



STAFF REPORT

SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: October 17, 2019

PLANNER: Erin Guy, Community Development Technician

SUBJECT: **Minor Exception Permit 19-185/Staff Waiver of Minor Cultural Heritage Permit 19-353/Staff Waiver of Minor Architectural Permit 19-360, Vaaler Addition,** a request to allow a 328 square foot addition that would continue an existing legal non-conforming side yard setback of 3 feet 6 inches where a 5 foot side yard setback is required.

LOCATION: 218 Avenida Victoria

ZONING/GENERAL PLAN: The residence is located in the Residential Medium Density Zone and Coastal Zone Overlay District, and in the Coastal Exclusion Zone per Exclusion Order No. E-82-1. The residence abuts two historic properties.

PROJECT SUMMARY:

- The site is a 4,374 square-foot lot. A single-story 893 square foot single-family residence with an attached garage was originally built on the lot in 1946. The residence is nonconforming with a side yard setback of 3 feet 6 inches where 5 feet is required. Figure 1 on the following page illustrates the existing site conditions.
- The proposed project includes a 328 square foot addition at the rear of the home and interior remodels. The requested exception would allow the addition to continue an existing legal non-conforming side yard set back of 3 feet 6 inches. The proposed addition would be an increase of 37 percent of square footage, taking the residence from 885 square feet to 1, 213 square feet.
- Zoning Ordinance Section 17.16.090C requires Zoning Administrator approval for Minor Exceptions to allow the continuation of a legal nonconforming side yard setback up to within 30 inches of the property line.
- Zoning Ordinance Section 17.72.050A requires Zoning Administrator approval of a Minor Architectural Permit (MAP) to expand a nonconforming structure's gross floor area by less than 50 percent.
- Per Section 17.16.110.C.e, the project is eligible for a Staff Waiver (SW) of a MAP because the addition does not exceed 500 square feet or increase the residence's height. The City Planner is designated to act on Staff Waivers; however, when multiple applications are reviewed, they are processed concurrently with a decision made by

the highest review authority, per Section 17.12.090. For this project, the highest review authority is the Zoning Administrator for the Minor Exception Permit.

- The subject property abuts two historic properties at 215 Avenida Victoria and 219 Avenida Victoria, demonstrated in Attachment 2.
- Zoning Ordinance Section 17.16.100 requires Zoning Administrator approval of a Minor Cultural Heritage Permit (MCHP) for additions of less than 500 square feet to single-family homes and duplexes abutting sites listed on the City's Designated Historic Resources and Landmarks Lists.
- Per Section 17.16.110.C.e, the project is eligible for a Staff Waiver (SW) of a MCHP because the addition does not exceed 500 square feet, does not have adverse visual impacts on historic resources and landmarks, and is mostly or entirely screened from public view. The City Planner is designated to act on Staff Waivers; however, when multiple applications are reviewed, they are processed concurrently with a decision made by the highest review authority, per Section 17.12.090. For this project, the highest review authority is the Zoning Administrator for the Minor Exception Permit.

Figure 1 – Existing Site Conditions



- The Development Management Team (DMT) reviewed the project and recommends approval with the conditions provided in Exhibit A of Attachment 1.
- No comments from the public were submitted as of the date this report was prepared.
- Staff believes the required findings can be made to approve the project, as set forth in the Findings of the attached Resolution, because:

- The proposed addition meets development standards other than the minor exception requested.
- The architectural treatment of the project complies with the General Plan, Zoning Ordinance, and the City's Design Guidelines, since the addition is in character with the scale and massing of buildings in the neighborhood. The project maintains the one-story roofline of the house in a zone that allows two stories and a maximum height of 25 feet. The project proposes to maintain the existing Spanish Colonial style architecture elements such as smooth white stucco, and the red tile roof.
- The Staff Waiver allows the house to be modestly expanded so the building remains in character with the neighborhood.
- The side yard setback exception is located adjacent to an interior-property line at the rear half of the property, mostly or entirely screened from public view, and will not have adverse visual impacts on the abutting historic properties.

RECOMMENDATION

Based on the information in the staff report, staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution ZA 19-016, approving Minor Exception Permit 19-185, Staff Waiver of Minor Cultural Heritage Permit 19-353, and Staff Waiver of Minor Architectural Permit 19-360, Vaaler Addition, subject to conditions of approval.

Attachments:

1. Resolution ZA 19-016
Exhibit A - Conditions of Approval
2. Location Map
3. Plans

RESOLUTION NO. ZA 19-016

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR EXCEPTION PERMIT 19-185, STAFF WAIVER OF MINOR CULTURAL HERITAGE PERMIT 19-353, AND STAFF WAIVER OF MINOR ARCHITECTURAL PERMIT 19-360, VAALER ADDITION, A REQUEST TO EXPAND A LEGAL NONCONFORMING SINGLE-FAMILY RESIDENCE AT 218 AVENIDA VICTORIA

WHEREAS, on May 24, 2019, an application was submitted by applicant Todd Crump of 30775 Bow Bridge Drive, Murrieta, CA 92563, and deemed complete on September 25, 2019 for Minor Exception Permit 19-185, Staff Waiver of Minor Cultural Heritage Permit 19-353, and Staff Waiver of Minor Architectural Permit 19-360, a request to expand a legal nonconforming single-family residence and continue a nonconforming side yard setback, located at 218 Avenida Victoria. The subject site is in the Residential Medium zoning district and Coastal Zone (RM-CZ). The site's legal description is Lot 47, of Block 18, of Tract 779 and Assessor's Parcel Number 058-113-29; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine this project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(e) because the project proposes an addition to a single-family home in an urban area that involves a negligible expansion of an existing use; and

WHEREAS, on June 13, 2019 and September 19, 2019, the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on September 27, 2019, posted at the project site, and mailed to all property owners within 300 feet of the subject parcel; and

WHEREAS, on October 17, 2019, the Zoning Administrator 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 Zoning Administrator of the City of San Clemente hereby resolves as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator 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 Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). This exemption covers, but is not limited to, interior or exterior alterations, additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. Here, the proposed project involves the expansion of living space by 328 square feet to an existing nonconforming single-family residence. The overall project is a 37 percent (328 sq. ft. of 885 sq.ft.) expansion of the existing single-family residence's gross floor area, and will not increase the floor area of the structure by more than 50 percent of the existing floor area, or more than 2,500 square feet. The project does not change the existing use of the site. Thus, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines Section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed use is consistent with General Plan policies and Zoning regulations, which were studied and addressed in the General Plan EIR. Development of the site is limited by standards for density, setbacks, lot coverage, parking, height, etc. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 3. Minor Exception Permit Findings

With respect to Minor Exception Permit (MEP 19-185), the Zoning Administrator finds as follows:

- A. The approval of the Minor Exception Permit will not interfere with the purpose of the zone or the standards of the zone, in that:
 1. Aside from the minor exception requested, the project meets all applicable development standards for the zone, including maximum lot coverage and maximum allowed height.

2. The proposed project improves the appearance and function of a residence within a zoning district intended for residential uses in that it provides for an updated exterior landscape in character with surrounding properties in the neighborhood.
 3. The building's scale, massing, and setbacks are in character with and compatible with adjacent properties. There are one-and two-story houses in the area. There are properties within the area that maintain similar side yard setbacks, with a property at 222 Avenida Victoria maintaining a 3 foot side yard setback. The project maintains the one-story roofline of the house in a zone that allows two stories and a maximum height of 25 feet.
- B. The neighboring properties will not be adversely affected as a result of the approval of the Minor Exception Permit, in that:
1. The scale and massing of the proposed project are in character with the surrounding one-and two-story developments in the neighborhood.
 2. The continuation of the nonconforming setback is for an addition that is single-story in height, and is in character with the neighboring residential property's single-story massing.
- C. The approval of the minor exception will not be detrimental to the health, safety or welfare of the general public in that:
1. The scale and massing of the proposed project are in character with development in the neighborhood. Other buildings in this neighborhood maintain comparable side yard setbacks.
 2. Conditions are included requiring the construction of a public sidewalk in conjunction with the project to improve accessibility in the neighborhood. Building permits are also required to ensure the project complies with all building, fire, and safety standards.

Section 4. Staff Waiver of Minor Cultural Heritage Permit Findings

With respect to Staff Waiver of Minor Cultural Heritage Permit (MCHP) 19-353, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, in that:
1. The General Plan Land Use Element encourages *“a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community*

expectations for high quality.” The project’s size, scale, architecture, setbacks, and materials are consistent with development standards and design guidelines, aside from the requested exception. Therefore, the project is consistent with General Plan residential land uses goals.

2. Land Use Element Policy LU-1.04, Single-Family Residential Uses, states: *“We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code.”* The project improves the aesthetic condition of the property and neighborhood by providing updated landscaping to include a new two foot wide planter bed and two new trees along the street frontage. Therefore, the project is consistent with Policy LU-1.04.
 3. Land Use Element Policy LU-1.06, Residential Infill, states: *“We require that new residential development be compatible with adjacent structures and land uses and we require: ... b) use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.”* The project features high quality design and materials. The building’s scale and massing are in character with and compatible with adjacent properties. Therefore, the project is consistent with Policy LU-1.06.
- B. The architectural treatment of the project complies with the Zoning Code in areas including, but not limited to height, setback, color, etc., in that:
1. General Plan Urban Design Policy UD-5.10 encourages *“the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan, and or area plan.”* The project maintains the one-story scale and height of the residence in a neighborhood and zone that allows for two stories and a higher scale than the project. Therefore, the project is consistent with Policy UD-5.10.
 2. The building’s scale, massing, and setbacks are in character with and compatible with adjacent properties, some of which have existing three foot side yard setbacks. There are one-and two-story houses in the area, with a two-story house immediately adjacent to the site.
- C. The architectural treatment of the project complies with the architectural guidelines in the City’s Design Guidelines in that:
1. The project demonstrates *“sensitivity to the contextual influences of adjacent properties and the neighborhood”* per the requirements of General Design Guidelines II.B and II.B.3. The project is consistent with this policy because it is in character with the scale and size of one-and two-story houses in the neighborhood. The addition to the structure is at the rear half of the property, providing sensitivity to the cultural resources immediately

abutting the subject site.

- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The building's scale, massing, and setbacks are in character with and compatible with adjacent properties. The project maintains similar exterior materials and design to those of other properties in the neighborhood to include white stucco and Spanish tile roofing.
- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
1. The proposal involves the expansion of an existing home on a developed site in an urban area. The proposed project complies with all applicable development standards, with the exception of the continuation of the legal non-conforming side yard setback requested, and is in keeping with the architectural style of the neighborhood and the City's design guidelines.
- F. The proposed project will not have negative visual or physical impacts upon the historic structure in that:
1. The proposed addition is located at the rear of the structure against an interior side yard setback, and it mostly or entirely screened from public view.

Section 5. Staff Waiver of Minor Architectural Permit Findings

With respect to Staff Waiver of Minor Architectural Permit (MAP) 19-360, the Zoning Administrator finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, in that:
1. The General Plan Land Use Element encourages *“a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.”* The project's size, scale, architecture, setbacks, and materials are consistent with development standards and design guidelines, aside from the requested exception. Therefore, the project is consistent with General Plan residential land uses goals.
 2. Land Use Element Policy LU-1.04, Single-Family Residential Uses, states: *“We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the*

Urban Design Element and Zoning Code.” The project improves the aesthetic condition of the property and neighborhood by providing updated landscaping to include a new two foot wide planter bed and two new trees along the street frontage. Therefore, the project is consistent with Policy LU-1.04.

3. Land Use Element Policy LU-1.06, Residential Infill, states: *“We require that new residential development be compatible with adjacent structures and land uses and we require: ... b) use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.”* The project features high quality design and materials to include tile roofing, white stucco, and solid wood doors. The building’s scale and massing are in character with and compatible with adjacent properties. Therefore, the project is consistent with Policy LU-1.06.
- B. The architectural treatment of the project complies with the Zoning Code in areas including, but not limited to height, setback, color, etc., in that:
1. General Plan Urban Design Policy UD-5.10 encourages *“the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan, and or area plan.”* The project maintains the one-story scale and height of the residence in a neighborhood and zone that allows for two stories and a higher scale than the project. Therefore, the project is consistent with Policy UD-5.10.
 2. The building’s scale, massing, and setbacks are in character with and compatible with adjacent properties, some of which have existing 3 foot side yard setbacks. There are one-and two-story houses in the area, with a two-story house immediately adjacent to the site.
- C. The architectural treatment of the project complies with the architectural guidelines in the City’s Design Guidelines in that:
1. The project demonstrates *“sensitivity to the contextual influences of adjacent properties and the neighborhood”* per the requirements of General Design Guidelines II.B and II.B.3. The project is consistent with this policy because it is in character with the scale and size of one-and two-story houses in the neighborhood. The addition to the structure is at the rear half of the property, providing sensitivity to the cultural resources immediately abutting the subject site.
- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The building’s scale, massing, and setbacks are in character with and compatible with adjacent properties. The project maintains similar exterior

materials and design to those of other properties in the neighborhood to include white stucco and Spanish tile roofing.

- E. The proposal is not detrimental to the orderly and harmonious development of the City in that:
1. The proposal involves the expansion of an existing home on a developed site in an urban area. The proposed project complies with all applicable development standards, with the exception of the continuation of the legal non-conforming side yard setback requested, and is in keeping with the architectural style of the neighborhood and the City's design guidelines.

Section 6. Zoning Administrator Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Exception Permit 19-185, Staff Waiver of Minor Cultural Heritage Permit 19-353, and Staff Waiver of Minor Architectural Permit 19-360, Vaaler Addition, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on October 17, 2019.

Gabriel J. Perez, Zoning Administrator

CONDITIONS OF APPROVAL
 MINOR EXCEPTION PERMIT 19-185, STAFF WAIVER OF MINOR
 CULTURAL HERITAGE PERMIT 19-353, AND STAFF WAIVER OF
 MINOR ARCHITECTURAL PERMIT 19-360, VAALER ADDITION

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|-----|---|----------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, 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, unless an extension is granted by the City Planner. | 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. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180. | 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 | MEP 19-185, SW MCHP 19-353, and SW MAP 19-360 shall be deemed to have expired if within three years of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. | Planning |

- 1.6 A Building Permit is required. Plans to construct new building, add or alter the existing building configuration, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through the building plan check / permit process. *S.C.M.C Title 15 Building Construction - Chapters and codes applicable to this project* Building**

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

Improvements

- 4.15 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 such as the power pole to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the street right-of-way is approximately 10 feet behind the curbface, a sidewalk easement is not anticipated to be required to be granted to the City.
 - B. Contractor shall replace any damaged street improvements resulting from construction activities to the satisfaction of the City Inspector.
- (SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)*

- 4.16 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)* Public Works**

5.0 PRIOR TO FINAL INSPECTION

- 5.4 The applicant shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager that all street improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction has been repaired/replaced. *(SCMC Title 12)* Public Works

8.0 ENFORCEMENT AUTHORITY—VIOLATIONS OF CONDITIONS

- 8.1 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure residential activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The property owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval," and any subsequent revision of this section of the code. *[Citation - Section 8.52.030(Y) of the SCMC]*
- Code
Comp **
- 8.2 The Applicant (including any property owners and managers, and their designees) understands and acknowledges that short-term lodging and boarding house uses are not permitted with the approval of this permit. Short-term lodging units (STLUs) and boarding houses require City-approval, and any unpermitted STLU or boarding house operations are prohibited. Applicant, property owner, and any successors in interest of the property shall be responsible for ensuring that all residential uses abide by the City's zoning requirements for the subject zone. *[Citation - Section 17.04.060(B) & 17.32.030/17.36.020/17.40.030/17.52.030 of the SCMC]*
- Code
Comp **
- 8.3 The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system.
- Code
Comp
WQ
**
- 8.4 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure residential activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The property owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their
- Code
Comp
**

designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, “It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval,” and any subsequent revision of this section of the code. *[Citation - Section 8.52.030(Y) of the SCMC].*

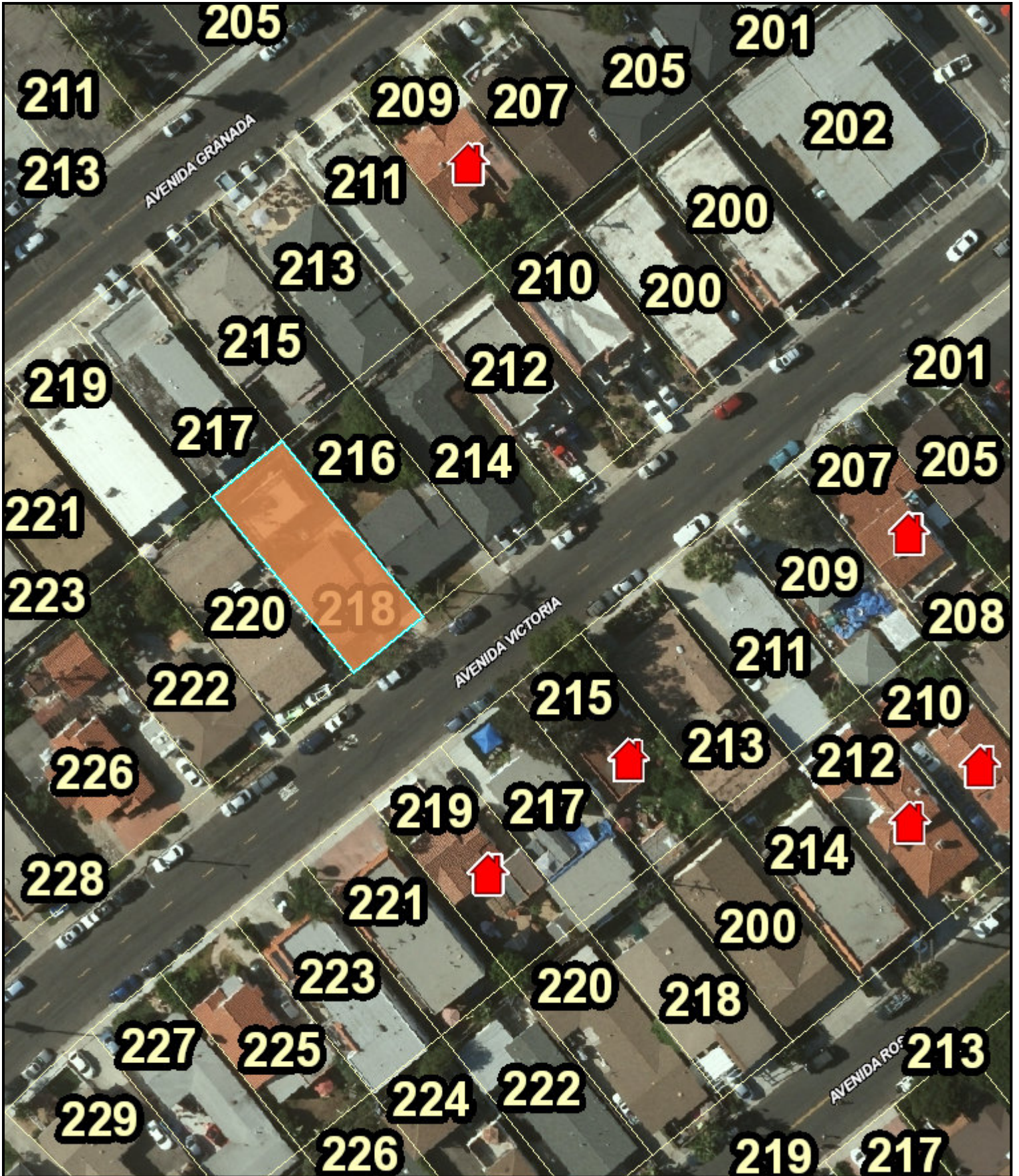
Furthermore, alterations to residential structures so as to illegally increase density are inherently dangerous to the public health, safety, and welfare by placing undue burden on public resources and facilities (such as public parking availability, public infrastructure like water, power, and sewer), placing unknowing tenants in illegally constructed living quarters lacking properly-approved fire/life-safety ingress/egress, and other applicable sections of the SCMC. Such violations of these conditions of approval may be enforced by any means authorized by law, including but not limited to, criminal prosecution, civil action for restraining order and injunctive relief, receivership, administrative or abatement proceedings. The remedies provided in the SCMC are intended to be cumulative and not exclusive, and may be pursued individually, consecutively, or in conjunction with each other.

- 8.5 The Applicant (including any lessee, or other person or entity with the responsibility to manage the subject property, future property owners and managers, and their designees) prior to permit issuance, shall place Condition of approval no. 8.4 on the cover sheet of all submitted sets of building plans related to this permit approval, printed in red Times New Roman 16-point font, and this condition shall be acknowledged, signed, and dated by the legal property owner on the final permit set, and any revised sets subsequently submitted.

Code
Comp
**

* Denotes a modified Standard Condition of Approval

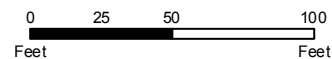
** Denotes a project-specific Condition of Approval



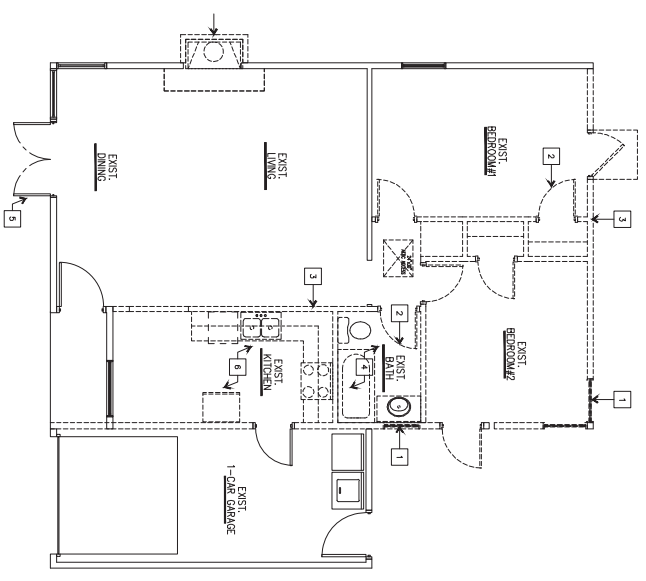
City of San Clemente

Project: MEP 19-185/SW MCHP 19-353/
SW MAP 19-360

Address: 218 Avenida Victoria



- SHEET NOTES**
1. EXIST. WINDOW
 2. EXIST. DOOR
 3. EXIST. WALL
 4. EXIST. BATHROOM AND RELOCATE
 5. REMOVE WINDOW AND REPLACE WITH FRENCH DOOR
 6. EXIST. KITCHEN AND REMODEL
 7. EXIST. BRICK CHIMNEY AND RE-PLACE



EXISTING/DEMO PLAN
1/8" = 1'-0"



MOISES VILLEGAS
DESIGNER

REVISIONS

NO.	DATE	REMARKS

ISSUED

FOR PERMIT

FOR CONSTRUCTION

PROJECT TITLE

ADDITION/
INTERIOR REMODEL

JOB ADDRESS

10000 WILSON BLVD
SAN GABRIEL, CA 91772

LEGAL DESCRIPTION

APN - 098-11329
LOT - 18
TRACT - 798

SHEET TITLE

OWNER

BRUNO P. PERAZA
10000 WILSON BLVD
SAN GABRIEL, CA 91772

DATE 09/15/2015
DRAWN BY M.V.
CHECKED BY M.V.
DRAWING SHEET

A200

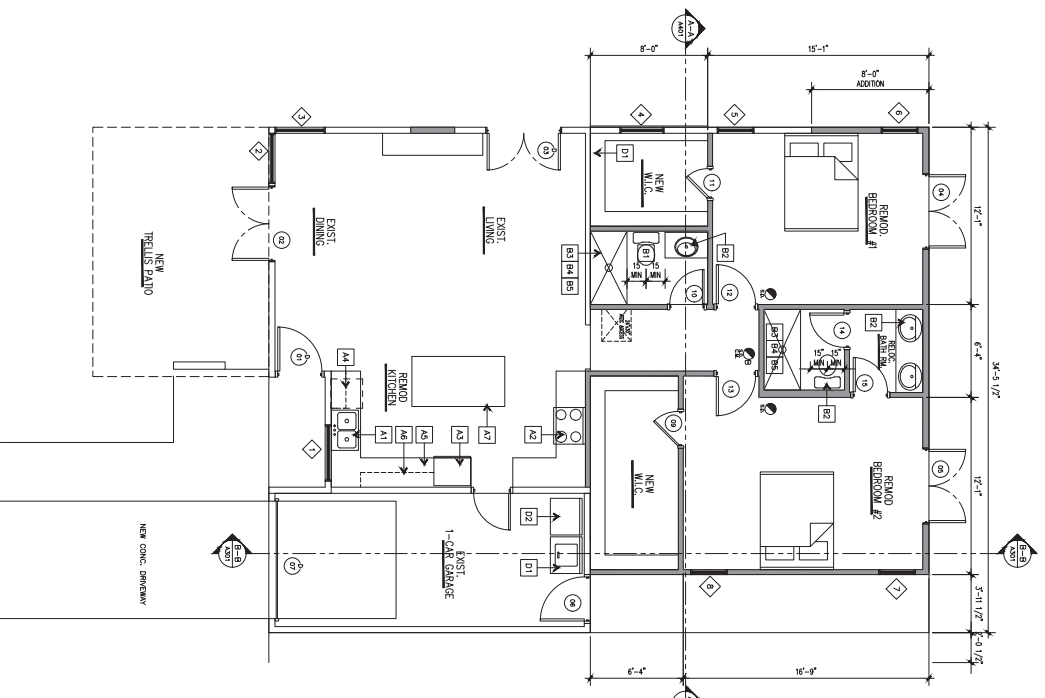
DOOR SCHEDULE

MARK	SIZE	DOOR	TYPE	REMARKS
WD	HGT	MATL	GLAZING	
1	3'-0"	---	---	EXISTING TO BE REPAIRED
2	3'-0"	---	---	EXISTING TO BE REPAIRED
3	3'-0"	---	---	EXISTING TO BE REPAIRED
4	3'-0"	---	---	EXISTING TO BE REPAIRED
5	3'-0"	---	---	EXISTING TO BE REPAIRED
6	3'-0"	---	---	EXISTING TO BE REPAIRED
7	3'-0"	---	---	EXISTING TO BE REPAIRED
8	3'-0"	---	---	EXISTING TO BE REPAIRED
9	3'-0"	---	---	EXISTING TO BE REPAIRED
10	3'-0"	---	---	EXISTING TO BE REPAIRED
11	3'-0"	---	---	EXISTING TO BE REPAIRED
12	3'-0"	---	---	EXISTING TO BE REPAIRED
13	3'-0"	---	---	EXISTING TO BE REPAIRED
14	3'-0"	---	---	EXISTING TO BE REPAIRED
15	3'-0"	---	---	EXISTING TO BE REPAIRED

WINDOW SCHEDULE

MARK	SIZE	TYPE	MATERIAL	REMARKS
WD	HGT			
1	3'-0"	---	---	EXISTING TO BE REPAIRED
2	3'-0"	---	---	EXISTING TO BE REPAIRED
3	3'-0"	---	---	EXISTING TO BE REPAIRED
4	3'-0"	---	---	EXISTING TO BE REPAIRED
5	3'-0"	---	---	EXISTING TO BE REPAIRED
6	3'-0"	---	---	EXISTING TO BE REPAIRED
7	3'-0"	---	---	EXISTING TO BE REPAIRED
8	3'-0"	---	---	EXISTING TO BE REPAIRED
9	3'-0"	---	---	EXISTING TO BE REPAIRED
10	3'-0"	---	---	EXISTING TO BE REPAIRED
11	3'-0"	---	---	EXISTING TO BE REPAIRED
12	3'-0"	---	---	EXISTING TO BE REPAIRED
13	3'-0"	---	---	EXISTING TO BE REPAIRED
14	3'-0"	---	---	EXISTING TO BE REPAIRED
15	3'-0"	---	---	EXISTING TO BE REPAIRED

ALL WINDOWS TO HAVE A 28 L-P-FAC AND 25 SHG



PROPOSED FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES

- KITCHEN**
 - REMOVE DOUBLE SINK w/ cabinet disposal
 - REMOVE 30" COOKTOP (LEFT w/ CABINETS)
 - REMOVE 30" SINK (LEFT w/ CABINETS)
 - DISMANTLE SINK, REMOVE COUNTERTOP
 - REMOVE COUNTERTOP (NEW WORK)
 - REMOVE 30" SINK (LEFT w/ CABINETS)
 - REMOVE 30" SINK (LEFT w/ CABINETS)
- BATHROOM**
 - ALL TUBS TO BE 36" WIDE (LOW PROFILE TUBS) (28" SLOTTED W/ SLIP)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
- NEW WORK**
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)
 - REMOVE 36" WIDE TUB (LEFT w/ CABINETS)

LEGEND

- NEW 5/8" SHD WALL CLAD.
- EXISTING SHD WALL TO REMAIN UNCHANGED
- EXISTING WALL TO REMAIN

NOTE TO BUILDER

1. VERIFY ALL DIMENSIONS INCLUDING FLOOR HEIGHTS, ROOF SLOPES, EXISTING FINISHES, AND ELEVATIONS. VERIFY ALL DIMENSIONS AND FINISHES BEFORE CONSTRUCTION.

OWNER
BRIAN C. FRANK
15300 WILSON ROAD
OHIO HILLS, CA 91709

DATE 2014.02.07
DRAWN BY M.V.
CHECKED BY M.V.
DRAWING SHEET A201

CREATIVE
MOSES WILLEGAS
DESIGNER

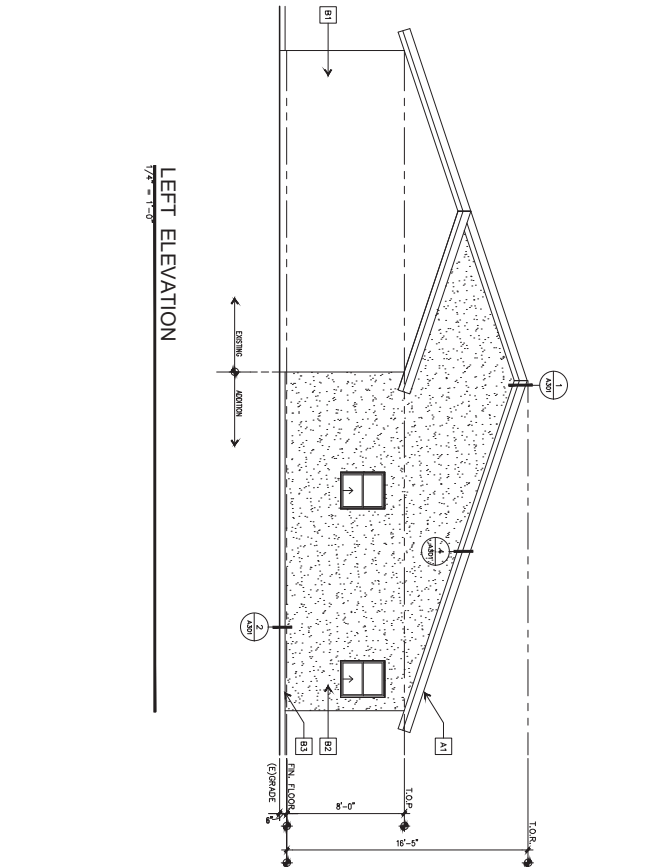
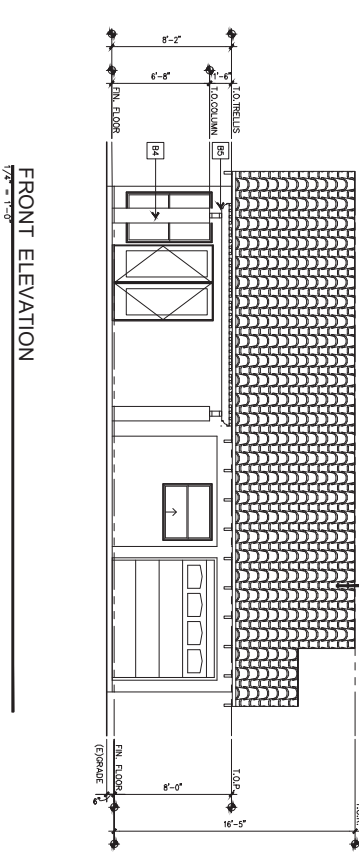
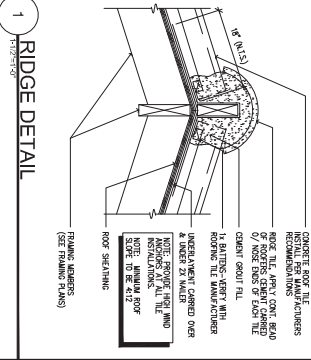
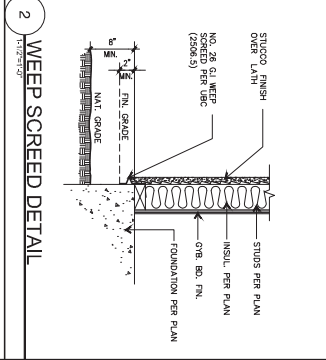
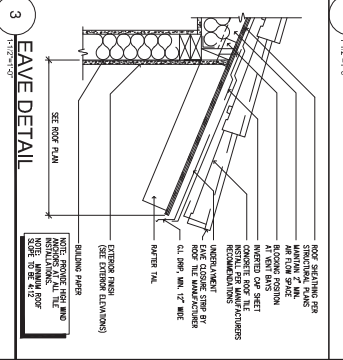
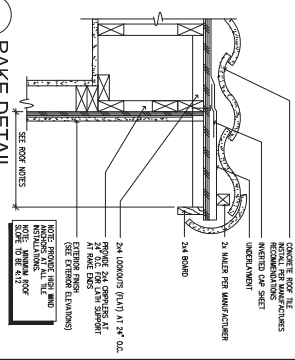
REVISIONS

ISSUED

JOB ADDRESS
SAN CALISTO, CA 94072

LEGAL DESCRIPTION
APN: 009111329
L.P.C.: 18
INCL: 799

SHEET TITLE
ADDITION/
INTERIOR REMODEL



- ### ELEVATION NOTES
- A. REFER:
- (1) ROOMS TO WHICH EXISTING; SEE SHEET AND FOR
 - (2) ROOF PITCHES TO WHICH EXISTING
- B. EXISTING FINISH:
- (1) (N) 7/8" SMOOTH STUCCO FINISH - OVER METAL LATH AND
 - (2) LAYERS OF CONCRETE BLOCKING PAPER, COLOR &
 - (3) 7/8" SMOOTH STUCCO FINISH - OVER METAL LATH AND
 - (4) LAYERS OF CONCRETE BLOCKING PAPER, COLOR &
 - (5) (N) CL METAL WEEP SCREED
 - (6) (N) CL METAL WEEP SCREED
 - (7) (N) CL METAL WEEP SCREED
 - (8) (N) COLUMN W/SMOOTH STUCCO FINISH TO MATCH EXISTING
 - (9) (N) WOOD PANELS SEE STRUCTURAL PLAN

CREATIVE
DESIGNERS
ARCHITECTS
INTERIORS

MOSES VILLEGAS
DESIGNER

STAMP

ISSUED

NO.	DATE	REVISIONS

Prepared by: [Blank]

Checked by: [Blank]

Scale: [Blank]

PROJECT TITLE
ADDITION/
INTERIOR REMODEL

JOB ADDRESS
2100 CLAYMONT CA 90702
10000 CLAYMONT CA 90702

LEGAL DESCRIPTION
PAR. 05811939
LOT - 18
TRACT - 779

SHEET TITLE

OWNER
SRIAT CHAN
KAMRAT NGUYEN
KAMRAT NGUYEN
CHINHUELLA CHINHUE
2100 CLAYMONT CA 90702

JOB NO.: 20180408

DATE: 11/20/2018

DRAWN BY: M.V.

CHECKED BY: M.V.

DRAWING SHEET

A301

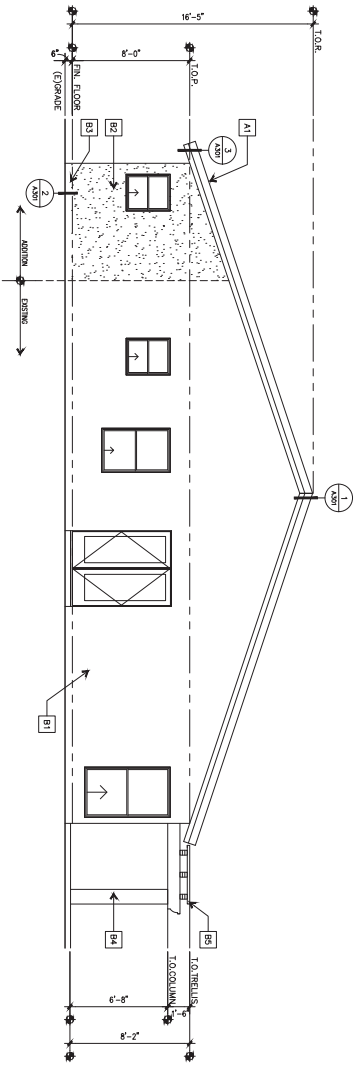
ELEVATION NOTES

A. ROOF:

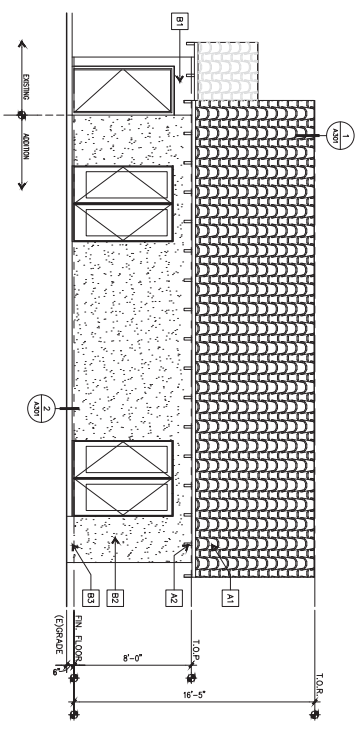
- (1) NO ROOFING TO MATCH EXISTING. SEE SHEET A301 FOR EXISTING ROOFING.
- (2) 2" ROOF PITCHES TO MATCH EXISTING.

B. EXTERIOR FINISH:

- (1) (N) 7/8" SMOOTH STUCCO FINISH - OVER METAL LATH AND (2) LAYERS OF BONDING BUILDING PAPER, COLOR & FINISH TO MATCH EXISTING.
- (2) (N) 7/8" SMOOTH STUCCO FINISH - OVER METAL LATH AND (2) LAYERS OF BONDING BUILDING PAPER, COLOR & FINISH TO MATCH EXISTING.
- (3) (N) CL. METAL KEEL SHEETS
- (4) (N) COLUMN W/SMOOTH STUCCO FINISH TO MATCH EXISTING
- (5) (N) WOOD TRILLS. SEE STRUCTURAL PLAN.



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



CREATIVE INTERIORS
1111 N. 111th St.
Suite 100
Portland, OR 97228
503.255.1111
www.creativeinteriors.com

STAMP

MOSES VILLEGAS
DESIGNER

NO.	DATE	REVISIONS

ISSUED
Revised for: _____
PAV CHECK
CONSTRUCTION
PROJECT TITLE
ADDITION/
INTERIOR REMODEL

JOB ADDRESS
2411 CLARENCE CT #20012
SAN CLEMENTE, CA 92672
NPN - 05811932
LOT - 18
TRACT - 779

OWNER
SINIG CHAN
KIMMY NGUYEN
CHINHLENG CHINHLENG
CHINHLENG CHINHLENG

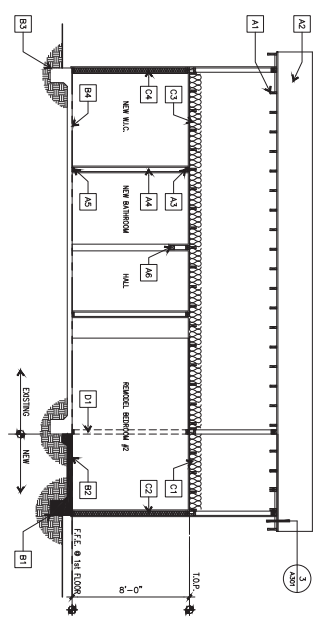
DATE: 2018-08-08
BY: M.V.
CHECKED BY: M.V.
DRAWING SHEET

A302

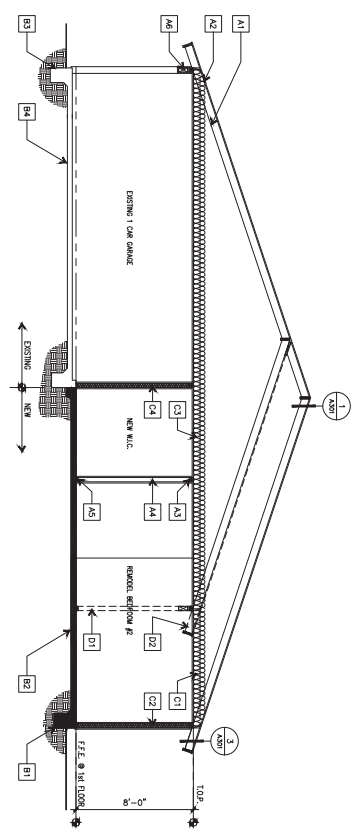
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SECTION NOTES

- A. FRAMING:
 1. TRUSSES PER FRAMING
 2. PLYWOOD SHEATHING
 3. 2x4 INCL. TOP PLATE
 4. 2x4 STUDS @ 16" O.C.
 5. 2x4 P.T.D. SILL PLATE
 6. 4x HEADER
- B. FOUNDATION:
 1. NEW CONCRETE FOOTING
 2. EXISTING CONCRETE FOOTING
 4. EXISTING CONCRETE SLAB
- C. TITLE 24 REQUIREMENTS:
 1. NEW R-30 INSULATION IN ATTIC
 2. NEW R-15 INSULATION IN WALLS
 3. EXISTING R-20 INSULATION IN WALLS
 4. EXISTING R-15 INSULATION IN WALLS
- D. MISC.:
 1. EXISTING WALL TO REMO
 2. EXISTING DUCT TO DEMO



SECTION A-A
1/8" = 1'-0"



SECTION B-B
1/8" = 1'-0"

MOISES VILLEGAS
DESIGNER

REVISIONS	NO.	DATE	REMARKS

ISSUED
 Drawn by: []
 Board by: []
 PLAN CHECK
 CONSTRUCTION

PROJECT TITLE
 ADDITION/
 INTERIOR REMODEL

JOB ADDRESS
 2401 W. ALBERTA
 SAN ANTONIO, TX 78207

LEGAL DESCRIPTION
 TRACT 18
 TRACT 779

OWNER
 SINTIC TRAIL
 KARIMAY KADYUN
 CHANDIELE DAVINER

DATE: 2018-08-08
DESIGNED BY: M.V.
DRAWN BY: M.V.
CHECKED BY: M.V.
DRAWING SHEET

A401