



STAFF REPORT

SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: October 22, 2020

PLANNER: Kyle Webber, Community Development Technician

SUBJECT: **Tentative Parcel Map 2020-110 (PLN 20-158), Rider Condominium Conversion,** a request to subdivide the airspace of an existing duplex into condominiums for individual ownership.

LOCATION: 411 Avenida Victoria

ZONING/GENERAL PLAN: Residential Medium Zoning District; Coastal Zone Overlay District (RM-CZ)

PROJECT SUMMARY:

- The site is an approximately 4,155 square-foot lot located near the Pier Bowl. Surrounding land uses include multi-family residential buildings to the north, west, and south and a single-family residential building to the east. Figure 1 below is an image of the site.
- A 3,380 square foot multi-family two-unit apartment building was constructed on the site in 1977. The RM zone permits one dwelling unit per 1,800 square feet of lot area, or up to two dwelling units on the subject site.

Figure 1: Existing Site Conditions



- Historic residences are located in close proximity to the property at 102 Corona Ln. across the street to the west and 508 Elena Ln to the east.
- The applicant proposes to subdivide the duplex into two condominiums prior to occupancy of the building. The proposal would allow for separate ownership of each condominium unit with maintenance and ownership of common areas shared by all owners or through an Association.
- The project also proposes to remove an existing unpermitted 4' retaining wall located in the front yard setback, public street right-of-way, and required landscape area. With the removal of the wall, this area will be maintained as permeable soil with required landscaping.
- Municipal Code Section 16.04.015(G)(1) requires Zoning Administrator approval of a Tentative Parcel Map (TPM) to allow the subdivision of an apartment building into condominiums.
- The project meets required findings for approval because:
 - No new development is proposed. The project is limited to subdividing the lot's airspace to allow for separate ownership of two future condominium units and does not have any potential environmental impacts.
 - Conditions of approval are included requiring Covenants, Conditions, and Restrictions (CC&Rs) to establish maintenance responsibilities over all common areas, including driveways, parking, landscaped areas, walls, private accesses, and drainage. The CC&R's may include the creation of an Association.
 - The existing duplex complies with the Municipal Code, building, health, and safety codes, and other applicable regulations and policies. This includes, but is not limited to, parking and density requirements for condominium subdivisions in the Municipal Code (Title 16).
- The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions) and 15301.k (Class 1: Existing Facilities) because:
 - The project involves the subdivision of airspace for two condominium units located on a developed lot in an urbanized area zoned for multi-family residential use.
 - The project conforms to the San Clemente General Plan and Zoning Ordinance, and no variances or exceptions are required.
 - All public services and access to the project site are available.
 - The site was not involved in a division of a larger parcel within the last two years.
 - The parcel does not have an average slope greater than 20 percent.
- Because the site is located in the Coastal Zone Overlay, the project is subject to any relevant policies within the City's Coastal Land Use Plan (LUP) and will require Coastal Commission review. The RM zone allows a density of 24 units per net acre; this site qualifies for 2.3 units based on that density calculation. The condo subdivision complies with the LUP's general policy GEN-6, which requires that subdivisions do not adversely impact community character, compatibility, or coastal resources. Condition of approval 2.4 requires the owner to obtain Coastal Commission approval prior to the final map.

- Public comments have not been received on this item.

RECOMMENDATION

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

1. Determine the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions) and 15301.k (Class 1: Existing Facilities); and
2. Adopt Resolution ZA 20-025, approving Tentative Parcel Map 2020-110, Rider Condominium Conversion, subject to conditions of approval.

Attachments:

1. Resolution ZA No. 20-025
Exhibit A - Conditions of Approval
2. Location Map
3. Plans

RESOLUTION NO. ZA 20-025

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 2020-110 (PLN 20-158), RIDER CONDOMINIUM CONVERSION, A REQUEST TO CONSIDER A DUPLEX CONDOMINIUM SUBDIVISION TO ALLOW FOR INDIVIDUAL OWNERSHIP OF TWO DWELLING UNITS, LOCATED AT 411 AVENIDA VICTORIA

WHEREAS, on May 28, 2020 an application was submitted by Becky Johnson, 1880 Compton Avenue, Suite 100, Corona, CA 92881 for Tentative Parcel Map (TPM) 2020-110, and deemed complete on September 24, 2020; a request to consider a duplex condominium subdivision to allow for individual ownership of two dwelling units. The City's project reference number is PLN 20-158. The subject site is located at 411 Avenida Victoria, which is in the Residential-Medium Zoning District and the Coastal Zone Overlay District (RM-CZ). The site's legal description is Lot 2, Block 3, of Tract 785, and the Assessor's Parcel Number is 692-032-12; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions) and 15301.k (Class 1: Existing Facilities). This is recommended because the project falls within the Minor Land Division exemption for a division of property; and

WHEREAS, on June 11 and September 3, 2020, 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, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on October 8, 2020, posted at the project site, and mailed to all property owners within 300 feet of the subject parcel; and

WHEREAS, on October 22, 2020, 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 does hereby resolve 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 15315 (Class 15: Minor Land Divisions) and 15301.k (Class 1: Existing Facilities).

The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) and 15301.k (Existing Facilities) because the project involves the subdivision of a developed property in urbanized areas zoned for residential use into four or fewer parcels or condominium units. The airspace subdivision is in conformance with the General Plan, Subdivision Map Act, and zoning; no variances or exceptions are required, all public services and access to the proposed condominium units to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Section 3. Tentative Parcel Map Findings

With respect to Tentative Parcel Map (TPM) 2020-110 (PLN 20-158), the Zoning Administrator finds as follows:

- A. The site is physically suitable for the type of development, in that:
1. The project is limited to subdividing the airspace of a multi-family residential building into two condominium units for individual ownership purposes; and
 2. Building permits were issued in 1977 when the plans were reviewed to ensure that the development complies with the Zoning Ordinance, building, health, and safety codes, and other applicable regulations and policies. This includes but is not limited to policies and regulations on land use, setbacks, utility connections, easement access, traffic design standards, etc. The development onsite maintains compliance with the applicable regulations and policies in the City's current Municipal Code
- B. The site is physically suitable for the proposed density of the development, in that:
1. The density of the development on the site complies with the maximum allowed for properties in the RM zoning district. The zoning district allows a maximum residential density of one unit per 1,800 square feet of lot area per the Coastal Land Use Plan (LUP). The subject site is approximately 4,155 square feet, with an allowed density of two units.
- C. The design of the condominium conversion or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, in that:

1. The site is already developed as a multifamily residential building in a developed area with no sensitive habitat for threatened species or coastal resources;
 2. The proposed project does not expand the footprint of the existing development and no physical modifications to the building will result from the proposed subdivision;
 3. The project is limited to subdividing airspace into two condominiums to allow for separate ownership of each dwelling unit; and
 4. The site is served by utilities and public services.
- D. The design of the condominium subdivision or the type of improvements is not likely to cause serious public health problems, in that:
1. The project is limited to subdividing the airspace of a duplex into two condominiums to allow for separate ownership of each dwelling unit;
 2. No physical modifications to the building will result from the proposed subdivision; and
 3. The site is in a developed area served by existing utilities and public services.
- E. The condominium subdivision, with its provisions for any design and improvements, is consistent with the General Plan and Coastal Land Use Plan (LUP), in that:
1. The project is limited to subdividing the airspace of an apartment building into two condominium units for individual ownership purposes. The project is consistent with the Residential Medium Land Use Designation of the site.
 2. The existing duplex received building permits in 1977 after review for compliance with the California Building Code as well as other applicable zoning regulations and policies at that time including but not limited to regulations regarding land use, setbacks, utility connections, easement access, traffic and parking design standards.
 3. LUP Policy GEN-6 prohibits lot combinations, subdivisions, and lot mergers for redevelopment where the result would adversely impact community character, compatibility or coastal resources. The project is consistent with this policy in that the airspace subdivision will not cause a variation in the community character. The existing approved duplex is compatible with similar multifamily developments along Avenida Victoria, and along Elena Ln. and Corona Ln.

- F. The design of the condominium subdivision or 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:
1. The proposed project is limited to subdividing an apartment building with two units into two condominium units for individual ownership purposes.

Section 4. Zoning Administrator Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Tentative Parcel Map 2020-110 (PLN 20-158), Rider Condominium Conversion, 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 22, 2020.

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 2020-110 (PLN 20-158)
RIER CONDOMINIUM CONVERSION

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 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. | Code
Comp |
| 1.6 | TPM 2020-110 (PLN 20-158) 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 |

- 1.7 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**

- 1.8 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(s) 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**

- 1.9 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**

- 1.10 Prior to the recordation of the final map and required building permits to demolish the existing unpermitted wall along the front yard property line, landscaping improvements to the site shall be approved by Planning Staff and incorporate within any areas of the front yard setback area not necessary for hardscape, such as driveways and walkways, permeable soil with drought-tolerant, California native species, and one 15-gallon tree per 25 lineal feet of the front yard property line.

Planning
**

2.0 PRIOR TO APPROVAL OF A FINAL MAP

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 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.	Public Works
-----	--	--------------

Buyer Notification

2.3	A buyer's notification disclosure form shall 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 Tentative Map shall be subject to review and approval by the California Coastal Commission.	Planning
-----	---	----------

Covenants, Conditions & Restrictions (CC&Rs)

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

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 any dedicated open space shall be retained by deed restriction as designated open space in perpetuity and maintained by a Master Association and/or the Sub-association, and that no development or encroachment shall be permitted within the designated open space.
 - E. 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.
 - F. A statement indicating that the City has the right, but not the obligation, to enforce any of the provisions of the CC&R's.
 - G. 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.
 - H. A statement obligating the Association(s) to provide to the Utilities Director 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.
 - I. 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
- 2.24 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
- 2.36 The final map shall depict the location of the required sidewalk easement needed for public pedestrian access over the sidewalk through the drive approach. (SCMC Section 12.08, 16.28.030) Public Works**
- 2.37 Unless approved otherwise by the City Engineer, all street trees Public

shall be located outside of the public right of way, unless an Encroachment Permit is obtained from the Engineering Department. All landscaping within the public right of way shall be maintained by the property owners. (*SCMC Chapter 12.24*)

Works*

2.38 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. In addition, the owner shall pay all applicable development and final map fees for each unit, which may include, but are not limited to, park acquisition and development impact fees. [*Citation - S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72*].

Public Works*

* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval



Printed: 10/8/2020 @ 12:34 PM

© 2015 Services360, Inc. All Rights Reserved. "Data not shown"



TPM 2020-110 (PN 20-158); RIDER CONOMINIUM CONVERSION;
411 AVENIDA VICTORIA

RIDER RESIDENCE

411 AVENIDA VICTORIA
SAN CLEMENTE, CALIFORNIA, 92672

BUILDING DATA

1. OCCUPANCY R-3/U SINGLE FAMILY RESIDENTIAL
2. TYPE OF CONSTRUCTION V-B
3. SPRINKLERS NONE

DESIGN SHALL COMPLY w/ 2016 CALIFORNIA CODES
(CBC, CRC, CMC, CEC, CPE, 2016 ENERGY, AND GREEN CODE)
AND CITY OF SAN CLEMENTE MUNICIPAL CODES.

LEGAL DESCRIPTION

APN 692-032-12
N. TRACT 785, BLOCK 3, LOT 2
THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA.
INTENDED FOR CONDOMINIUM CONVERSION PURPOSES

OWNERS

BETH & STEVEN RIDER
602-315-8749 | 602-363-5100
SEAN DUFFY
949-436-1211

PLANS PREPARED BY:
ANCHOR A & CHRISTOPHER STARKS

SQUARE FOOTAGE TABULATION

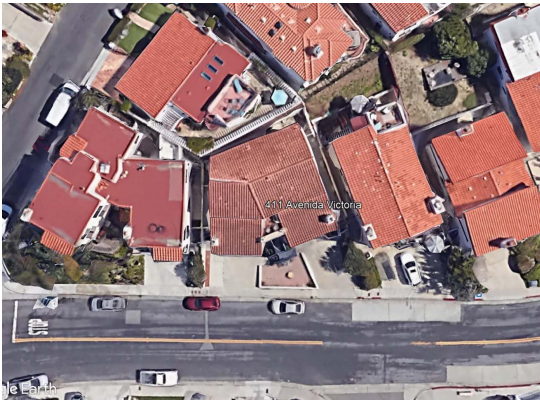
UNIT A:	(E) MAIN LEVEL =	809 SF
	(E) UPPER LEVEL =	493 SF
	TOTAL =	1,302 SF
	GARAGE =	516
UNIT B:	(E) MAIN LEVEL =	896 SF
	(E) UPPER LEVEL =	527 SF
	TOTAL =	1,423 SF
	GARAGE =	462 SF
	(E) MAIN LEVEL DECK =	108 SF

SHEET INDEX

- A1.1 PROPOSED SITE PLAN
- A1.2 REQUIRED CITY FORMS
- A1.3 REQUIRED CITY FORMS
- A1.4 LANDSCAPING PLAN
- A1.5 TENTATIVE PARCEL MAP
- A2.1 EXISTING/DEMO GARAGE LEVEL PLAN
- A2.2 EXISTING/DEMO MAIN LEVEL PLAN
- A2.3 EXISTING/DEMO UPPER LEVEL PLAN
- A3.1 EXISTING NORTH ELEVATION
- A3.2 EXISTING EAST ELEVATION

SITE PLAN LEGEND

PROPERTY LINE



VICINITY MAP

SCALE: NTS

GENERAL SITE PLAN NOTES

1. CONSTRUCTION SHALL CONFORM TO CHAPTER 33, SECTION 3306 OF THE 2016 C.B.C. REGARDING PROTECTION OF PEDESTRIANS DURING DEMOLITION OR CONSTRUCTION.
2. THE PROJECT SHALL CONFORM TO THE STATE OF CALIFORNIA TITLE 24 ENERGY CODES; SEE PLANS AND/OR SUPPORTING DOCUMENTS ATTACHED TO CONSTRUCTION DOCUMENTS AS APPLIES.
3. CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICITY AND WATER FOR THE EXPRESS PURPOSE OF THE CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN A PROFESSIONAL WORKMANLIKE MANNER AND BE SAFE FOR ALL WORKMEN.
5. THIS SITE PLAN IS NOT A LEGAL SURVEY, IT IS INTENDED FOR GENERAL LOCATION ONLY.

BEST MANAGEMENT PLAN

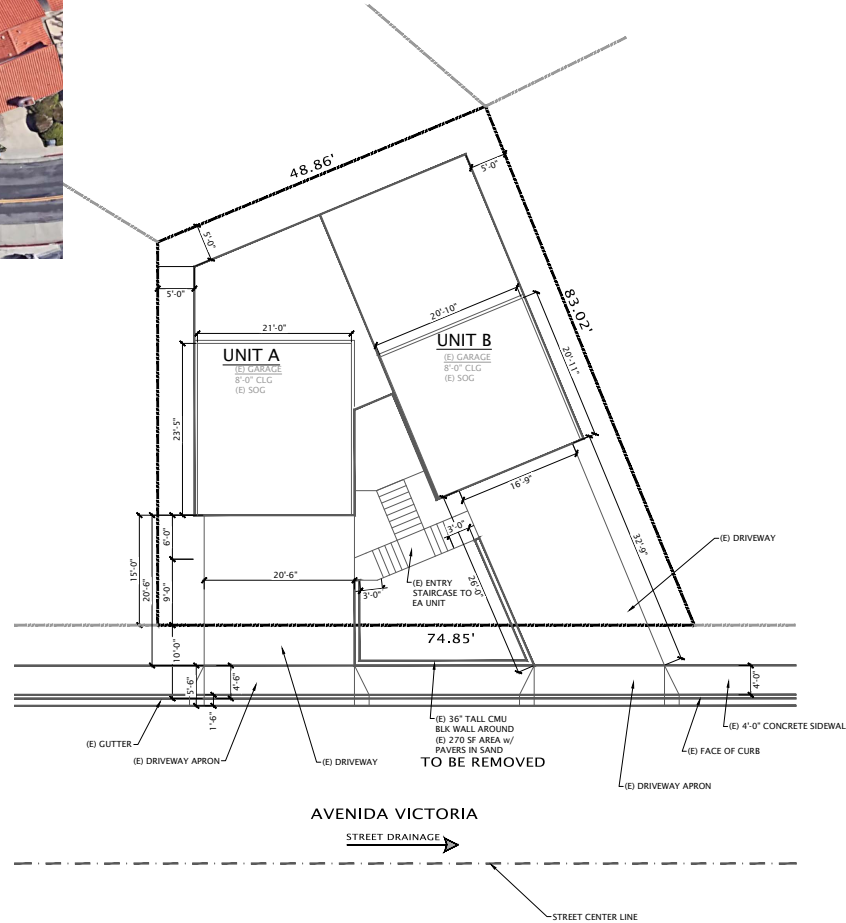
THE DISCHARGE OF POLLUTANTS IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL, CONSTRUCTION WASTE THAT IS GENERATED FROM CONSTRUCTION SITE SHALL BE DISCHARGED INTO THE STREET AND/OR GUTTER, OR STORM DRAIN SYSTEM.

NOTES

1. REFER TO SPECIFICATIONS FOR INTERIOR FINISHES.
2. ALL GLAZING SHALL COMPLY WITH THE CRC AND LOCAL ORDINANCES. REFER TO THE ENERGY CODE COMPLIANCE REPORT FOR U-VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS; CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-11" 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE.
6. BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 41 INCHES ABOVE THE FLOOR PER CRC R310.1. GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5'-0". PER CRC R310.1 EXCEPTION, WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. VENTING SYSTEMS SHALL TERMINATE AT LEAST (4) FEET FROM A PROPERTY LINE PER THE UMC.

BUILDING DEPARTMENT NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY.
2. SEE ENERGY CODE COMPLIANCE REPORT FOR INSULATION VALUES.
3. EXCEPT WHERE OTHERWISE NOTED IN THE CRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 25 AND SHALL HAVE A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450. WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84, FOAM PLASTICS AS SPECIFIED IN THE CRC MAY BE USED AS AN INTERIOR COMPONENT OF EXTERIOR WALLS OR PROJECTION. EXTERIOR DECORATIVE TRIM SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE MINIMUM FIRE SEPARATION DISTANCE AND SHALL NOT EXCEED TEN PERCENT OF THE AGGREGATE WALL AREA ON WHICH IT IS LOCATED. SECTION R319.1.4 IS AMENDED. TOTAL THICKNESS OF HORIZONTAL PROJECTION SHALL BE MEASURED FROM THE EXTERIOR FACE OF STUD WALL TO THE EXTERIOR FINISH.



SITE PLAN

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

ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorAe.COM
616 S. EL CAMINO REAL, STE. "1"
ANAHEIM, CA 92672
PH: 949.646.2000
801.547.7017

PLANS PREPARED BY:
ANCHOR A & CHRISTOPHER STARKS

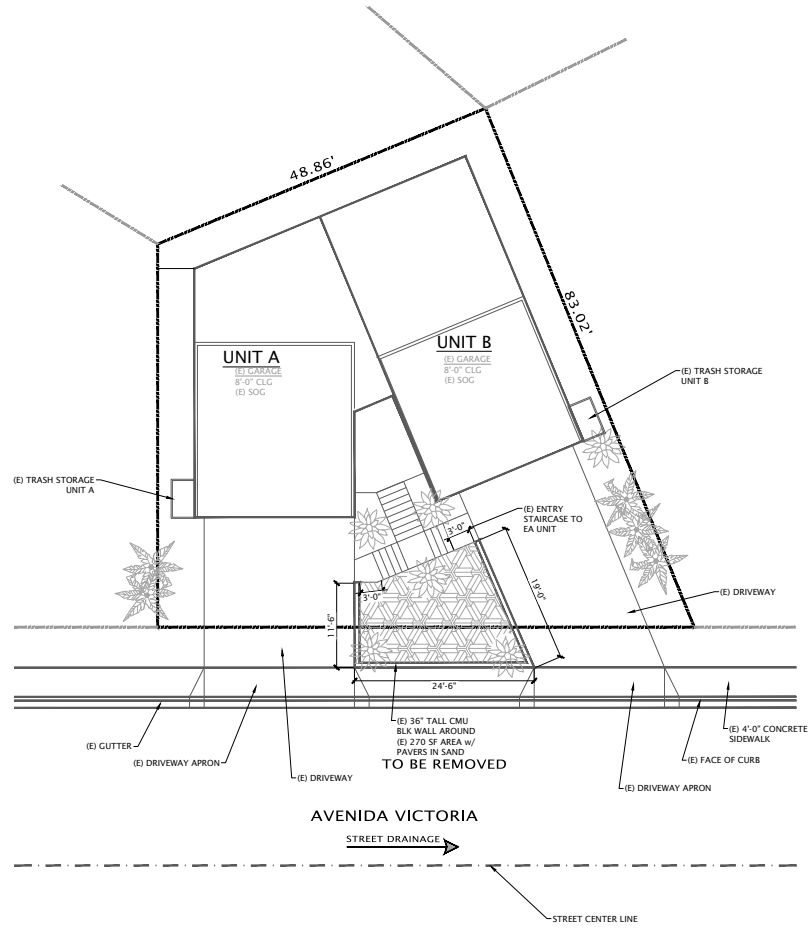
RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

DATE	DESCRIPTION




PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB

PROPOSED
SITE PLAN
A1.1

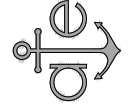
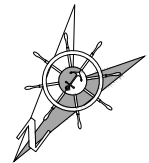
THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF ANCHOR A+E, AND ARE REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS INTENDED FOR GENERAL INFORMATION PURPOSES ONLY.



PLANT LEGEND

-  LOW MAINTENANCE AND NATURALLY PEST RESISTANT WINDMILL PALM APPROXIMATELY 10'-0" TALL
-  DROUGHT TOLERANT SHRUB AT MAX HEIGHT OF APPROXIMATELY 5'-0" TO 6'-0"
-  DROUGHT TOLERANT RED CREEPING THYME GROUND COVER WITH IN-LAID FLAT STONES.

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



PLANS PREPARED BY
X. 
CHRISTOPHER STARKS

RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

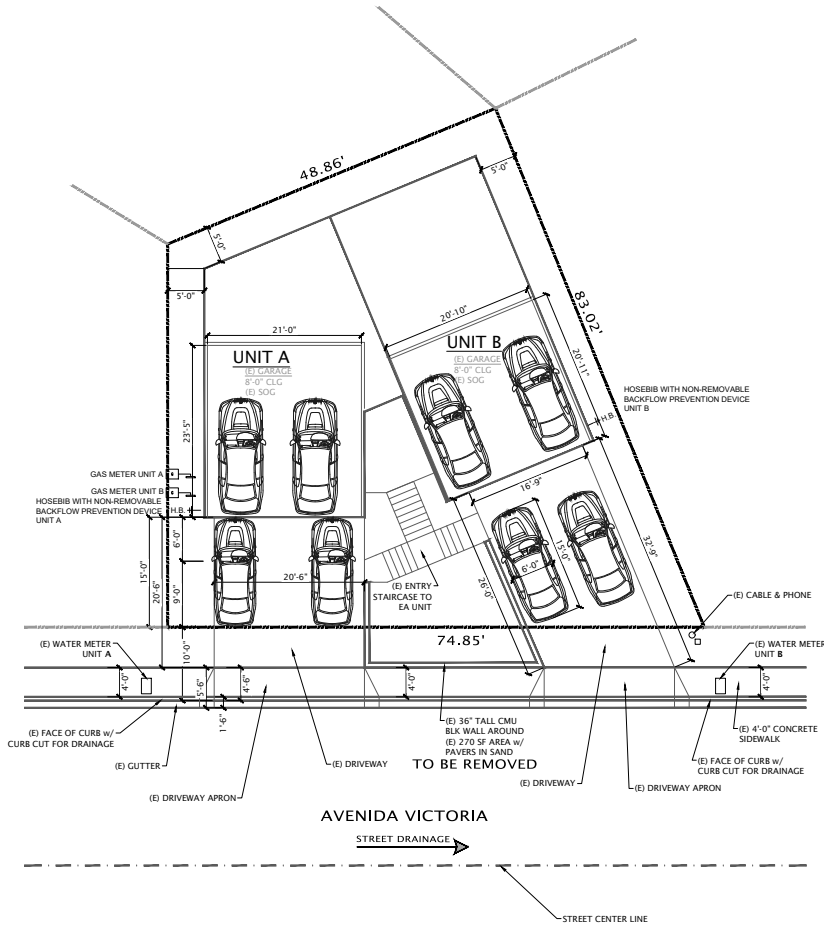
ISSUE DATES:

DELTA	DATE	DESCRIPTION

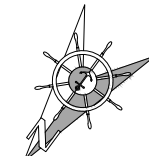
LANDSCAPING PLAN

PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB

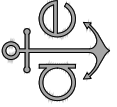
THESE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF ANCHOR A+E, AND ARE DEVELOPED FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS PROTECTED BY COPYRIGHT.



TENTATIVE PARCEL MAP (TPM)
SCALE: 1/8" = 1'-0"



ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorAE.COM
616 S. EL CAMINO REAL, STE. "1"
ANAHEIM, CALIFORNIA 92672
PHONE: 714.994.4444
FAX: 714.994.7017



PLANS PREPARED BY
X. [Signature]
CHRISTOPHER STARKS

RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

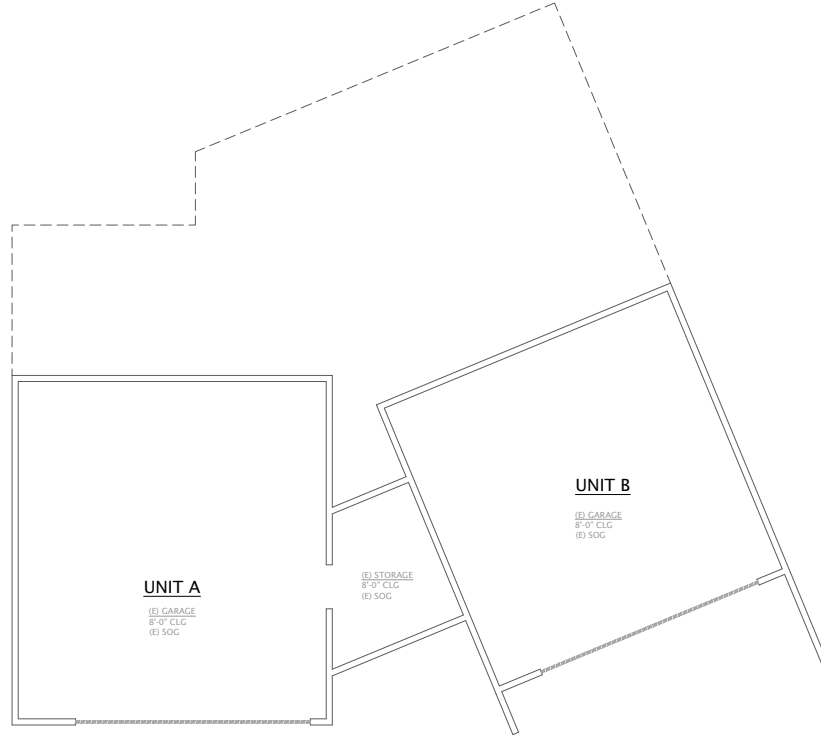
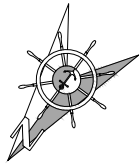
ISSUE DATES:

DELTA	DATE	DESCRIPTION

TENTATIVE PARCEL MAP (TPM)

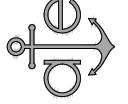
PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB

THESE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF ANCHOR A+E, AND ARE DEVELOPED FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT.



EXISTING GARAGE LEVEL PLAN

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



ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorA+E.COM
616 S. EL CAMINO REAL, STE. "I"
ANAHEIM, CALIFORNIA 92672
PH: 949-441-4600
801-547-7017

PLANS PREPARED BY
X. *[Signature]*
CHRISTOPHER STARKS

RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE,
CALIFORNIA, 92672

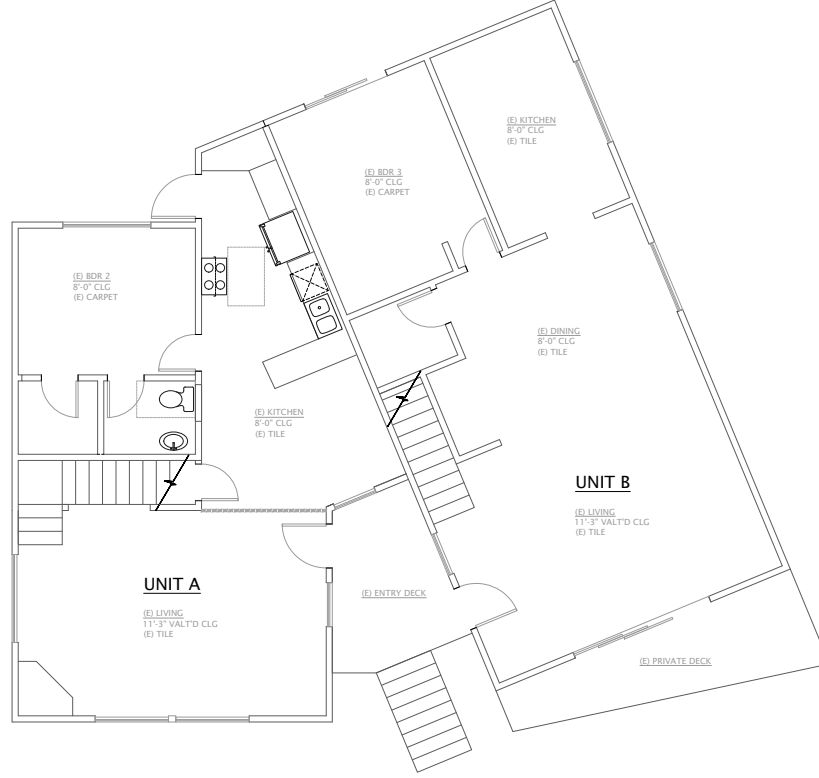
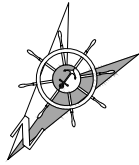
ISSUE DATES:

DELTA	DATE	DESCRIPTION

EXISTING GARAGE LEVEL PLAN

PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB

THESE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF ANCHOR A+E, AND ARE DEVELOPED FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS PROTECTED BY COPYRIGHT.



EXISTING MAIN LEVEL PLAN

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

ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorAE.COM
616 S. EL CAMINO REAL, STE. "T"
ANAHEIM, CA 92672
PH: 951.764.7600
801.557.7017



PLANS PREPARED BY
X. M. S. B.
CHRISTOPHER STARKS

RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE,
CALIFORNIA, 92672

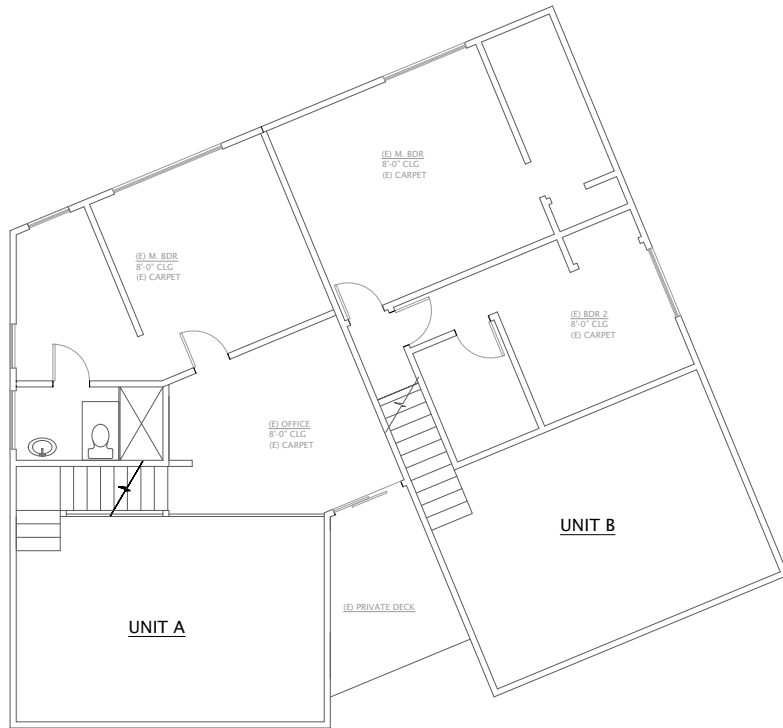
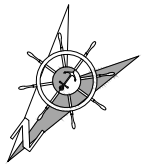
ISSUE DATES:

DELTA	DATE	DESCRIPTION

EXISTING MAIN LEVEL PLAN

PROJECT NUMBER: 17-1045
DATE: 9-18-2017
DRAWN: CWS
CHECK: ASB

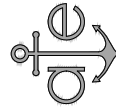
THESE DRAWINGS, BEING A PART OF THE PROJECT AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS PROTECTED BY COPYRIGHT.



EXISTING UPPER LEVEL PLAN

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

ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorAE.COM
616 S. EL CAMINO REAL, STE. "I"
SAN CLEMENTE, CA 92672
PH: 949.441.1477
801.547.7017



PLANS PREPARED BY
X. M. Starks
CHRISTOPHER STARKS

RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE,
CALIFORNIA, 92672

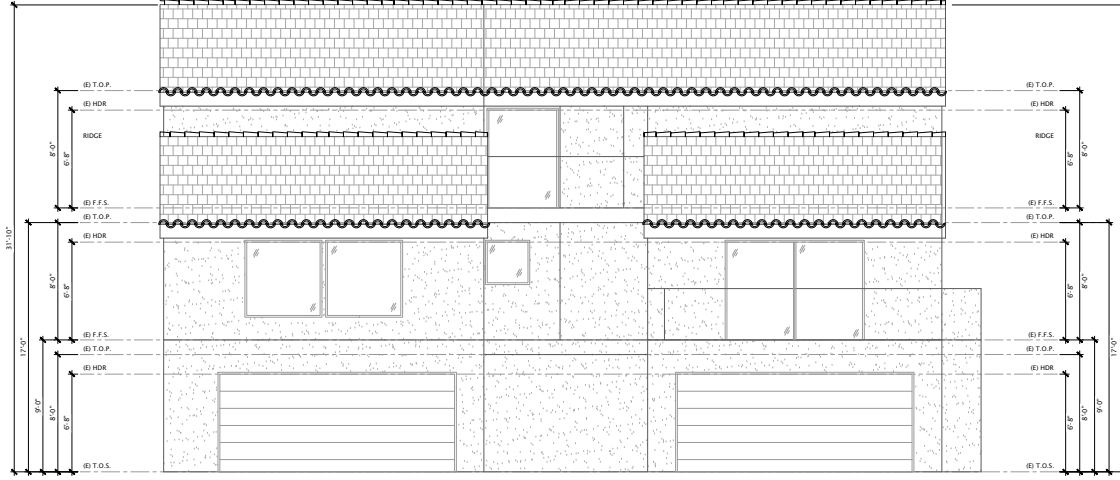
ISSUE DATES:

DELTA	DATE	DESCRIPTION

**EXISTING
UPPER
LEVEL PLAN**

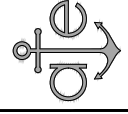
PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB

THESE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF ANCHOR A+E, AND ARE DEVELOPED FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT.



EXISTING NORTH ELEVATION

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



ANCHOR A+E
 ARCHITECTURAL + ENGINEERING
 CONSULTING SERVICES
 AnchorA+E.COM
 616 S. EL CAMINO REAL, STE. "T"
 SAN CLEMENTE, CA 92672
 (949) 441-1111
 801-547-7017

PLANS PREPARED BY
 X. [Signature]
 CHRISTOPHER STARKS

RIDER RESIDENCE
 411 AVENIDA VICTORIA
 SAN CLEMENTE
 CALIFORNIA, 92672

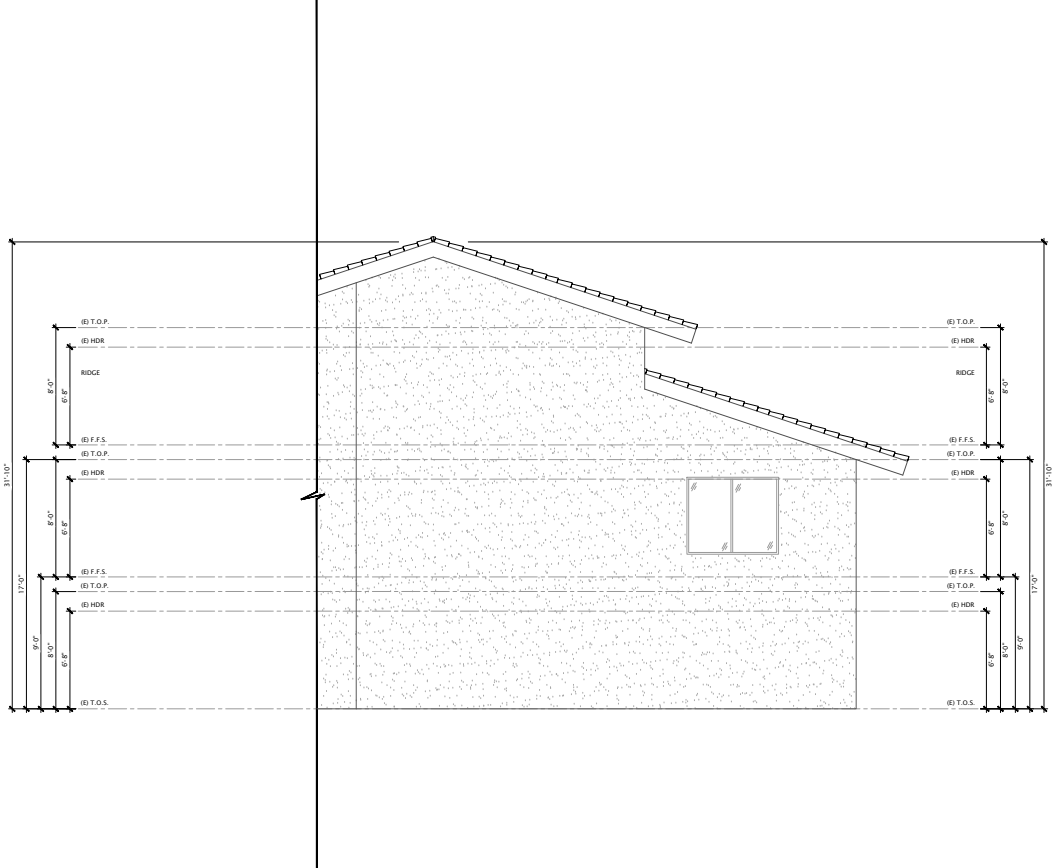
ISSUE DATES:

DELTA	DATE	DESCRIPTION

EXISTING NORTH ELEVATION

PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB

THESE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF ANCHOR A+E, AND ARE DEVELOPED FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF ANCHOR A+E. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT.



EXISTING EAST ELEVATION

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

PLANS PREPARED BY
X. M. Starks
CHRISTOPHER STARKS

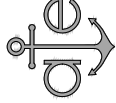
RIDER RESIDENCE
411 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

ISSUE DATES:

DELTA	DATE	DESCRIPTION

EXISTING EAST ELEVATION

PROJECT NUMBER	17-1045
DATE	9-18-2017
DRAWN	CWS
CHECK	ASB



ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorA+E.COM
616 S. EL CAMINO REAL, STE. "T"
SAN CLEMENTE, CA 92672
PH: 949.447.4433
801-554-7017