



STAFF REPORT

SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: May 5, 2022

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Tentative Parcel Map 2021-160 (TPM 21-212), LeCompte Duplex Condominium Conversion,** a request to consider a duplex condominium conversion to allow for individual ownership of two dwelling units.

LOCATION: 162 Avenida Florencia

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

PROJECT SUMMARY:

- The site is a 3,995 square-foot interior lot developed with a duplex building. Surrounding land uses include multi-family residential buildings to the north, east, south, and west of the property. Currently, one unit is vacant, and the other unit is occupied by the property owner.
- 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.
- The applicant requests to subdivide the airspace of the lot to allow for two condominium units. The proposal would allow for separate ownership of each condominium unit and a portion of common areas.
- Municipal Code Section 16.04.015(G)(1) requires Zoning Administrator approval of Tentative Parcel Map (TPM) applications for condominium subdivisions.
- Municipal Code Section 16.40.010(A)(3) requires the City to restrict condominium conversions to a maximum of 25 units, plus fifty percent of the yearly average number of duplex and multiple family rental units constructed in the two years immediately preceding the vacancy certification date, when the vacancy rate is ten percent or less.
- In 2021, the Planning Commission certified the vacancy rate at 8.6%, and determined the maximum number of condominium conversions in FY 2022 (July 1, 2021 through June 30, 2022) is 26. In FY 2022, condominium conversions have not been approved yet. Therefore, this request would result in the first two condominium conversions of FY 2022.

- Since the site is within the Coastal Zone, the project is subject to review and approval by the California Coastal Commission (CCC). A condition of approval has been added which requires the applicant to obtain approval from the CCC prior to the approval of a Final Map.
- The project meets required findings for approval because:
 - The project is limited to subdividing the lot's airspace to allow for separate ownership of two 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 proposal 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):
 - The project involves the subdivision of airspace for two condominium units 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.
- 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 Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions); and
2. Adopt Resolution No. ZA 22-003, approving Tentative Parcel Map 2021-160 (TPM 21-212), LeCompte Duplex Condominium Conversion, subject to conditions of approval.

Attachments:

1. Resolution No. ZA 22-003
Exhibit A - Conditions of Approval
2. Location Map
3. Plans

RESOLUTION NO. ZA 22-003

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 2021-160 (TPM 21-212), LECOMPTE DUPLEX CONDOMINIUM CONVERSION, A REQUEST TO CONSIDER A DUPLEX CONDOMINIUM CONVERSION TO ALLOW FOR INDIVIDUAL OWNERSHIP OF TWO DWELLING UNITS LOCATED AT 162 AVENIDA FLORENCIA.

WHEREAS, on August 26, 2021, an application was submitted by Greg Borchard, 815 Calle Puente, San Clemente, CA 92672, for Tentative Parcel Map 2021-160 (TPM 21-212), and deemed complete on March 29, 2022; a request to consider a duplex condominium conversion to allow for individual ownership of two dwelling units located within the Residential Medium Zoning District and Coastal Zone Overlay District. The site's legal description is N TR 821 BLK 3 LOT 11, and Assessor's Parcel Number 692-122-18; 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). This is recommended because the project involves a two-unit condominium conversion of a duplex in an urbanized area and no exceptions identified in CEQA Guidelines Section 15300.2 are applicable; and

WHEREAS, on August 27, 2021, December 16, 2021, and March 22, 2022, the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on May 5, 2022, 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).

The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) because the project involves the condominium conversion of two dwelling units, for individual ownership, in an urbanized area zoned for residential use. 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 2021-160 (TPM 21-212), 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 an existing duplex building into two condominium units for individual ownership purposes; and
 2. The existing development is subject to 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.
- B. The site is physically suitable for the proposed density of the development, in that:
 1. The proposed density 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. The subject site is approximately 3,995 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 project is limited to subdividing airspace into two condominiums to allow for separate ownership of each dwelling unit;
 2. No physical modifications to the site will result from the proposed subdivision; and

3. The site is in a developed residential area served by existing 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 site will result from the proposed subdivision; and
 3. The site is in a developed residential 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, in that:
1. The project is limited to subdividing the airspace of an existing duplex building into two condominium units for individual ownership purposes. The project is consistent with the Residential Medium Land Use Designation of the site; and
 2. The existing development is subject to the 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.
- 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 existing duplex building into two condominium units for individual ownership purposes;
 2. Easements have been indicated on the tentative map; and
 3. The existing development is subject to 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.

Section 4. 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 Tentative Parcel Map 2021-160 (TPM 21-212), 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 May 5, 2022

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 2021-160 (TPM 21-212)
LECOMPTE DUPLEX 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 | Tentative Parcel Map 2021-160 (TPM 21-212) 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 | Planning |

has lapsed, as defined by Zoning Ordinance Section 17.12.150.

- 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**

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
 City of San Clemente Wastewater Treatment Plant
 Orange County Flood Control Channel

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 Planning

provisions:

- 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 Public Works

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)

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 Per Municipal Code 12.08, discretionary projects with building permit valuations of \$50,000 or more are required to dedicate easements for public pedestrian sidewalk purposes if necessary. The current design shows that an easement is not necessary, but in the event the design changes, the City reserves the right to require that an easement be granted to the City on the Final Map. Additionally, if the design changes so that an easement is necessary, the City reserves the right to require the garage doors be setback at least 18 feet from the back of the sidewalk easement to the satisfaction of the City Engineer. (SCMC Chapter 12.08)

Public Works
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2.37 The Applicant (including any property owners and managers, and their designees) shall obtain approval of a Tentative Parcel Map from the California Coastal Commission, for the duplex condominium conversion.

Planning
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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
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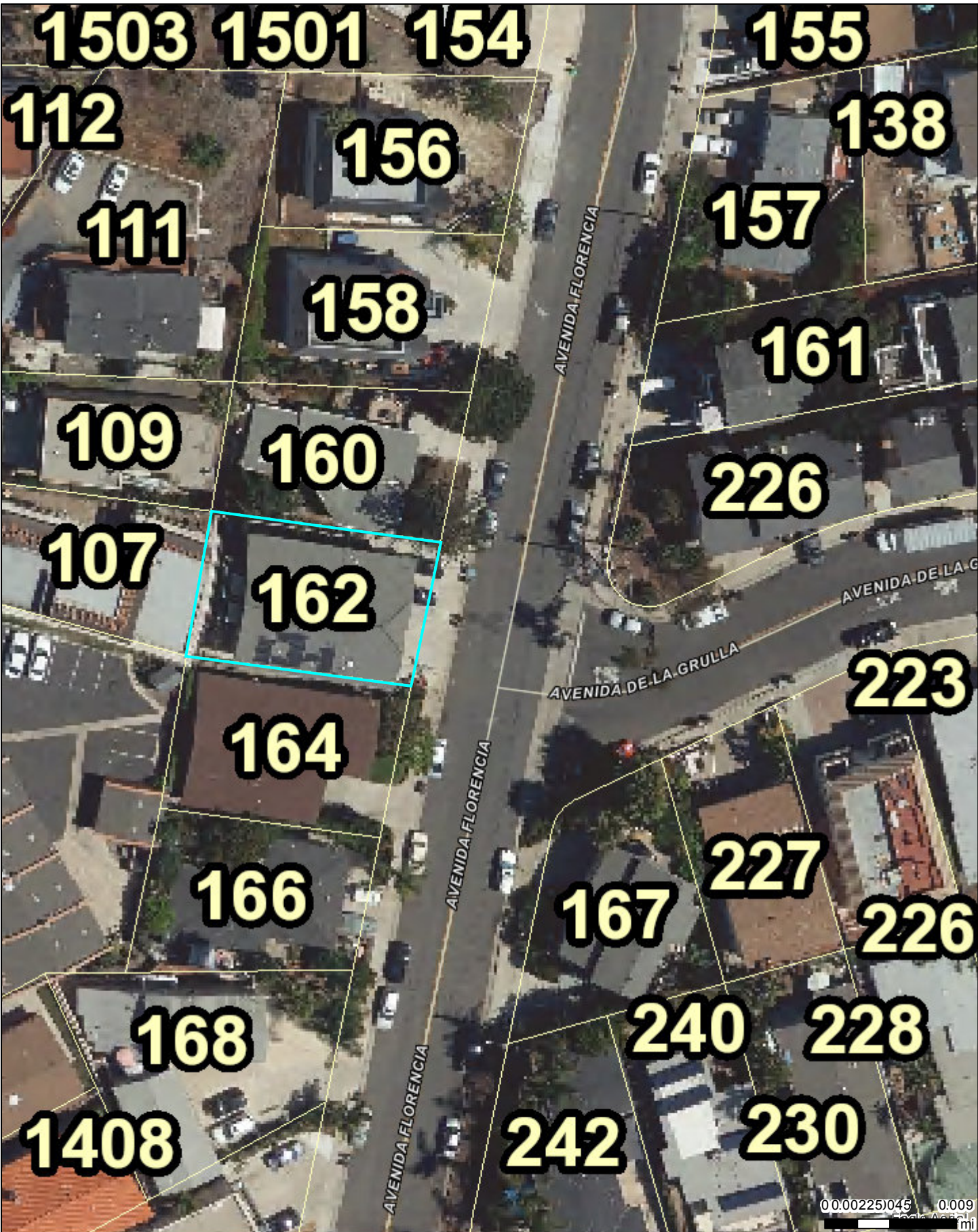
7.0 OPERATIONAL CONDITIONS OF APPROVAL

7.17 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
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* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval



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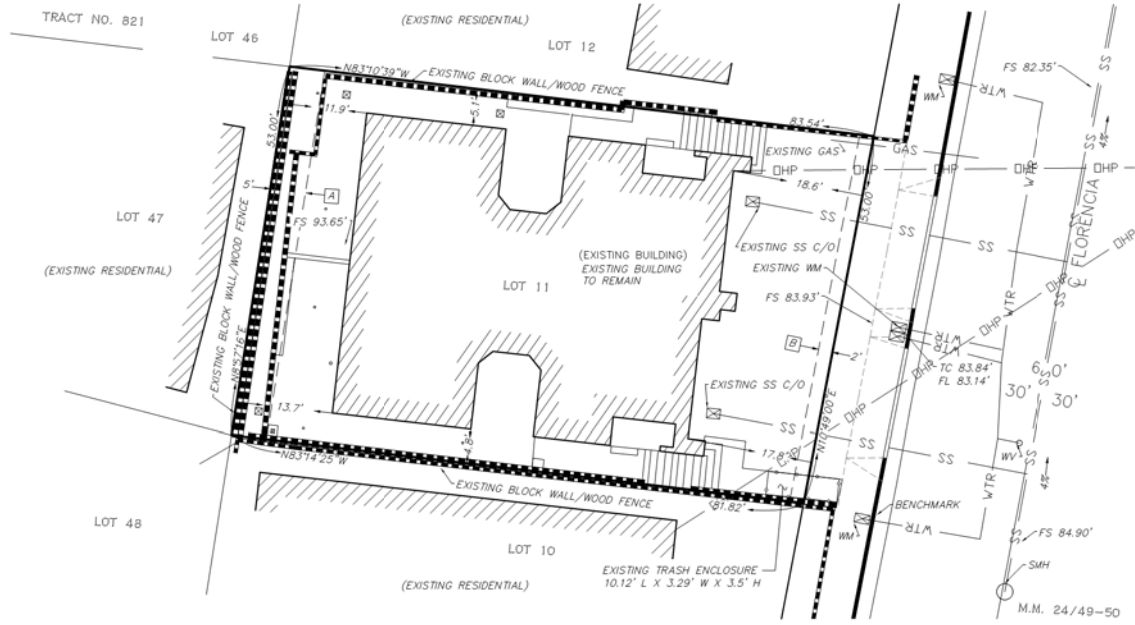
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TPM 21-121, LECOMPTÉ DUPLEX CONDOMINIUM CONVERSION
162 AVENIDA FLORENCIA

CITY OF SAN CLEMENTE TENTATIVE PARCEL MAP 2021-160 FOR CONDOMINIUM PURPOSES

EXISTING CONDITIONS CONSTRAINTS MAP



SCALE: 1"=10'

LEGEND

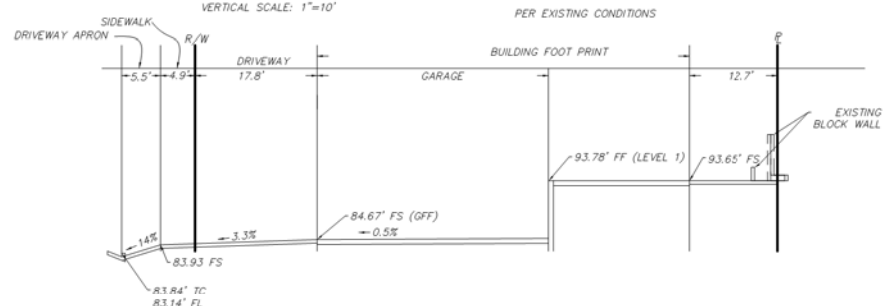
FS	FINISHED SURFACE
TC	TOP OF CURB
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
WM	WATER METER
WV	WATER VALVE
SMH	SEWER MAN HOLE
SS C/O	SEWER CLEAN OUT
FF	FINISH FLOOR
WALL	██████████ (WIDTHS VARY)
WATER	—— VTR ——
SEWER	—— SS ——
OVERHEAD POWER	—— DHP ——
ROW	—— ———
ESMT	—— ———
BNDRY	—— ———
STREET CL	—— ———

EASEMENT NOTES:

- A INDICATES AN EXISTING 5' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES PER BK 1050, PAGE 50, AND BK 1979 AGE 528, O.R.
- B EXISTING 2' WIDE EASEMENT TO HENRY C. STEVENS AND JUDITH B. STEVENS FOR UNDERGROUND DRAINAGE PURPOSE PER BK 1050, PAGE 50, O.R.

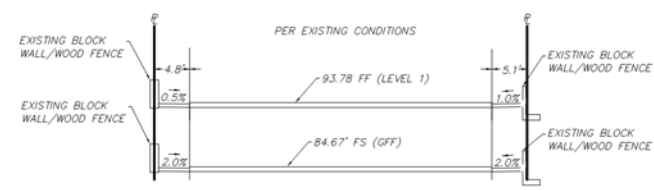
SECTION A-A

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

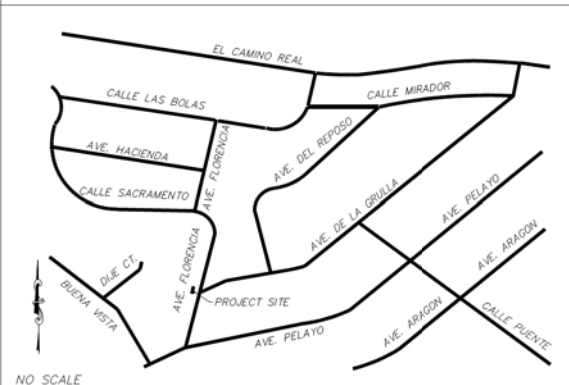


SECTION B-B

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



VICINITY MAP



NO SCALE

OWNER INFORMATION:

1. PROPERTY OWNERS:
 - 1.1. JONATHAN LECOMPTÉ, HALLIE LEVY LECOMPTÉ
162 AVE. FLORENCIA, SAN CLEMENTE, CA. 92672
 2. SUBDIVIDER: JONATHAN LECOMPTÉ, HALLIE LEVY LECOMPTÉ
2.1. HALLIE LECOMPTÉ: (925) 337-3899
2.2. THE SUBDIVIDER IS THE OWNER OF THIS PROPERTY.

UTILITY INFORMATION:

1. SEWER:
 - 1.1. CITY OF SAN CLEMENTE UTILITIES DIVISION
 - 1.2. MAXIMUM DAILY SEWER USAGE: 400 GALLONS (PER HOUSEHOLD)
 - 1.3. PROPOSED METHOD OF DISPOSAL: STANDARD LATERAL CONNECTION TO EXISTING SEWER SYSTEM IN ACCORDANCE WITH CITY OF SAN CLEMENTE STANDARD PROVISIONS AND STANDARD DRAWINGS FOR THE CONSTRUCTION OF WATER AND SEWERAGE FACILITIES
2. WATER:
 - 2.1. CITY OF SAN CLEMENTE UTILITIES DIVISION
 - 2.2. MAXIMUM DAILY CONSUMPTION: 400 GALLONS (PER HOUSEHOLD)
 - 2.3. PROPOSED METHOD OF DISPOSAL: STANDARD DOMESTIC CONNECTION TO EXISTING SEWER SYSTEM IN ACCORDANCE WITH CITY OF SAN CLEMENTE STANDARD PROVISIONS AND STANDARD DRAWINGS FOR THE CONSTRUCTION OF WATER AND SEWERAGE FACILITIES
3. GAS:
 - 3.1. PROVIDER: SOUTHERN CALIFORNIA GAS COMPANY
4. ELECTRICITY:
 - 4.1. PROVIDER: SAN DIEGO GAS & ELECTRIC
5. COMMUNICATION:
 - 5.1. PROVIDER: COX COMMUNICATIONS
6. CATV:
 - 6.1. PROVIDER: COX COMMUNICATIONS/DISH NETWORK/DIRECTV
7. PROPOSED SANITARY AGENCY: CR&R

SETBACK INFORMATION

- FRONT: 15 FT (RESIDENCE) / 18 FT (GARAGE)
- SIDE YARD: 5 FT
- REAR: 5 FT
- MAX HEIGHT: 25 FEET

ZONING INFORMATION

1. ZONE: RESIDENTIAL (RM) - MEDIUM DENSITY RESIDENTIAL
 - 1.1. NO PROPOSED CHANGE IN ZONING
 - 1.2. PROPOSED UNITS: 2
 - 1.3. ZONE SURROUNDING: RESIDENTIAL (RM)
2. THIS SUBDIVISION MEETS CHAPTER 5 OF DEVELOPMENT STANDARDS - 501 RESIDENTIAL DEVELOPMENT STANDARDS - CHAPTER SECTION 1 SUB-SECTION A:
 - 2.1. REQUIREMENT: MEDIUM DENSITY RESIDENTIAL: 1 D.U./1,800 SQUARE FEET
 - 2.2. PROPOSED SUBDIVISION: 2 D.U./4,005 SQUARE FEET => 2.0 D.U./2,002 SQ. FT.

LIVING AREA & PARKING INFORMATION

PURSUANT TO TABLE 17.64.050 OF THE SAN CLEMENTE MUNICIPAL CODE FOR REQUIRED PARKING SPACES REGARDING TWO DWELLING UNITS ON A SINGLE LOT THE REQUIREMENTS ARE AS FOLLOWS:

TWO PER DWELLING UNIT, FIFTY PERCENT (50%) OF THE SPACES MUST BE COVERED. EACH DWELLING UNIT SHALL BE ASSIGNED AT LEAST ONE COVERED PARKING SPACE. EXCEPTIONS TO COVERED PARKING REQUIREMENTS MAY BE GRANTED PURSUANT TO SECTION 17.40.050(C)(F), MISCELLANEOUS PARKING REQUIREMENTS FOR EXISTING DEVELOPMENT BEING CONVERTED TO A MIXED-USE PROJECT, OF THIS TITLE.

EACH UNIT HAS 3 BEDROOMS AND 1979.5 SQ. FT. OF LIVING AREA.

EACH UNIT HAS TWO COVERED PARKING SPACES, AS WELL AS TWO UNCOVERED PARKING SPACES IN THE DRIVEWAY. THEREFORE PARKING IS IN COMPLIANCE WITH THE STATED REQUIREMENTS.

TABLE 17.64.050 - NUMBER OF PARKING SPACES REQUIRED

TWO DWELLING UNITS ON A SINGLE LOT (EXCEPT FOR SINGLE-FAMILY HOMES WITH SECOND RESIDENTIAL UNITS)	TWO PER DWELLING UNIT, FIFTY PERCENT (50%) OF THE SPACES MUST BE COVERED. EACH DWELLING UNIT SHALL BE ASSIGNED AT LEAST ONE COVERED PARKING SPACE. EXCEPTIONS TO COVERED PARKING REQUIREMENTS MAY BE GRANTED PURSUANT TO SECTION 17.40.050(C)(F), MISCELLANEOUS PARKING REQUIREMENTS FOR EXISTING DEVELOPMENT BEING CONVERTED TO A MIXED-USE PROJECT, OF THIS TITLE.
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LANDSCAPE REQUIREMENTS & INFORMATION

CURRENTLY THE SUBJECT PROPERTY DOES NOT CONFORM TO THE CITY'S LANDSCAPE REQUIREMENTS AS SHOWN BELOW. THERE IS 0% OF THE FRONT YARD SETBACK THAT HAS A PERMEABLE SURFACE. BELOW ARE THE CITY'S LANDSCAPE REQUIREMENTS:

A. RESIDENTIAL ZONES

1. RESIDENTIAL USES: ALL RESIDENTIAL USES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - A. MINIMUM LANDSCAPING FOR FRONT YARD SETBACK AREAS FOR SINGLE-FAMILY DEVELOPMENT: 50 PERCENT OF THE FRONT YARD SETBACK AREA SHALL HAVE A SURFACE THAT REMAINS PERMEABLE AND IS TO BE LANDSCAPED AND PERMANENTLY MAINTAINED, AS PROVIDED FOR IN SECTIONS 17.68.040, GENERAL LANDSCAPING REQUIREMENTS, AND 17.68.060, MAINTENANCE REQUIREMENTS, OF THIS CHAPTER. EXCEPTIONS: ON LOTS WITH LOT WIDTH 40 FEET OR LESS, 45 PERCENT OF THE FRONT YARD SETBACK AREA SHALL HAVE A SURFACE THAT REMAINS PERMEABLE AND IS TO BE LANDSCAPED AND PERMANENTLY MAINTAINED, AS PROVIDED FOR IN SECTIONS 17.68.040, GENERAL LANDSCAPING REQUIREMENTS, AND 17.68.060, MAINTENANCE REQUIREMENTS, OF THIS CHAPTER.
 - B. EXCEPTIONS MAY BE GRANTED WITH THE APPROVAL OF A MINOR EXCEPTION PERMIT, IN ACCORDANCE WITH SECTION 17.16.090, OF THIS TITLE. IN ADDITION TO THE GENERAL FINDINGS REQUIRED FOR SPECIFIC PERMITS, ONE OF THE FOLLOWING FINDINGS SHALL BE MADE PRIOR TO THE APPROVAL OF A MINOR EXCEPTION PERMIT:
 - I. THE PROJECT INCORPORATES A DRIVEWAY DESIGN THAT AESTHETICALLY IMPROVES THE PROPERTY BEYOND THE REQUIRED LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE; OR
 - II. DUE TO SPECIAL CIRCUMSTANCES APPLICABLE TO THE SUBJECT PROPERTY INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION OR SURROUNDINGS, THE STRICT APPLICATION OF THE ZONING ORDINANCE IS FOUND TO DEPRIVE THE SUBJECT PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY UNDER IDENTICAL ZONE CLASSIFICATIONS.
 - C. A MINIMUM OF ONE 15-GALLON TREE OR EQUIVALENT, AS APPROVED BY THE CITY PLANNER, PER 25 LINEAL FEET OF STREET FRONTAGE SHALL BE PLANTED IN THE FRONT YARD SETBACK AREA; AND
 - D. MINIMUM LANDSCAPING FOR FRONT YARD SETBACKS FOR ALL OTHER RESIDENTIAL DEVELOPMENT: ALL SETBACK AREAS VISIBLE FROM A PUBLIC STREET, WITH THE EXCEPTION OF THE MINIMUM AREAS NECESSARY FOR ENTRY SIDEWALKS AND PARKING (INCLUDING DRIVEWAYS AND REQUIRED PARKING SPACES), SHALL HAVE A SURFACE THAT REMAINS PERMEABLE AND IS TO BE LANDSCAPED AND PERMANENTLY MAINTAINED, AS PROVIDED FOR IN SECTIONS 17.68.040, GENERAL LANDSCAPING REQUIREMENTS, AND 17.68.060, MAINTENANCE REQUIREMENTS, OF THIS CHAPTER.

LOT INFORMATION

1. NUMBER OF LOTS: 1 NUMBERED, 0 LETTERED
2. GROSS AREA: 4,375.00 SQUARE FEET
3. LOT SIZES:
 - 3.1. SMALLEST: 4,375.00 SQUARE FEET
 - 3.2. LARGEST: 4,375.00 SQUARE FEET
 - 3.3. AVERAGE: 4,375.00 SQUARE FEET

FLOOD ZONE INFORMATION

1. FEMA FLOOD ZONE: ZONE X
2. FLOOD MAP: 06059C0517K
3. DATE: 3/21/2019
4. THERE ARE NO AREAS OF INUNDATION.

PER CITY OF SAN CLEMENTE MUNICIPAL CODE (17.32.040)

LEGAL DESCRIPTION

LOT 11 OF BLOCK 3 TRACT NO. 821, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 24, PAGES 49 THROUGH 50 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LOT 1, TRACT NO. 821, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING NORTH 10°49'00" EAST, AS SHOWN ON A MAP FILED IN BOOK 24, PAGES 49 THROUGH 50 OF MISCELLANEOUS MAPS FILED IN THE OFFICE OF THE ORANGE COUNTY RECORDER OF SAID COUNTY CALIFORNIA.

CONDOMINIUM DEFINITION:

CONDOMINIUM MEANS AN ESTATE IN REAL PROPERTY AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 4125(B). A CONDOMINIUM CONSISTS OF AN UNDIVIDED FEE SIMPLE OWNERSHIP INTEREST IN THE COMMON AREA IN A PHASE, TOGETHER WITH A SEPARATE OWNERSHIP INTEREST IN A UNIT AND ALL EASEMENTS APPURTENANT THERETO. THE UNDIVIDED FEE SIMPLE INTEREST IN THE COMMON AREA IN A PHASE IS APPURTENANT TO EACH UNIT IN SUCH PHASE AND IS A FRACTION HAVING ONE (1) AS ITS NUMERATOR AND THE NUMBER OF UNITS IN THAT PHASE AS ITS DENOMINATOR, AND SHALL BE HELD BY THE OWNERS OF CONDOMINIUMS IN THAT PHASE AS TENANTS-IN-COMMON.

DEVELOPMENT NOTE

IT APPEARS THIS LOT CAN BE DEVELOPED IN CONFORMANCE WITH CITY STANDARDS AND WITHOUT VARIANCES

EASEMENT NOTE

EXISTING EASEMENT FOR PUBLIC UTILITY PURPOSE PER BK 1050, PAGE 50, O.R. OF THE REAR 5 FEET OF THE SUBJECT LOT.

EXISTING EASEMENT FOR UNDERGROUND DRAINAGE PER BK 12455, PAGE 864, O.R. OVER THE SOUTHEASTERLY 2 FEET OF THE SUBJECT LOT.

APN:

692-122-18

BENCHMARK

FOUND NAIL AND TAG STAMPED RCE 10301, IN TOP OF CURB, ON THE SOUTHEASTERLY PROD OF THE SOUTHERLY LINE OF LOT 11.

ELEV. 84.88'

NOTES

1. MAP PREPARED BY BORCHARD SURVEYING AND MAPPING:
 - 1.1. GREG BORCHARD, PLS (949) 439-4682
2. DRAINAGE AREA TRIBUTARY LIMITED TO SITE ONLY; STORM WATER TO ENTER SITE BY RAINFALL; RUNOFF WILL BE ROUTED OFF-SITE TO DRAIN INTO CITY MAINTAINED STORM WATER CATCH BASINS
3. THERE ARE NO LOCATIONS OF PREVIOUSLY FILLED AREAS
4. THIS PROPERTY IS IN THE CASPISTRANO UNIFIED SCHOOL DISTRICT
5. THE PURPOSE OF THIS TENTATIVE MAP IS TO CONVERT THE UNITS TO CONDOMINIUMS FOR RESIDENTIAL, PROVIDING INFRASTRUCTURE.
6. ALL LOCAL DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO CITY OF SAN CLEMENTE STANDARDS. ALL ON-SITE DRAINAGE SHALL BE PRIVATELY OWNED AND MAINTAINED.
7. ALL CURB RETURNS, DRIVEWAYS, SIDEWALKS AND ACCESS RAMPS SHALL CONFORM TO CITY OF SAN CLEMENTE STANDARD DRAWINGS.
8. ANY REQUIRED PUBLIC UTILITY EASEMENTS NOT SHOWN ON THIS MAP WILL BE RECORDED BY SEPARATE INSTRUMENTS BY THE PUBLIC UTILITY AGENCY AFTER FINAL DESIGN APPROVALS AND FACILITY INSTALLATION.
9. THE INTENT OF THIS MAP IS TO COMPLY WITH THE SUBDIVISION MAP ACT FOR THE PURPOSES OF BUILDING TWO ATTACHED CONDOMINIUMS TO BE SOLD SEPARATELY TO DIFFERENT OWNERS.
10. SEPARATE WATER METERS FOR EACH UNIT CURRENTLY EXIST. ONE METER WILL BE INSTALLED FOR ANY COMMON AREA LANDSCAPING.
11. EACH UNIT WILL HAVE ITS OWN TRASH CONTAINERS, AS PER SECTION R.2R.040 THE CONTAINERS ARE PLACED IN A STRUCTURE AND ARE SUBSTANTIALLY HIDDEN FROM VIEW.

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE.

SIGNATURE: *Hallie Lecompte*
PRINT NAME: HALLIE LECOMPTÉ
TITLE: OWNER



BORCHARD SURVEYING AND MAPPING, INC.
 815 CALLE PUENTE
 SAN CLEMENTE CA 92672 PH: (949) 439-4682
Greg Borchard
 GREGORY S. BORCHARD, PLS 7705 DATE 7/8/21



NO.	DATE	REVISIONS
5		
4		
3		
2		
1	1/31/22	CITY OF SAN CLEMENTE DMT COMMENTS

TENTATIVE PARCEL MAP NO. 2021-160
 162 AVE. FLORENCIA
 SAN CLEMENTE, CA
 DATE OF SURVEY: 05/26/21

SHEET
1
OF
1