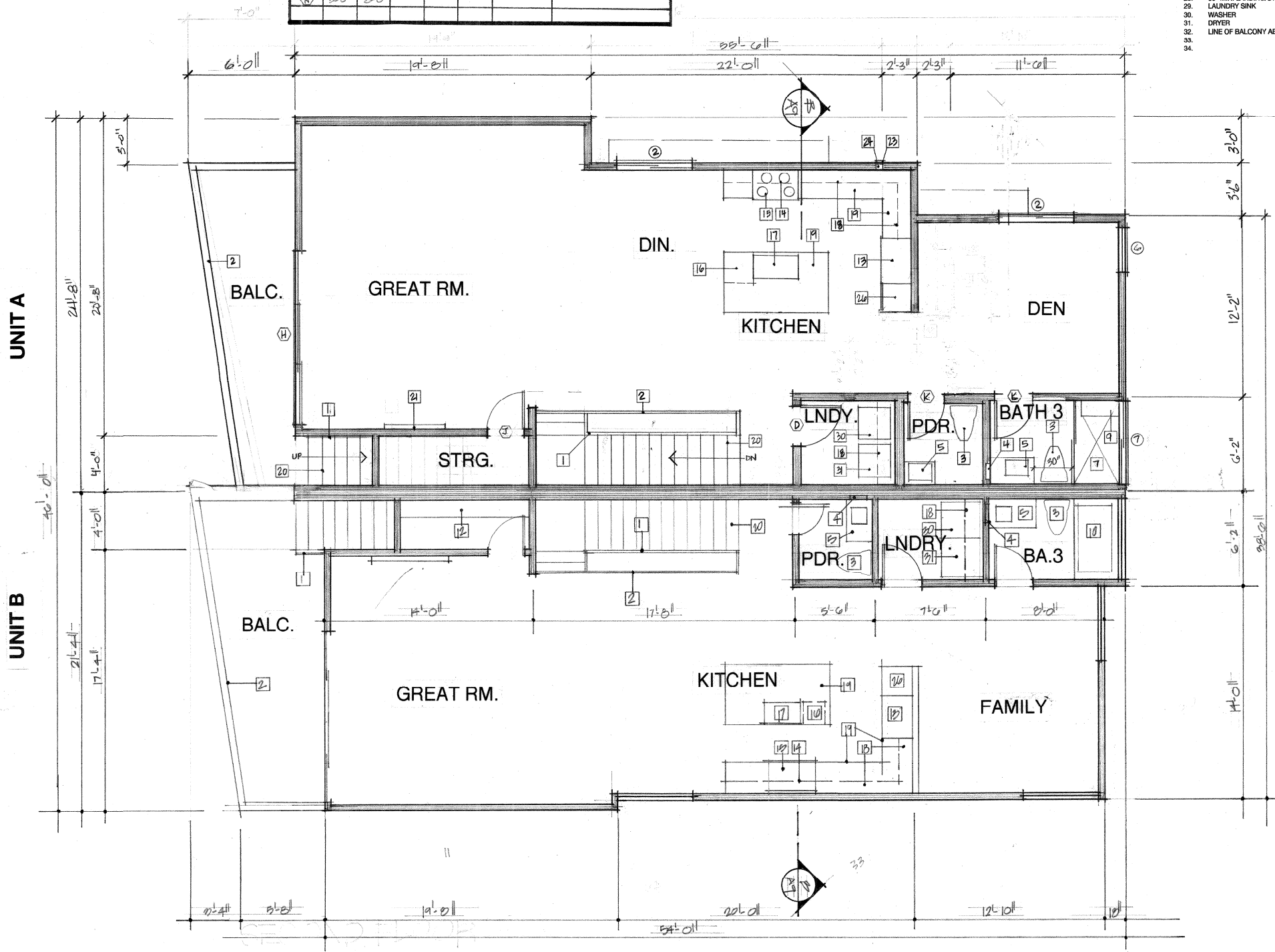
**jonsson and foerstel**  
architects  
944 calle amanecer, unit c, san Clemente, ca. 92673

DOOR SCHEDULE						
SYM	WIDTH	HGT.	TYPE		MATERIAL	REMARKS
(A)	3'-0"	6'-8"				
(B)	2'-6"	6'-8"				
(C)	2'-6"	6'-8"				
(D)	2'-5"	6'-8"				
(E)	8'-0"	8'-0"				
(F)	8'-0"	8'-0"				LIFT AND SLIDE
(G)	7'-6"	8'-0"				" " "
(H)	11'-6"	8'-0"				" " "
(I)	5'-0"	6'-8"				
(J)	2'-6"	6'-8"				
(K)	2'-4"	8'-0"				
(L)	2'-6"	8'-0"				
(M)	3'-0"	8'-0"				
(N)	3'-0"	8'-0"				

WINDOW SCHEDULE				
SYM	WIDTH	HGT.	TYPE	REMARKS
(1)	2'-0"	5'-0"	FIXED DG	
(2)	5'-0"	4'-0"	XO DG	
(3)	2'-0"	3'-0"	SH DG	
(4)	3'-0"	5'-0"	SH DG	
(5)	4'-0"	2'-0"	FIXED DG	
(6)	2'-0"	4'-0"	SH DG	
(7)	5'-0"	2'-0"	XO DG	
(8)	2'-0"	4'-0"	FIXED DG	

**FLOOR PLAN NOTES:**

1. 34" TO 36" HANDRAIL
2. 42" GUARDRAIL
3. 1.28 GAL TOILET
4. MEDICINE CABINET
5. BASE CABINET AND SINK
6. TUB
7. SHOWER
8. CONT. CHANNEL DRAIN
9. BENCH
10. TUBSHOWER
11. WARDROBE DOORS
12. SHELF AND POLE
13. REFRIGERATOR
14. MICROWAVE
15. COOKTOP/OVEN
16. DISHWASHER
17. DBL. SINK AND DISPOSAL
18. UPPER CABINETS
19. BASE CABINET AND COUNTERTOP
20. 7" RISE/11" TREAD
21. GAS APPLIANCE
22. ELEVATOR
23. DRYER VENT
24. BACKUP/INT. DAMPER
25. LINEN
26. PANTRY
27. FAU
28. 36" MIN. LANDING/SLOOP
29. LAUNDRY SINK
30. WASHER
31. DRYER
32. LINE OF BALCONY ABOVE
- 33.
- 34.



**SECOND FLOOR**

**jonsson and foerstel**  
 architects  
 946 calle armanecer, unit c, san clemente, ca. 92673

AUG 0 9 2018  
 JUN 0 8 2018

CHP : 18 - 05  
 TPM : 18 - 081

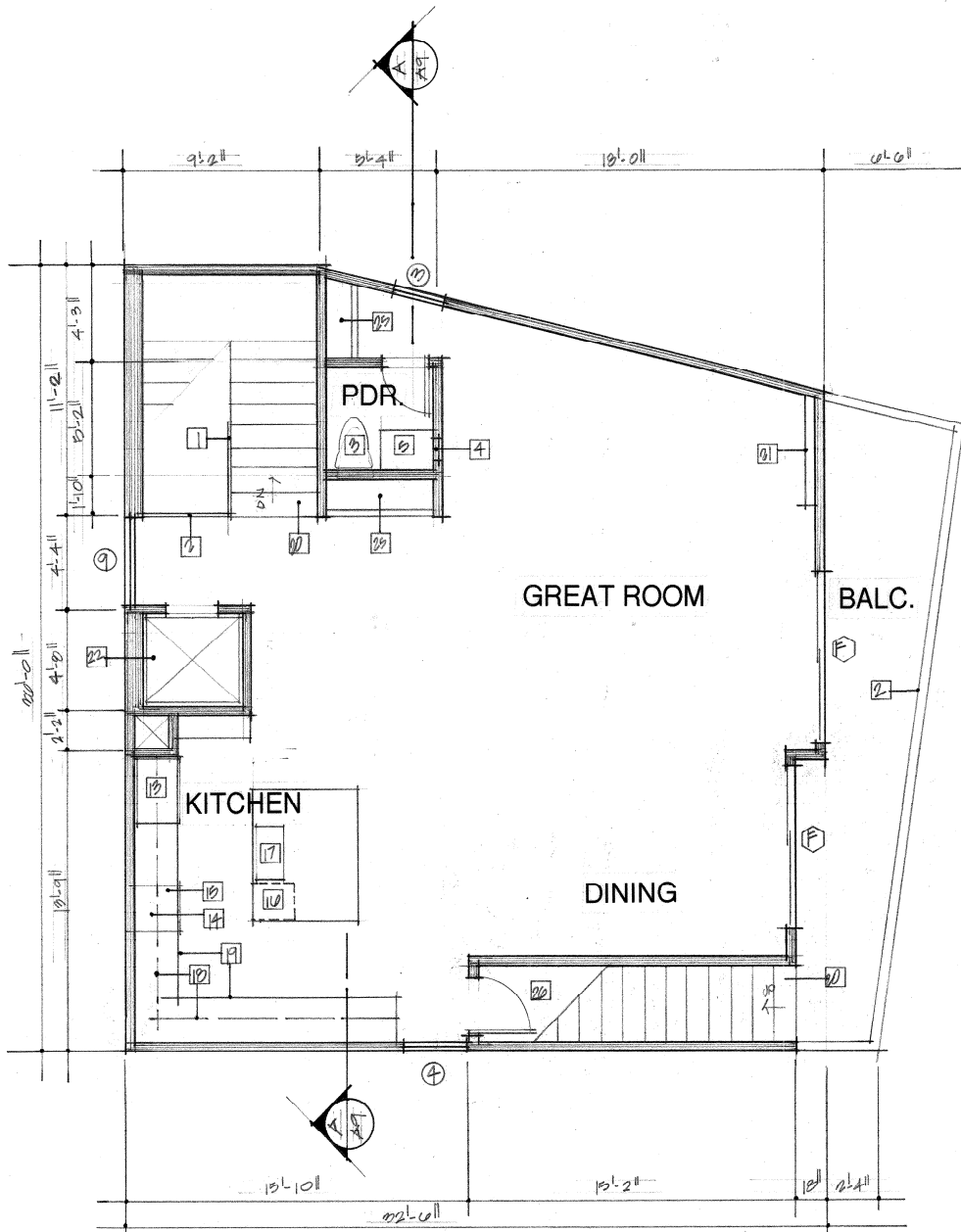
**Alzate CONDOMINIUM**  
 203 La Paloma, San Clemente Ca. 92672

**A6**

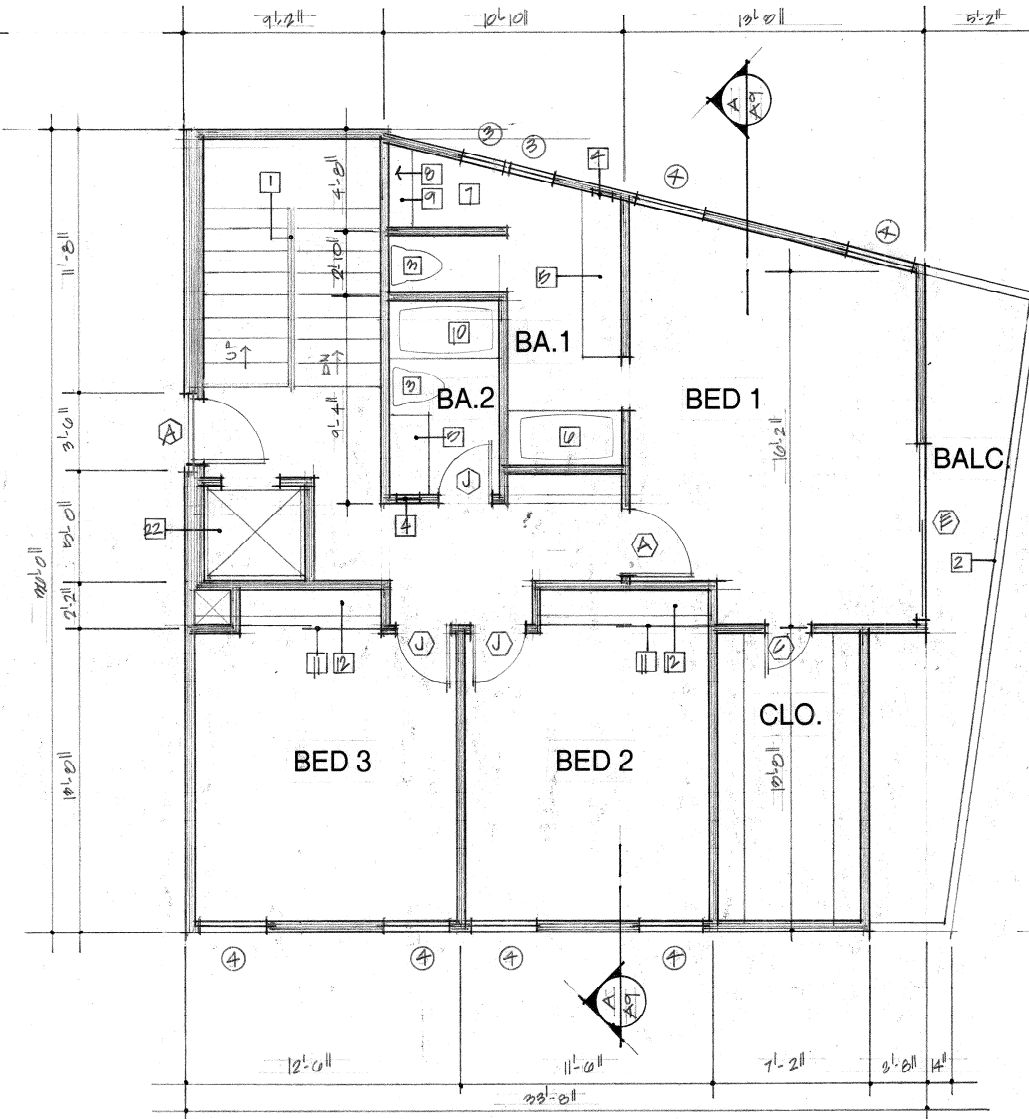
WINDOW SCHEDULE				
SYM	WIDTH	HGT.	TYPE	REMARKS
①	2'-0"	5'-0"	FIXED DG	
②	5'-0"	4'-0"	XO DG	
③	2'-0"	3'-0"	SH DG	
④	3'-0"	5'-0"	SH DG	
⑤	4'-0"	2'-0"	FIXED DG	
⑥	3'-0"	4'-0"	SH DG	
⑦	5'-0"	2'-0"	XO DG	
⑧	2'-0"	4'-0"	FIXED DG	

DOOR SCHEDULE					
SYM	WIDTH	HGT.	TYPE	MATERIAL	REMARKS
A	3'-0"	6'-8"			
B	2'-6"	6'-8"			
C	2'-6"	6'-8"			
D	2'-8"	8'-0"			
E	3'-0"	8'-0"			
F	3'-0"	8'-0"			LIFT AND SLIDE
G	7'-0"	8'-0"			" " " "
H	11'-6"	8'-0"			" " " "
I	3'-0"	6'-8"			
J	2'-6"	8'-0"			
K	2'-4"	8'-0"			
L	2'-6"	8'-0"			
M	3'-0"	8'-0"			
N	3'-0"	8'-0"			

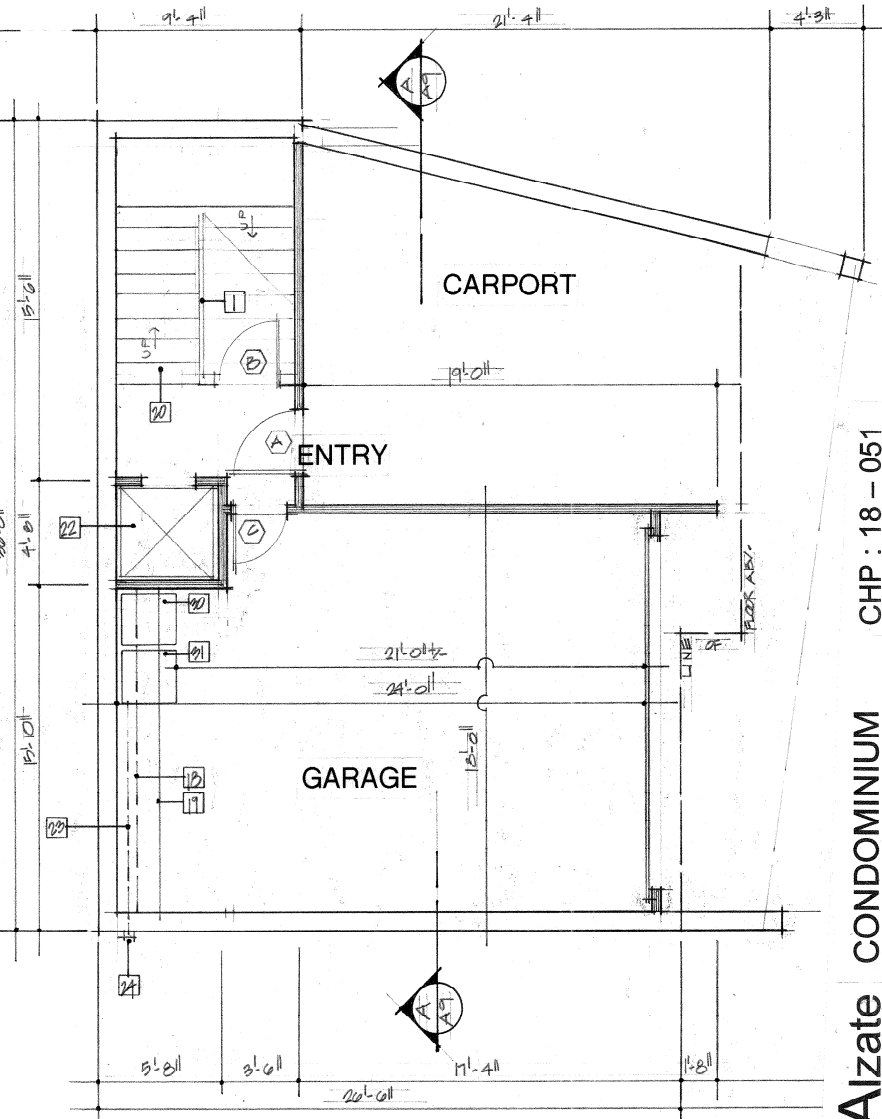
- FLOOR PLAN NOTES:**
- 34" TO 38" HANDRAIL
  - 42" GUARDRAIL
  - 1.25 GAL. TOILET
  - MEIXICINE CABINET
  - BASE CABINET AND SINK
  - TUB
  - SHOWER
  - CONT. CHANNEL DRAIN
  - BENCH
  - TUB/SHOWER
  - WARDROBE DOORS
  - SHELF AND POLE
  - REFRIGERATOR
  - MICROWAVE
  - COOKTOP/OVEN
  - DISHWASHER
  - DBL. SINK AND DISPOSAL
  - UPPER CABINETS
  - BASE CABINET AND COUNTERTOP
  - 7" RISER/11" TREAD
  - GAS APPLIANCE
  - ELEVATOR
  - DRYER VENT
  - BACKDRAFT DAMPER
  - LINEN
  - PANTRY
  - FALL
  - 38" MIN. LANDING/STOOP
  - LAUNDRY SINK
  - WASHER
  - DRYER
  - LINE OF BALCONY ABOVE
  - 
  -



**SECOND FLOOR UNIT C**



**FIRST FLOOR UNIT C**



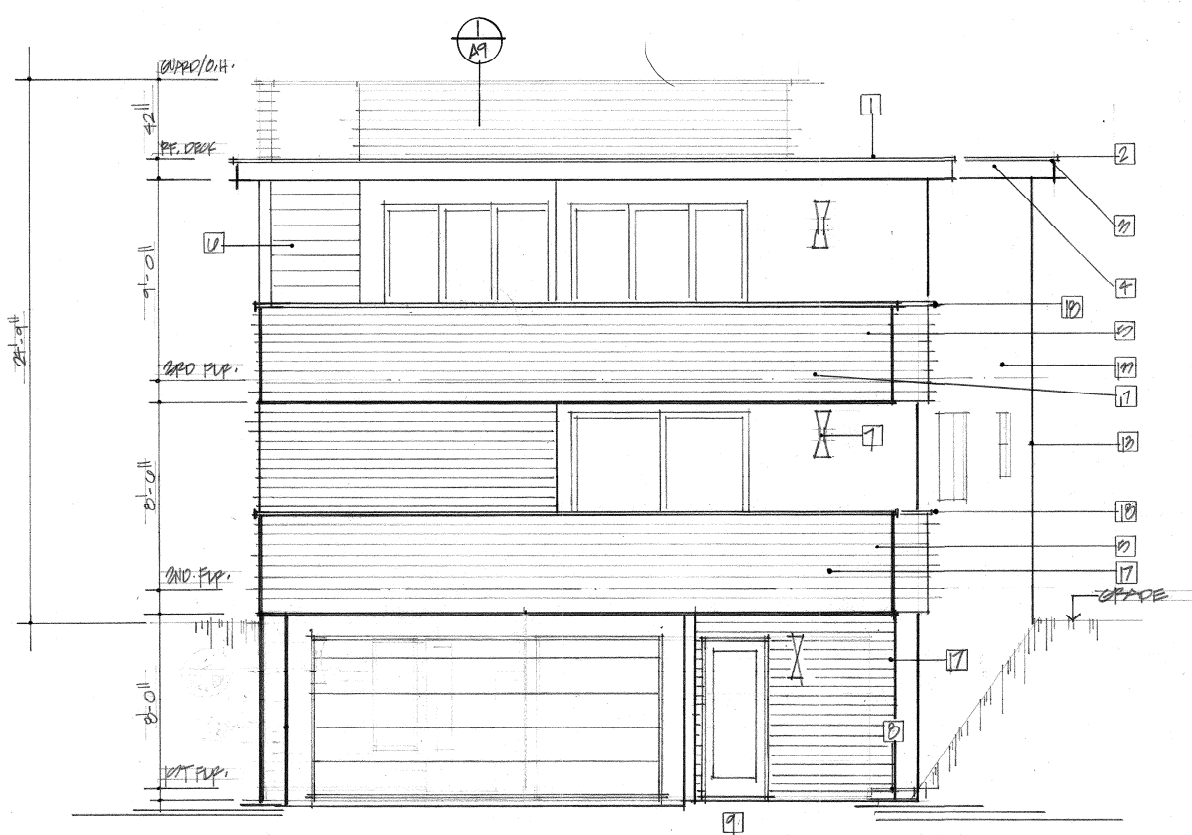
**LOWER LEVEL UNIT C**



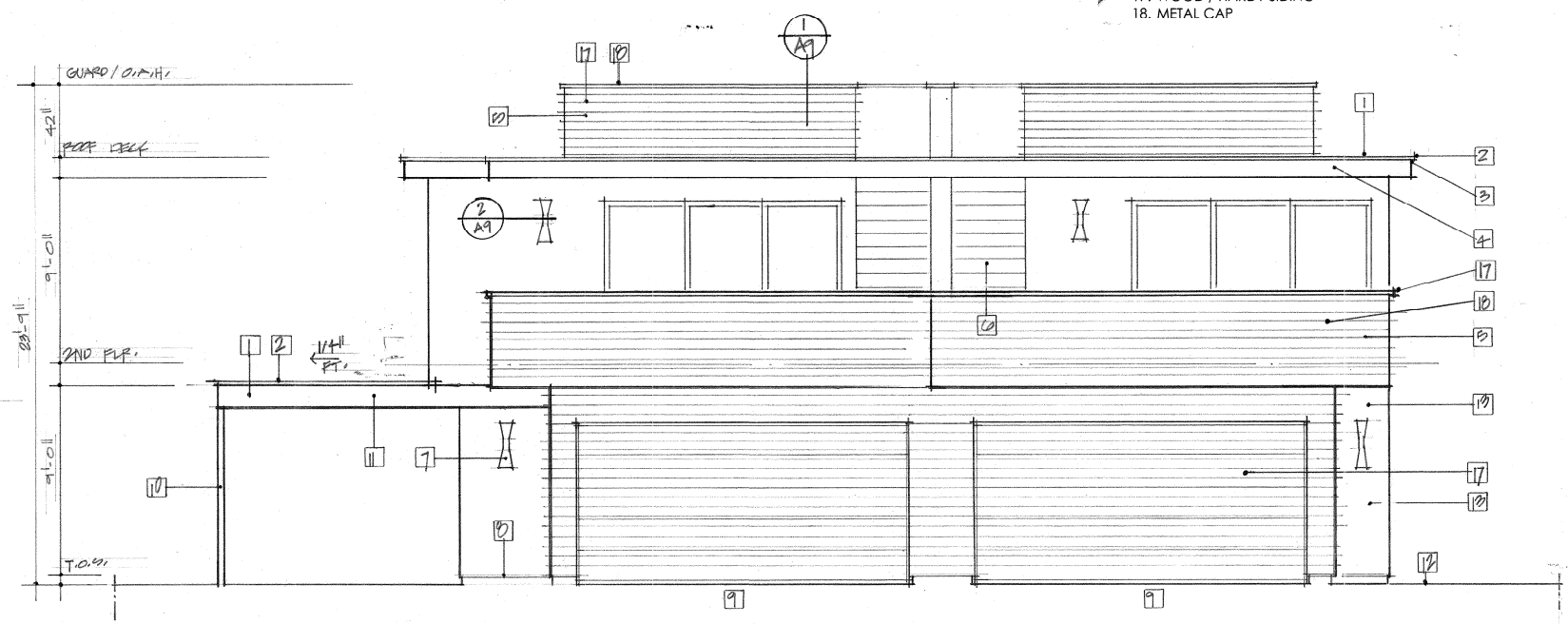
**ELEVATION NOTES :**

1. CLASS A TPO ROOFING
2. EDGE METAL
3. GUTTER AND DOWNSPOUT TO POS. CONN.
4. 2X FACIA BOARD
5. GUARDRAIL
6. STAIR UP
7. LIGHT FIXTURE
8. WEEP SCREED
9. DRIVEWAY
10. PIPE COLUMN
11. EXPOSED BEAM
12. CONCRETE SLAB
13. SMOOTH STUCCO FINISH
14. CENTERLINE OF STREET
15. PROPERTY LINE
16. EXISTING GRADE
17. WOOD / HARDY SIDING
18. METAL CAP

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**MARQUITA ELEVATION** SOUTH



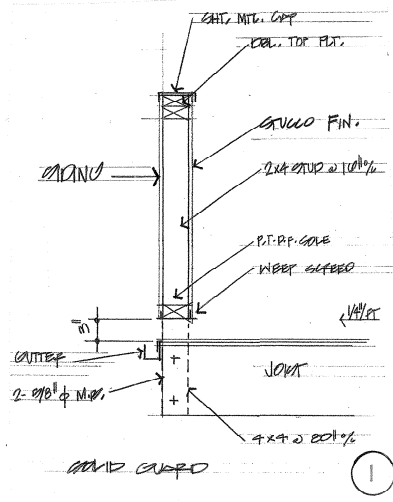
**LA PALOMA ELEVATION** NORTH

CHP : 18 - 051  
 TPM : 18 - 081

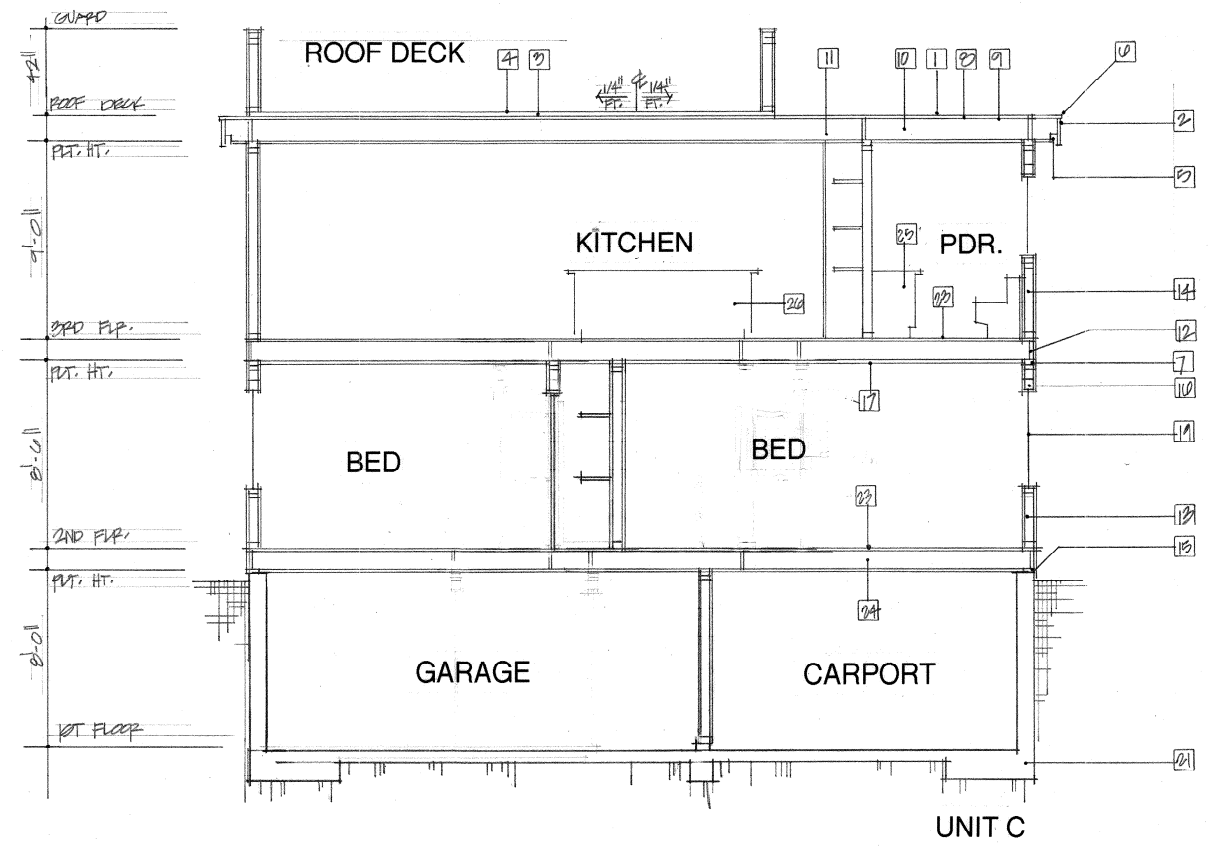
**Alzate CONDOMINIUM**  
 203 La Paloma, San Clemente Ca. 92672

**Jonsson and foerstel**  
 architects  
 946 Calle Amanecer, unit c, San Clemente, ca. 92673

**A8**

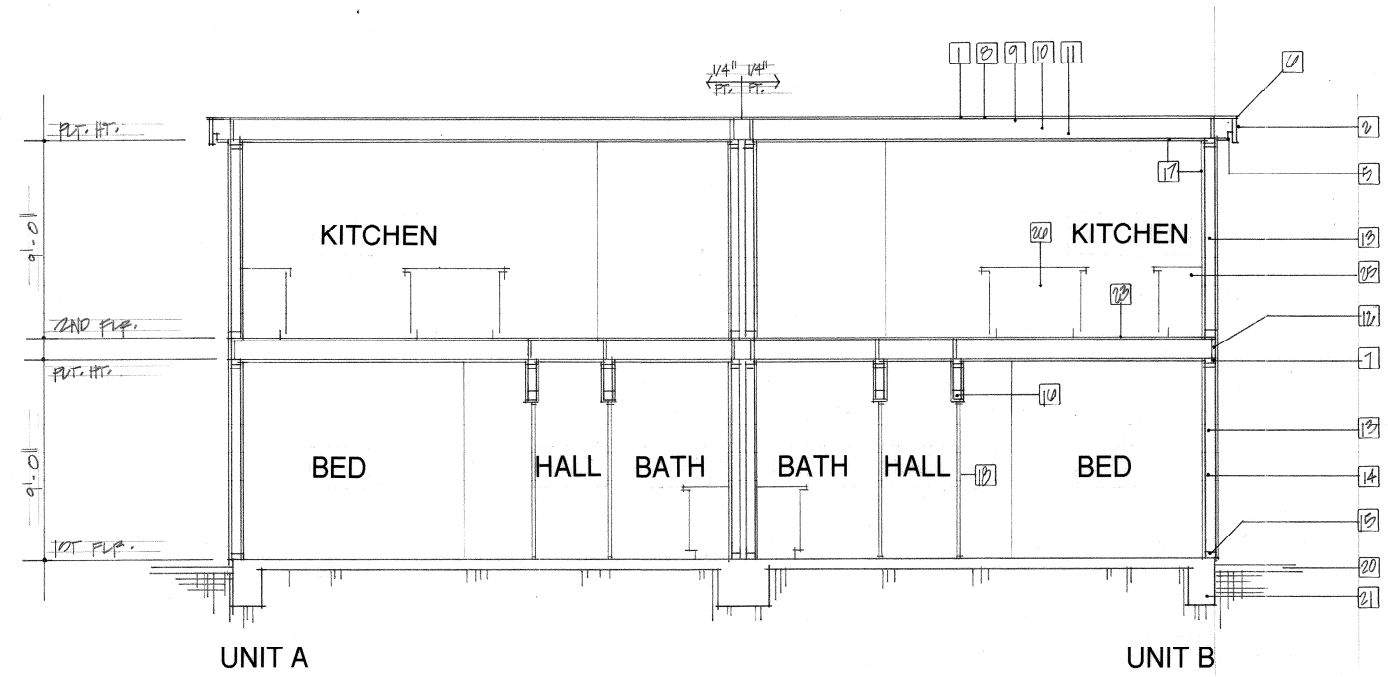


- SECTION DRAWING LEGEND :**
1. CLASS A TPO ROOFING  
FIRESTONE - ICC- ESR-2831
  2. 2X FACIA BOARD
  3. WESTCOAT DECKING
  4. 1-1/8" OVERSTACK
  5. CONT. EAVE VENT  
Brandgard, fire rated cont. soffit vent
  6. EDGE METAL
  7. DBL. TOP PLT.
  8. ROOF DIAPHRAM
  9. RADIANT BARRIER
  10. ROOF RAFTERS
  11. R-30 IN ROOF
  12. BLOCKING
  13. 2X4 WALL FRAMING
  14. R-15 IN EXTERIOR WALL
  15. P.T.D.F. SILL PLT.
  16. HEADER
  17. 5/8" GYP. BD. TYP.
  18. DOOR
  19. WINDOW
  20. EXT. SLAB, slope to drain 1% min.
  21. CONT. FOOTING
  22. LANDING
  23. FLOOR DIAPHRAM
  24. R-30 IN FLOOR
  25. BASE CAB./SINK/COUNTER
  26. ISLAND
  27. CONCRETE STEM



**SECTION A**

- SECTION DRAWING LEGEND :**
1. CLASS A TPO ROOFING  
FIRESTONE - ICC- ESR-2831
  2. 2X FACIA BOARD
  3. WESTCOAT DECKING
  4. 1-1/8" OVERSTACK
  5. CONT. EAVE VENT  
Brandgard, fire rated cont. soffit vent
  6. EDGE METAL
  7. DBL. TOP PLT.
  8. ROOF DIAPHRAM
  9. RADIANT BARRIER
  10. ROOF RAFTERS
  11. R-30 IN ROOF
  12. BLOCKING
  13. 2X4 WALL FRAMING
  14. R-15 IN EXTERIOR WALL
  15. P.T.D.F. SILL PLT.
  16. HEADER
  17. 5/8" GYP. BD. TYP.
  18. DOOR
  19. WINDOW
  20. EXT. SLAB, slope to drain 1% min.
  21. CONT. FOOTING
  22. LANDING
  23. FLOOR DIAPHRAM
  24. R-30 IN FLOOR
  25. BASE CAB./SINK/COUNTER
  26. ISLAND



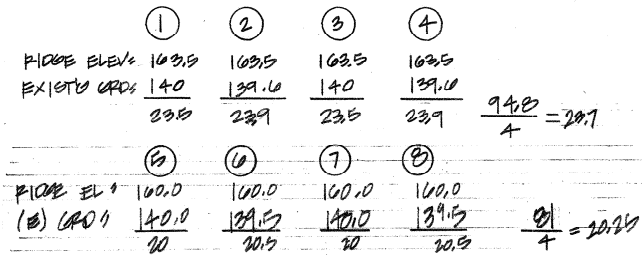
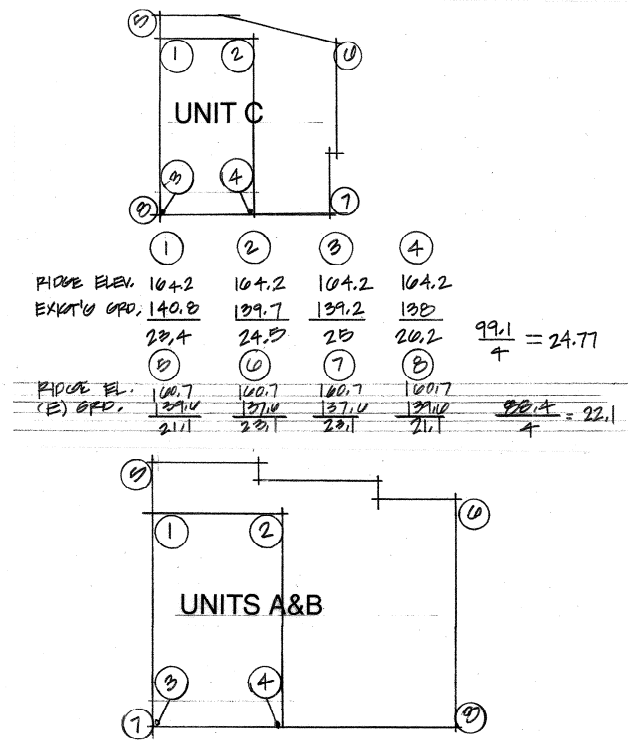
**SECTION B**

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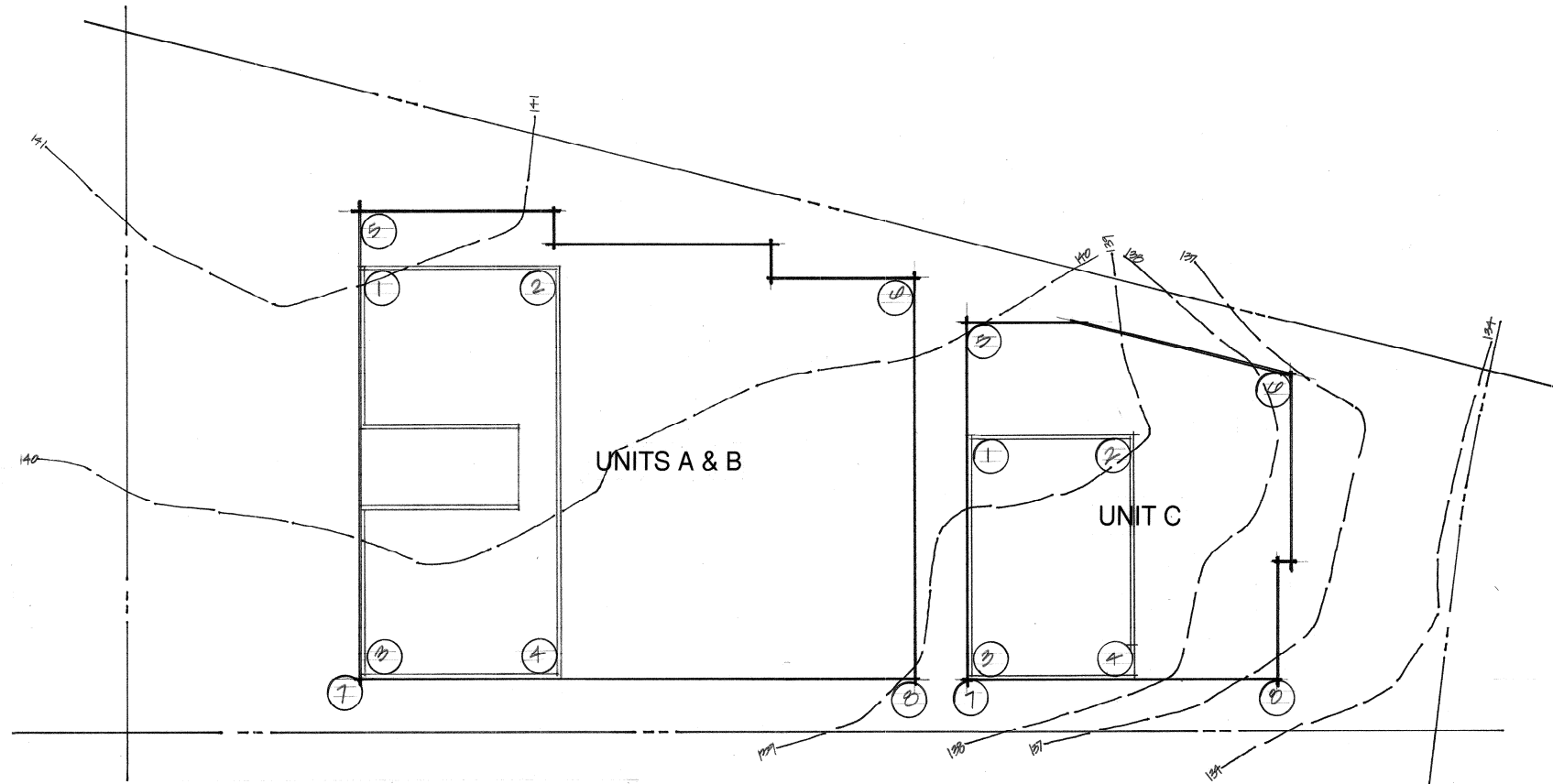
CHP : 18 - 051  
TPM : 18 -081

**Alzate CONDOMINIUM**  
203 La Paloma, San Clemente Ca. 92672

**A9**

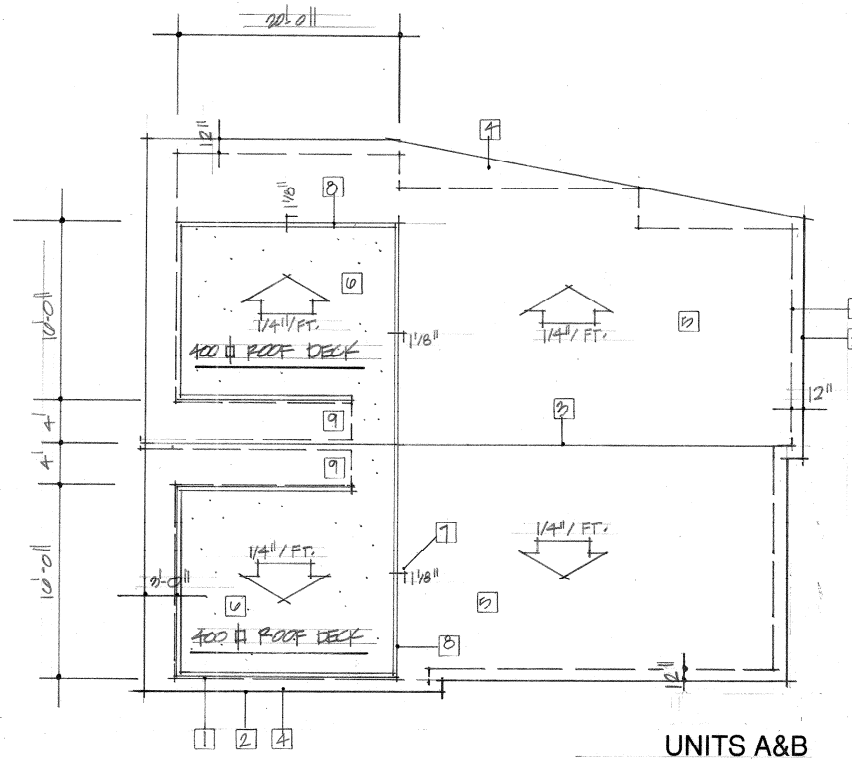


HEIGHT ANALYSIS

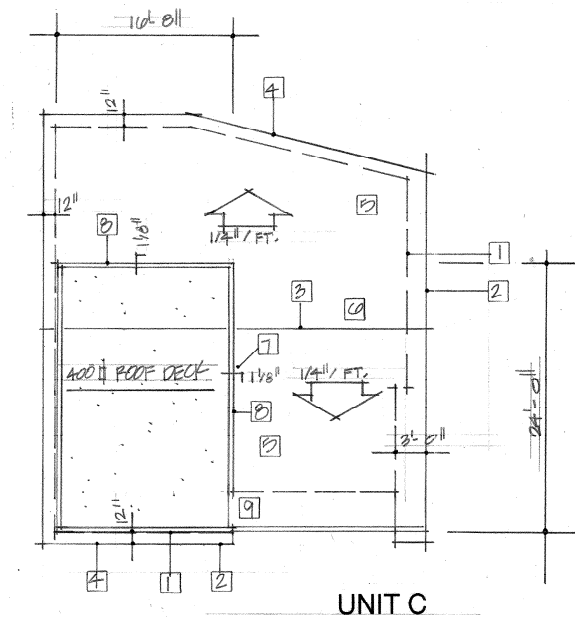


# HEIGHT ANALYSIS

SEE TOPOGRAPHY A2 FOR EXISTING SPOT ELEVATIONS.  
SEE GRADING PLAN A3 FOR FINISH SURFACE ELEVATIONS.



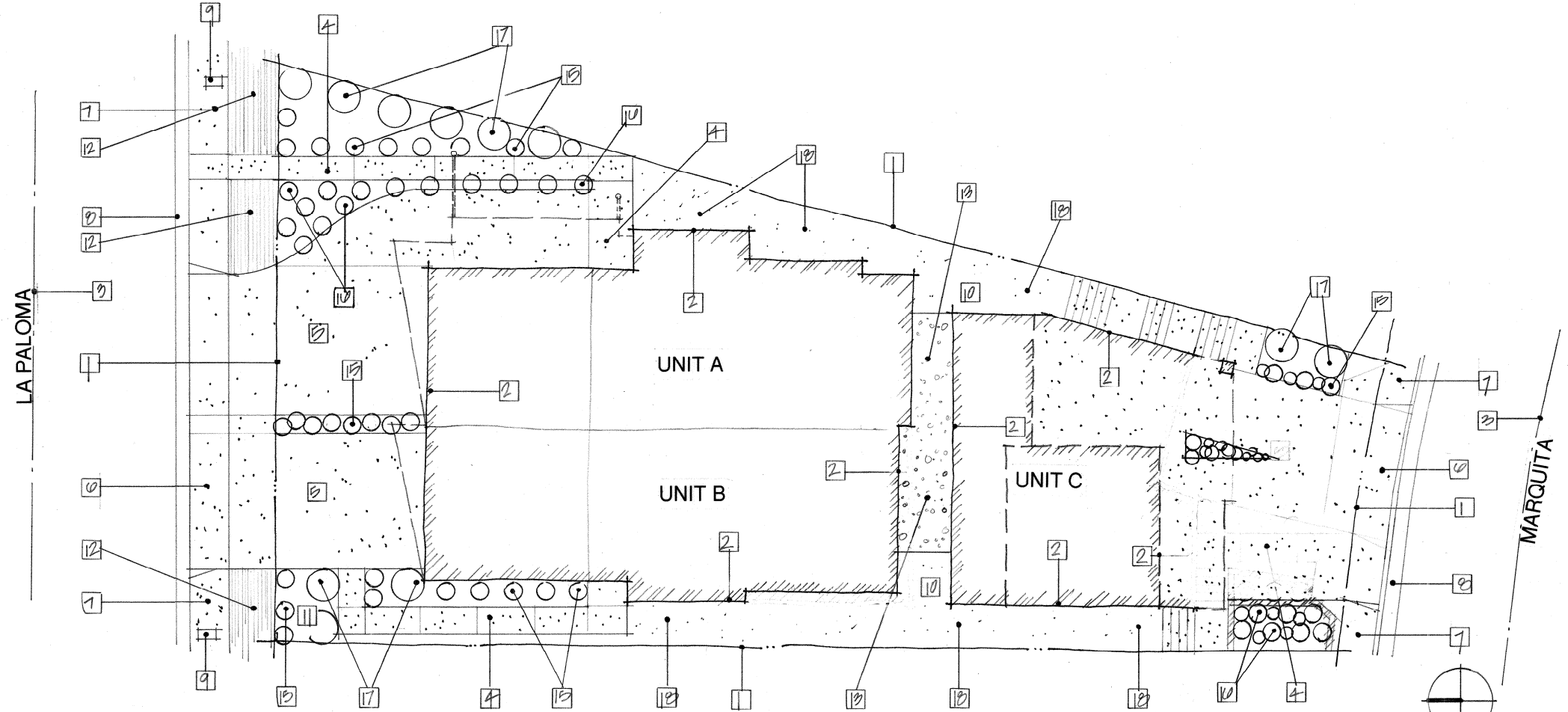
- ROOF PLAN LEGEND:
1. LINE OF RESIDENCE
  2. LINE OF OVERHANG
  3. RIDGE LINE
  4. CONT. VENT STRIP UNDER EAVE
  5. CLASS A TPO ROOFING
  6. WESTCOAT WATERPROOF DECKING
  7. OVERSTACK 1-1/8" PLY. SHTG.
  8. 42" GUARD
  9. STAIR DOWN TO LOWER DECK



# ROOF PLAN

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- LEGEND:**
1. PROPERTY LINE
  2. BUILDING LINE
  3. CENTER OF STREET
  4. NEW CONCRETE SLAB
  5. NEW DRIVEWAY
  6. NEW APPROACH
  7. CITY SIDEWALK
  8. CURB AND GUTTER
  9. WATER SERVICE
  10. TRASH AREA
  11. EXISTING TREE TO BE REMOVED
  12. ARTIFICIAL TURF
  13. 4" DEEP GRAVEL BED
  14. CALIFORNIA LILAC
  15. DEER GRASS
  16. ZANZIBAR GEM
  17. DUSTY MILLER
  18. DECOMPOSED GRANITE



# CONCEPTUAL LANDSCAPE PLAN

## PROTECT EXISTING TREES

EXISTING TREES (EXCEPT IN AREAS NOTED FOR DEMOLISHING) ARE TO REMAIN AND BE PROTECTED IN PLACE. PROVIDE NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LINE OF TREES; NO MECHANICAL TRENCHING WITHIN THE DRIFTLINES OF TREES TO DISTURBANCE OF THE ROOT SYSTEM, AND NO EXCESSIVE PRUNING OR EQUIPMENT AROUND THE CANOPY TO CAUSE INJURY TO BRANCHES, TRUNK AND COMPACTION OF ROOTS.

ANY EXISTING TREE DAMAGED OR DESTROYED ARE TO BE REPLACED IN KIND AND OF THE SAME OR EQUAL TO THE DIAMETER (AT BREAST HEIGHT) LOST.

## TREE VERTICAL CLEARANCE

- PROVIDE A MINIMUM VERTICAL CLEARANCE OF 13'-6IN. FROM TOP OF FIRE ACCESS ROADWAYS TO LOWEST BRANCH OF TREE AT MATURITY.
- LANDSCAPE PLANS ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES AND STANDARDS AT THE TIME OF PROJECT APPROVAL.

## GENERAL NOTES

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVERS.
- ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENTS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS PER NOTES BELOW.

## MAINTENANCE RESPONSIBILITY

ALL LANDSCAPING, IRRIGATION, FENCES, WALLS, ETC. ON THE SITE, IN ADJOINING PUBLIC RIGHT OF WAY SHALL BE PERMANENTLY AND CONTINUOUSLY MAINTAINED BY THE OWNER, HIS ASSIGNS OR ANY SUCCESSORS IN THE INTEREST IN THE PROPERTY. THE MAINTENANCE PROGRAM SHALL INCLUDE NORMAL CARE AND IRRIGATION OF THE LANDSCAPING, REPAIR AND REPLACEMENT OF PLANT MATERIALS, IRRIGATION SYSTEMS AS NECESSARY, AND GENERAL CLEANUP OF THE LANDSCAPED AND OPEN AREAS, PARKING LOTS AND WALKWAYS, WALLS, FENCES, ETC. FAILURE TO MAINTAIN LANDSCAPING SHALL RESULT IN THE CITY TAKING ALL APPROPRIATE ACTIONS BY ALL ACCEPTABLE MEANS INCLUDING BUT NOT LIMITED TO CITATIONS AND OR ACTUAL WORK WITH COSTS CHARGED TO OR RECOURSE AGAINST THE OWNER.

## DROUGHT TOLERANT PLANTING NOTE

\* KC RATING OF PLANTS (FER MUGOLS) INDICATES APPROXIMATE WATER USE REQUIREMENT. M= 0.5, L=0.2. NO HIGH USE SPECIES ARE PROPOSED.

## TREE PLANTING DISTANCE/SPACING NOTES

- STREET TREES AND OTHER TREES SHALL BE SPACED:
  - 8 FEET FROM TRANSFORMERS, CABLE, AND DOUBLE CHECK DETECTORS
  - 5 FEET FROM MAILBOXES
  - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
  - 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (SEWER, WATER, STORM DRAINS, OR OTHER UTILITIES)
  - 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC SECTION IS OTHERWISE)
  - 10 FEET FOR TRAFFIC AND DIRECTIONAL SIGNS
  - 15 FEET FROM STREET LIGHTS AND OTHER UTILITY POLES
- STREET TREES SHALL BE PLANTED 3 FT. OUTSIDE RIGHT OF WAY IF THE RIGHT OF WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL
- LINES OF SIGHT AT ARTERIALS, COLLECTOR, AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
- MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN CLEARANCE DETERMINED BY SPECIFICATIONS.
- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS

## DISTURBED VEGETATION NOTE

DISTURBED OR DAMAGED EXISTING PLANT MATERIAL ON OR ADJACENT TO THE SITE SHALL BE REPLACED TO MEET THE SATISFACTION OF THE CITY ENGINEER. EXISTING TREES AND LANDSCAPE WILL BE DISPLACED BY THE BUILDING CONSTRUCTION. TREES ON SITE TO BE RELOCATED OR REMOVED SHALL MEET THE APPROVAL AND REQUIREMENTS OF THE CITY ENGINEER. THESE ARE REPLACED IN EQUAL QUANTITIES BY THE NEW PROJECT LANDSCAPING.

## GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE AND BECOME AWARE OF ALL GRADE DIFFERENCES AND ANY OTHER EXISTING SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF SCHEDULE TO PERMIT REVISIONS TO PLANS (IF REQUIRED) DUE TO ACTUAL LOCATION OF UTILITIES OR BOULDERS.
2. IT IS CONTRACTOR'S RESPONSIBILITY, IN CASE OF DISCREPANCIES OR QUESTIONS AS TO THE SCOPE OF WORK WHICH MAY ARISE IN THE FIELD TO NOTIFY THE ARCHITECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS PRIOR TO BIDDING OR CONSTRUCTION OF THE WORK.
4. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS TO REMAIN, CAUSED BY THEMSELVES OR THEIR SUBCONTRACTORS OR ANYONE UNDER THEIR DIRECTION, AND SHALL PAY FOR ALL COSTS OF REPLACEMENT OR REPAIR.
5. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL CLEAN UP ANY AND ALL TRASH, DEBRIS, SPILLS, ETC. CREATED BY THEMSELVES OR SUBCONTRACTORS. REMOVE ANY DEMOLITION ITEMS COMPLETELY FROM SITE AND DISPOSE OF IN LEGAL MANNER. CLEARING CONSISTS OF SATISFACTORY DISPOSAL OF VEGETATION NOT APPLICABLE TO THE PLANTING PLAN INCLUDING SNAGS, BRUSH AND RUBBISH OCCURRING WITHIN PROPERTY LINE. STUMPS, ROOTS AND BOULDERS IN AREAS TO BE CLEARED SHALL BE CUT OFF AT GRADE OR REMOVED TO 6" BELOW GRADE.
6. ALL WORKMANSHIP AND MATERIALS TO CONFORM TO LOCAL GOVERNING CODES, ORDINANCES AND IN ACCORDANCE WITH LOCAL REGIONAL STANDARD DRAWINGS.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
8. SUBGRADE UNDER PAVED AREAS SHALL BE COMPACTED TO 90%.
9. ALL LANDSCAPE AREAS SHALL DRAIN A MINIMUM 2% AWAY FROM STRUCTURES.

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