

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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 Long Beach, CA 90802-4302
 (2) 590-5071

**RECORD PACKET COPY**

Filed: January 18, 2001
 49th Day: March 9, 2001
 180th Day: July 18, 2001
 Staff: ALK-LB *ALK*
 Staff Report: March 22, 2001
 Hearing Date: April 10-13, 2001
 Commission Action:

Item W 14b**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-00-479

APPLICANT: Douglas Bender

PROJECT LOCATION: 324 Boca Del Canon, San Clemente, Orange County

PROJECT DESCRIPTION: Addition and remodel to an existing single-family residence, including a 387 square foot addition to the street side of the residence, interior remodeling, reconstruction of an existing deck and pier supports, and construction of a new retaining wall to create a usable yard area on an ocean-facing lot, inland of the OCTA railroad tracks. The project also involves approximately 20 cubic yards of excavation for installation of the new deck piers and retaining wall and 35 cubic yards of import for creation of the yard area. The resultant structure will be a one-story, 2285 square foot single-family residence with an attached 697 square foot three-car garage.

LOCAL APPROVALS RECEIVED: City of San Clemente Approval in Concept dated December 1, 2000.

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan, Coastal Development Permit Nos. 5-99-279 (Thomson), 5-98-227 (Genovese) and 5-96-194 (Woodbridge).

SUMMARY OF STAFF RECOMMENDATION:

The proposed project involves an addition and remodel of an existing single-family residence on an ocean-facing lot, inland of the OCTA railroad tracks in the private neighborhood of La Ladera in the City of San Clemente. The project site is located on an artificially created pad adjacent to a 17-foot high fill slope descending to a utility maintenance road and the tracks beyond. The major issues discussed in this staff report include geologic hazard, public access and scenic resources.

Staff recommends approval of the proposed project subject to one (1) special condition requiring conformance with geotechnical recommendations. At the time of this staff report, the applicant is in agreement with the staff recommendation.

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION:

I move that the Commission approve CDP #5-00-479 pursuant to the staff recommendation.

Staff recommends a **YES** vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned, located between the first public road and the sea, will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

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III. **SPECIAL CONDITION:**

1. **Conformance with Geotechnical Recommendations**

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the *Geotechnical Investigation for Proposed Remodeling, Single-Family Residence, 324 Boca Del Canon, City of San Clemente, CA (Project No. 00072-01)* prepared by NMG Geotechnical, Inc. dated January 3, 2001. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. **FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

A. **Project Location, Description and Background**

The subject site is located between the sea and the first public road at 324 Boca Del Canon in the La Ladera locked gate community in the City of San Clemente, Orange County (Exhibits 1 and 2). Additional development exists between the subject site and the beach. Immediately seaward of the subject site is an unimproved access road to service the adjacent concrete drainage swale and the adjacent sewer line. The sewer line exists within a municipal easement that runs along the rear 8 feet of the subject property. Seaward of the dirt road is the aforementioned concrete drainage swale. Seaward of the drainage swale is the Orange County Transportation Authority (OCTA) railroad line. The railroad line is protected on its seaward side by rip-rap. Seaward of the rip-rap lies the beach and ocean. To the northwest and southeast of the subject site are similarly developed single-family lots with fencing and/or retaining walls along the seaward property line.

The applicant proposes to remodel and add on to an existing one-story, 14-foot high, 2116 square foot single-family residence with an attached 464 square foot two-car garage (Exhibit 3). The proposed project involves the addition of a new bay to the existing two-car garage, the enlargement of a bedroom on the street side of the residence, the replacement of a rear terrace deck with pier supports over the backyard slope, and construction of a 6' high retaining wall along the seaward property line. No seaward encroachment is proposed. The proposed retaining wall will be backfilled with approximately 55 cubic yards of material to create a small, level usable yard area. Excavated material resulting from installation of the new deck pier footings and retaining wall footings (approximately 20 cubic yards) and approximately 35 cubic yards of imported material will be used for creation of the yard area. The resultant structure will be a one-story, 14-foot high, 2285 square foot single-family residence with an attached 697 square foot three-car garage.

Commission Action at Subject Site

On October 13, 1998, the Commission approved CDP No. 5-98-227 (Genovese), which allowed a remodel of an existing single-family residence and garage including an 825 square foot addition beneath the residence at the subject site. Grading was to consist of 296 cubic yards of cut for the subterranean addition. Also approved were a rear yard concrete patio and a six-foot high wall. The Commission imposed special conditions regarding conformance with geotechnical recommendations, removal of excess cut dirt, and assumption of risk. The assumption of risk condition was imposed to address the inherent risks involved with the proposed excavation and the presence of groundwater. The currently proposed project does not involve subterranean development. The permit was never issued and has since expired.

Commission Action in Surrounding Area

On October 15, 1999, the Commission approved CDP No. 5-99-279 (Thomson) for the remodel and addition of 1360 square feet to an existing single-family residence at 326 Boca Del Canon (immediately southeast of the subject site). The project also involved 183 cubic yards of cut, landscaping and hardscape improvements. The permit was approved with two special conditions: 1) appropriate disposal of excess cut material and 2) conformance with the geotechnical recommendations. All conditions were met and the permit was issued.

B. Geologic Stability

Section 30253 of the Coastal Act addresses geologic stability and safety. It states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The proposed development consists of a street side addition to an existing residence, the replacement of a terrace deck supported by piers, and the construction of a new Keystone retaining wall along the seaward property line. The applicant proposes to backfill the retaining wall to create a small yard area beneath the terrace deck. Although the site is not located on a coastal bluff, development on a sloping, oceanfront lot often necessitates geotechnical review.

The applicant has submitted a geologic evaluation of the proposed project prepared by NMG Geotechnical, Inc. dated January 3, 2001 entitled *Geotechnical Investigation for Proposed Remodeling, Single-Family Residence, 324 Boca del Canon, City of San Clemente, California (Project No. 00072-01)*. The geotechnical report includes a review of background data and historic aerial photos, onsite observation, excavation, logging and sampling of four test borings and laboratory analysis of samples taken from the sample soils. The report states that prior to development of the subdivision, the area had been part of a dissected marine terrace, near the mouth of two drainage channels. Fill was placed in the canyon to create level building pads in the early 1960s. The subject site is not a coastal bluff, but a low-level artificially created pad.

As described in the geotechnical report, the subject site is a "flat pad (elevation near 29 feet above mean sea level) with a 17-foot high, 1.5H:1V graded fill slope descending from the rear of the existing residence to a utility easement at the toe of the slope." The consultant's subsurface exploration and data review found that the site is underlain by compacted fill varying in depth from approximately 8+ feet in the front, easterly portion (streetside) of the residence, to approximately 10 to 15 feet below the westerly, rear portion (seaside) of the residence (to elevations of 7 to 10 feet above mean sea level). The geotechnical review found there are no known faults located at the site, nor is the site located in a fault rupture hazard zone. No groundwater was found in the investigation of the site. The factor of safety of the slope against surficial failure was determined to be satisfactory; however, the consultant recommends that the piers to support the deck be designed to provide resistance against active soil pressure.

The geotechnical investigation concludes that the proposed project is geotechnically feasible, provided the geotechnical recommendations in their report are implemented. The report includes recommendations concerning 1) site earthwork and footings, 2) foundations, 3) floor slabs and sidewalks, 4) deck piers, 5) seismic design, 6) retaining walls, 7) cement type, 8) surface drainage, and 9) observation and testing during grading and construction. The incorporation of these recommendations will ensure that the existing structure will not be subject to geologic hazard or instability as a result of the proposed development.

To ensure that the proposed project is carried out in conformance with the geotechnical recommendations, the Commission imposes Special Condition No. 1. This special condition requires the applicant to submit evidence that the consulting geotechnical engineer/geologist has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation. The applicant has indicated acceptance of the special condition.

In addition, the applicant has already submitted a drainage and runoff control plan, which incorporates the recommendations specified in the geotechnical investigation. In keeping with the geotechnical recommendations, the proposed drainage system reduces water infiltration into the subgrade soils and directs surface waters away from the building foundations, walls and sloping areas. The plans also demonstrate that all rooftop drainage is being taken to the street to minimize infiltration.

Only as conditioned for conformance with the geologic recommendations, does the Commission find that the proposed development conforms to the geologic safety provisions of Section 30253 of the Coastal Act.

C. Public Access and Recreation

Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the nearest public road and the sea include a specific finding that the development is in conformance with the public access and recreation policies of Chapter 3 of the Coastal Act. The proposed development is located between the sea and the first public road.

Section 30212 of the Coastal Act states, in relevant part:

- (a) *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*

(2) *adequate access exists nearby.*

Sections 30210, 30211 and 30212 of the Coastal Act require that new development provide maximum public access and recreation, not interfere with the public's right of acquired access, and provide public access from the nearest public roadway to the shoreline and along the coast except under certain circumstances.

The subject site is located in the La Ladera locked gate community between the sea and the first public road. Although no formal public access is available through the locked gate community, staff observed members of the public walking past the unguarded gate, through the edge of the community, to the beach. In addition, adjacent to the community, is a sloping vacant lot across which access is informally available. Public parking is available on the streets just outside the community. The distance between the on-street parking and the beach is approximately one block. In addition, staff observed members of the public strolling on the dirt road located between the subject site and drainage swale. No signs or fences inhibited public access across the locked gate community, the vacant lot or the dirt road. In addition to the informal public access, formal access exists at "T" Street approximately a quarter mile to the north and Lost Winds approximately a half mile to the south (Exhibit 4).

The proposed development, an addition and remodel of an existing single family residence, will not create new adverse impacts on coastal access and recreation. Therefore, the Commission finds that the proposed development does not pose significant adverse impacts to existing public access and recreation and is consistent with Section 30212 of the Coastal Act.

D. Scenic and Visual Resources

Section 30251 of the Coastal Act pertains to visual resources. It states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas...

The subject site is located on an ocean-facing site within the La Ladera private community, inland of the OCTA railroad tracks and municipal utility right-of-way. The subdivision or tract is separated from a maintenance road/pedestrian path and drainage swale by a line of tall bushes that effectively screen the subdivision from the beach. In addition, the OCTA railroad tracks are elevated above ground level of the subject site and above beach level. When traveling along the beach, seaward of the tracks, the site is only partially visible. As such, the proposed improvements along the seaward portion of the property (i.e. replaced deck and piers, retaining wall and landscaping) will not affect views when looking inland from the beach.

However, when traveling along the maintenance road located between the subject site and the railroad, the site is clearly visible. While this is not a dedicated public accessway, staff has observed pedestrian use of this road. As such, new development must be sited and designed to ensure that the project is compatible with the surrounding area and will not adversely affect scenic views of this ocean-fronting area.

As described previously, the applicant has submitted project plans that show a 6' high earthtone retaining wall along the seaward property line. The applicant proposes to backfill the retaining wall

to create a small, level usable yard area. Material will come from the excavation associated with the installation of the deck piers and retaining wall. Additionally, a conceptual landscaping plan has been submitted that shows the planting of drought tolerant shrubs and groundcover within the newly created yard area. Existing trees will also be retained.

As proposed by the applicant, the project is consistent with the character of the surrounding development and will not affect scenic views within the subject area. The Commission finds that the proposed development does not pose significant adverse impacts to existing scenic and visual resources and is consistent with Section 30251 of the Coastal Act.

E. Local Coastal Program

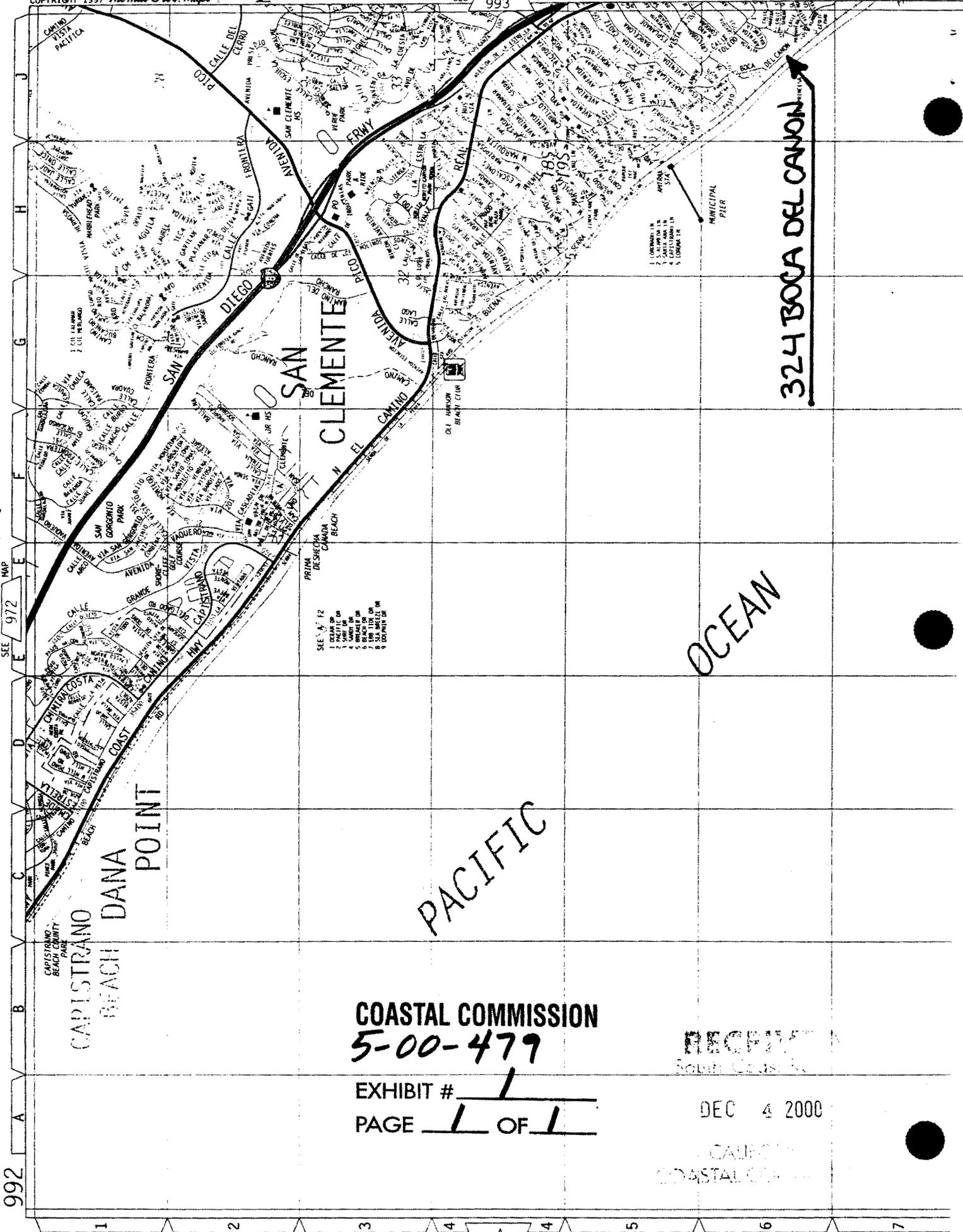
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000.

The proposed development is consistent with the policies contained in the certified Land Use Plan. Moreover, as discussed herein, the development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

F. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the geologic hazard policies of Section 30253 of the Coastal Act. A mitigation measure, in the form of a special condition that requires conformance with geologic recommendations, will minimize all adverse effects. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified effects, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



VICINITY MAP

OCEAN

PACIFIC

324 BOCA DEL CANON

- SEE 972 MAP
- 1 OCEAN OR
 - 2 SAND OR
 - 3 BEACH OR
 - 4 SAND OR
 - 5 BEACH OR
 - 6 SAND OR
 - 7 BEACH OR
 - 8 SAND OR
 - 9 BEACH OR

992

COASTAL COMMISSION
5-00-479

EXHIBIT # 1
PAGE 1 OF 1

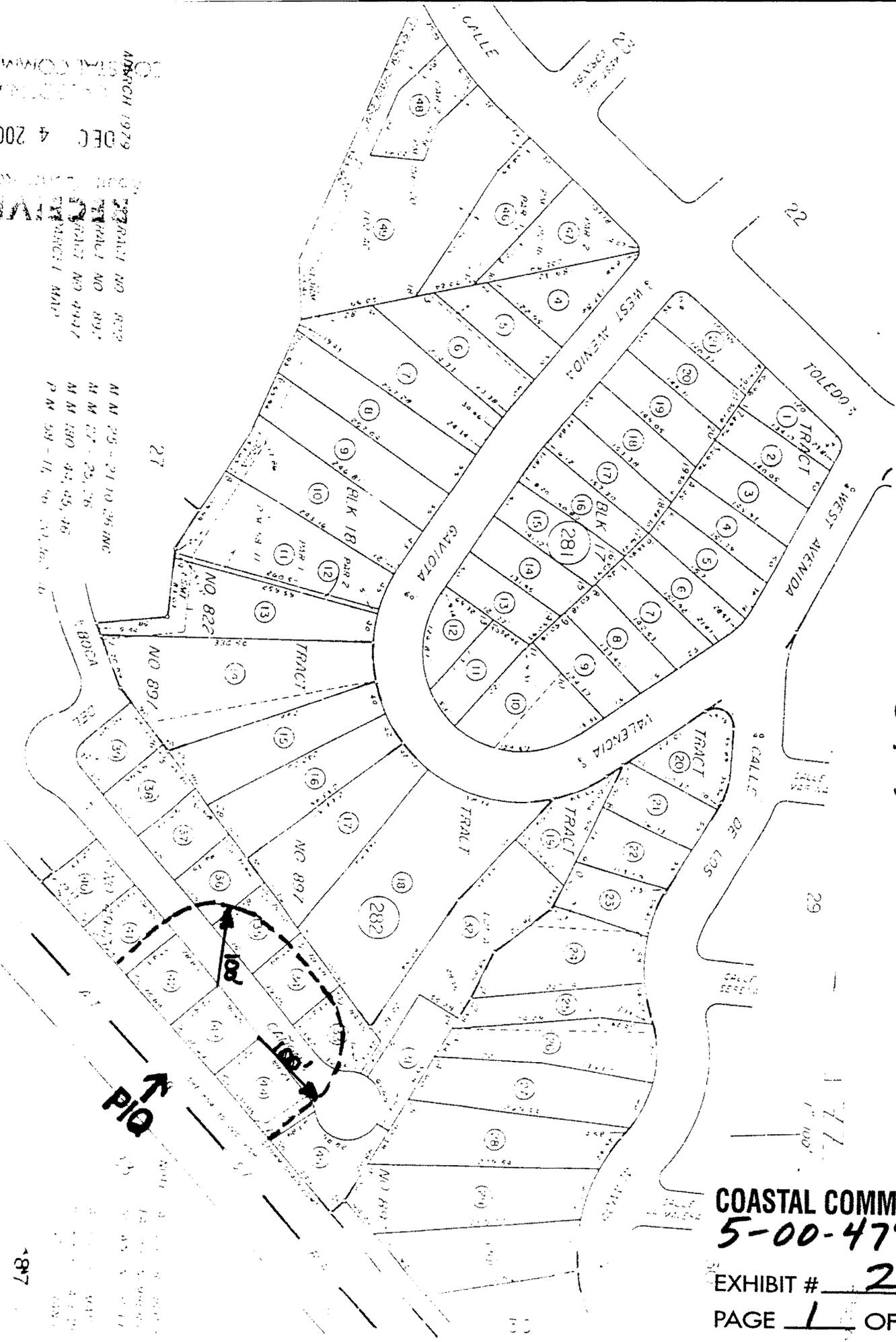
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CALIFORNIA
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The Company assumes no liability for any loss occurring by reason of reliance thereon.

CLT
Lawyers Title Company



COASTAL COMMISSION
5-00-479
EXHIBIT # 2
PAGE 1 OF 1

APPROVED FOR THE
COASTAL COMMISSION
MARCH 1979 DEC 4 2000
TRACT NO. 822
TRACT NO. 897
TRACT NO. 9917
TRACT 1 AND

M.M. 25 - 21 TO 25 INC
M.M. 27 - 25, 26
M.M. 130 - 22, 25, 26
P.M. 58 - 11, 59, 59.5, 60

87

Boca del Canon Residence Addition

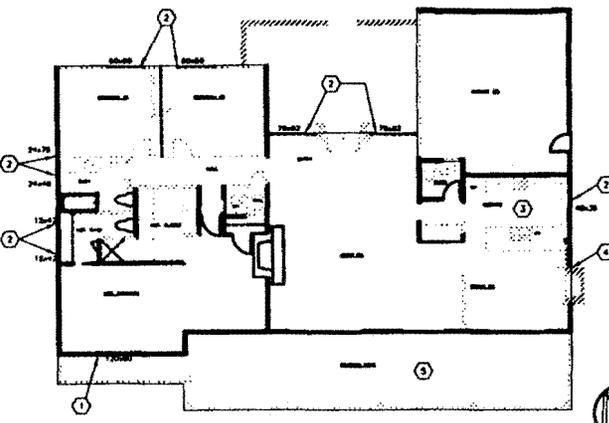
San Clemente, California

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South Coast
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WARREN W. SCOTT
Architects
Suite 101
19204
943 8180
FAX 760 943 7377
EXHIBIT # 3
PAGE 1 OF 6

Boca Del Canon
Residence
Addition
Douglas Bender
324 Boca del Canon
San Clemente
California 92672
949 584 0066



- KEY NOTES**
- 1 THIS WINDOW IS TO BE REMOVED AND RELOCATE AT THE SAME WALL, SEE PLANS (NOT INCLUDED IN T-24 CLASS AREA CALC.)
 - 2 THIS WINDOW IS TO BE REMOVED (AREA OF GLASS REMOVED AS INDICATED)
 - 3 THE BREAKING AREA REMOVAL IS UNDER SEPARATE PERMIT ALREADY OBTAINED
 - 4 THE FIREPLACE AND CHIMNEY IS TO BE REMOVE
 - 5 THE DECK IS TO BE REMOVED AND REBUILT DUE TO TERMITES AND DRY ROT DAMAGE TO MATCH EXISTING
- NOTE:
AREA OF GLASS REMOVED AS INDICATED: 178.5 SF
- EXISTING WALLS TO REMAIN
----- EXISTING WALLS OR STRUCTURES TO BE REMOVED
..... EXISTING DOORS, CABINETS, FURNITURE, APPLIANCES, ETC. TO BE REMOVED

PROJECT DATA

SITE ADDRESS: 324 BOCA DEL CANON SAN CLEMENTE, CA 92672
ASSESSORS P.N.: 087-287-43
LEGAL DESCRIPTION: LOT 18, TRACT 4847 LA LINDA, CITY OF SAN CLEMENTE, ORANGE COUNTY, CA
CONTACT PERSON: WARREN SCOTT, ARCHITECT 760 943 8180
NO. OF STORIES: SINGLE STORY
CONSTRUCTION TYPE: FRM-CM
ZONING: R-1
OCCUPANCY: R-3
LOT SIZE: 3,004 SQ. FT.
LOT COVERAGE: 50%
AVG. SITE SLOPE: 0
BUILDING AREA: 2,116 SQ. FT.
EXISTING LIVING AREA: 314 SQ. FT.
EXISTING LIVING COVERED IN GARAGE: 1,135 SQ. FT.
TOTAL LIVING AREA: 2,388 SQ. FT.
EXISTING GARAGE AREA: 484 SQ. FT.
PROPOSED NEW GARAGE AREA: 333 SQ. FT.
TOTAL GARAGE: 867 SQ. FT.
EXTENSIVE DECKS: 624 SQ. FT.
TOTAL AREA OF REMOVAL: 948 SQ. FT.
OWNER: DOUGLAS BENDER 324 BOCA DEL CANON SAN CLEMENTE, CA 92672

VICINITY MAP 3

- 1 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 1997 EDITION OF THE CBC, UBC, UMLC AND UPLC, 1998 EDITION OF THE NEC, REQUIREMENTS OF TITLE 24 AND ALL LOCAL ORDINANCES, RULES, CODES, AND RESTRICTIONS.
- 2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION INDICATED ON DRAWINGS AND/OR SPECIFICATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 3 DIMENSIONS NOTED HAVE PREFERENCE OVER SCALE OF DRAWING.
- 4 CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL PERMITS, LICENSES, INSURANCE, BONDS AND PAY REQUIRED FEES UNLESS NOTED OTHERWISE.
- 5 PROVIDE ALL NECESSARY BLOCKING AND BRACING AS REQUIRED FOR LIGHT FIXTURES, HVAC, PLUMBING, CABLE TV, FIREWORKS, ETC.
- 6 ALL WALLS SHALL BE AS PER TABLE 23-4-B-1 OF UBC.
- 7 WARREN W. SCOTT, ARCHITECTURE HAS ADVISED THAT ALL EXISTING CONSTRUCTION HAS BEEN PERMITTED UNDER APPROVAL AND INSPECTION OF LOCAL GOVERNMENT AGENCIES, UNLESS ACCEPTED CONSTRUCTION STANDARDS AND CODES. VERIFICATION OF THIS MAY BE REQUIRED BY FIELD INSPECTOR AND/OR ARCHITECT IF DISCREPANCIES OCCUR.
- 8 CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES, INSTALLATIONS, AND REMOVAL TO MATCH EX. ALL FIELD NOTED PERMITS SHALL BE OBTAINED AND MAINTAINED BY UNLESS ACCEPTED CONSTRUCTION STANDARDS AS PER MANUFACTURER'S REQUIREMENTS.

CERTIFICATE OF COMPLIANCE, RESIDENTIAL (CP-1R)

CEILING INSULATION

Room	Area (sq. ft.)	Insulation	Notes
Living Room	1,135	R-19	100%
Dining Room	800	R-19	100%
Kitchen	400	R-19	100%
Bedroom	1,000	R-19	100%
Bathroom	500	R-19	100%
Garage	800	R-19	100%
Deck	600	R-19	100%

CERTIFICATE OF COMPLIANCE, RESIDENTIAL (CP-1R)

MECHANICAL SYSTEMS

System	Manufacturer	Model	Capacity	Notes
AC	Carrier	30T000	30,000 BTU	100%
Water Heating	Watermark	40	40 Gallons	100%

MANDATORY MEASURES CHECKLIST, RESIDENTIAL (MP-1R)

DESCRIPTION	REMARKS	COMPLIANCE
1. All new construction shall be in accordance with the 1997 Edition of the CBC, UBC, UMLC and UPLC, 1998 Edition of the NEC, Requirements of Title 24 and all local ordinances, rules, codes, and restrictions.		✓
2. Contractor shall verify all dimensions and information indicated on drawings and/or specifications and notify architect of any discrepancies.		✓
3. Dimensions noted have preference over scale of drawing.		✓
4. Contractor shall be responsible for and obtain all permits, licenses, insurance, bonds and pay required fees unless noted otherwise.		✓
5. Provide all necessary blocking and bracing as required for light fixtures, HVAC, plumbing, cable TV, fireworks, etc.		✓
6. All walls shall be as per Table 23-4-B-1 of UBC.		✓
7. Warren W. Scott, Architecture has advised that all existing construction has been permitted under approval and inspection of local government agencies, unless accepted construction standards and codes. Verification of this may be required by field inspector and/or architect if discrepancies occur.		✓
8. Contractor shall be responsible for protecting existing utilities, installations, and removal to match ex. All field noted permits shall be obtained and maintained by unless accepted construction standards as per manufacturer's requirements.		✓

MANDATORY MEASURES CHECKLIST, RESIDENTIAL (MP-1R)

GENERAL NOTES 3

- A 0.1 TITLE SHEET, GENERAL NOTES, T-24
- A 0.2 CITY OF SAN CLEMENTE STANDARD NOTES
- A 1.1 SITE PLAN
- A 2.1 FIRST FLOOR PLAN
- A 2.2 ROOF PLAN, DOOR & WINDOW SCHEDULES
- A 3.1 ELEVATIONS, SECTION
- A 3.2 ELEVATIONS

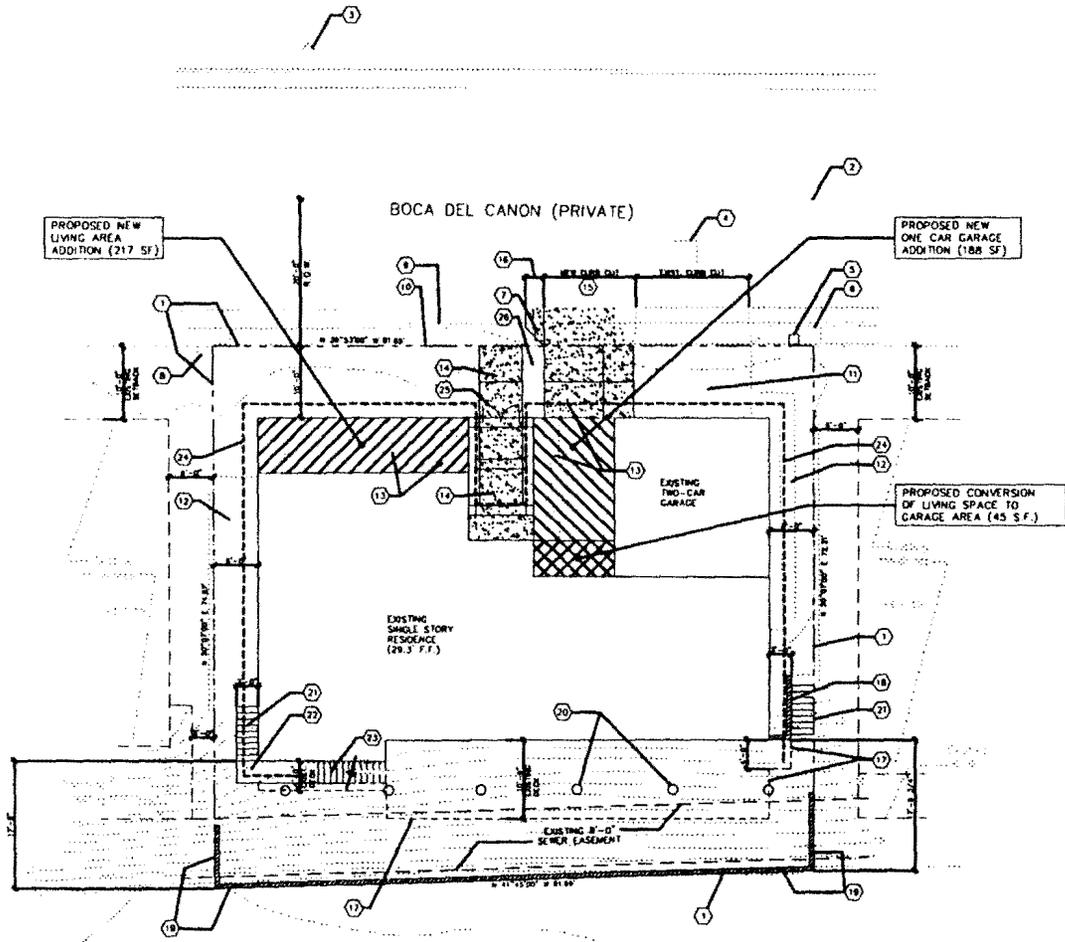
GENERAL NOTES 3

- S 0.1 GENERAL NOTES
- S 1.1 GENERAL DETAILS
- S 1.2 DETAILS
- S 1.3 DETAILS
- S 2.1 FOUNDATION PLAN
- S 2.2 ROOF FRAMING
- U 2.1 FIRST FLOOR UTILITY PLAN

TITLE 24 ENERGY COMPLIANCE

INDEX 4

A 0.1



KEY NOTES

- 1 PROPERTY LINE
- 2 CENTERLINE OF STREET
- 3 EXISTING FIRE HYDRANT
- 4 EXISTING GAS VAULT
- 5 EXISTING UTILITY BOX
- 6 EXISTING GAS METER
- 7 EXISTING WATER METER, FIELD VERIFY LOCATION AND RELOCATE, AS REQUIRED FOR NEW CURB CUT COORDINATE W/ WATER COMPANY REQUIREMENTS
- 8 EXISTING LIGHT POLE
- 9 EXISTING CURB & CUTTER
- 10 EXISTING CONC. SIDEWALK
- 11 EXISTING CONC. DRIVEWAY
- 12 EXISTING CONC. WALK
- 13 LINE OF EXIST. CONC. WALKS, WALLS, PLANTERS, ETC TO BE REMOVED
- 14 NEW CONC. WALKWAY
- 15 NEW CONC. CURB CUT AND DRIVEWAY EXTENSION NEW CONSTRUCTION SHALL MATCH EXIST AS PER LOCAL STREET IMPROVEMENT STANDARDS
- 16 NEW CURB CUT TRANSITION
- 17 LINE OF EXISTING DECK REPLACED AND REPAIRED W/ MODIFICATIONS
- 18 NEW MASONRY RETAINING WALL W/ NEW EXTERIOR SLAB AT 1" BELOW EXIST. FIN. FLR. OF RESIDENCE AND LEVEL W/ DECK (LEV. 28.7)
- 19 NEW CURB WALL TYPE RETAINING WALL APPROX. 6' HEIGHT WITH 36" HEIGHT CURBSIDE, (UNDER SEPARATE PERMIT)
- 20 EXIST. COLUMNS/POSTINGS SUPPORTING DECK TO BE REPLACED (TYP)
- 21 NEW CONC. STAIR ON GRADE
- 22 NEW CONC. LANDING ON GRADE
- 23 NEW WOOD FRAMED STAIR TO DECK ABOVE
- 24 LINE OF ROOF OVERHANG
- 25 ENTRY GATE
- 26 LANDSCAPING

GENERAL SHEET NOTES

1. ALL EASEMENTS KNOWN TO THIS PROPERTY ARE SHOWN ON THIS SITE PLAN DRAWING.
2. FINISH GRADE AROUND THE NEW STRUCTURE/ADDITION SHALL BE SLOPED AWAY FROM BUILDING FOR DRAINAGE PURPOSES.

COASTAL COMMISSION
 5-00-4779
 EXHIBIT # 3
 PAGE 2 OF 6

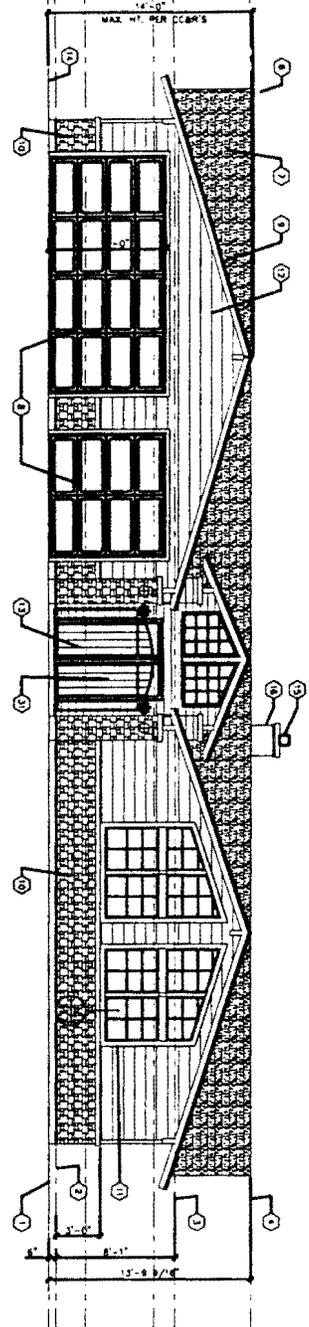
WARREN W. SCOTT
 Professional Engineer
 License No. 47180
 State of California
 970 943 7377

Boca Del Canon
 Residence
 Addition

Douglas Sanders
 374 Boca del Canon
 San Clemente
 California 92672
 949 386 0066

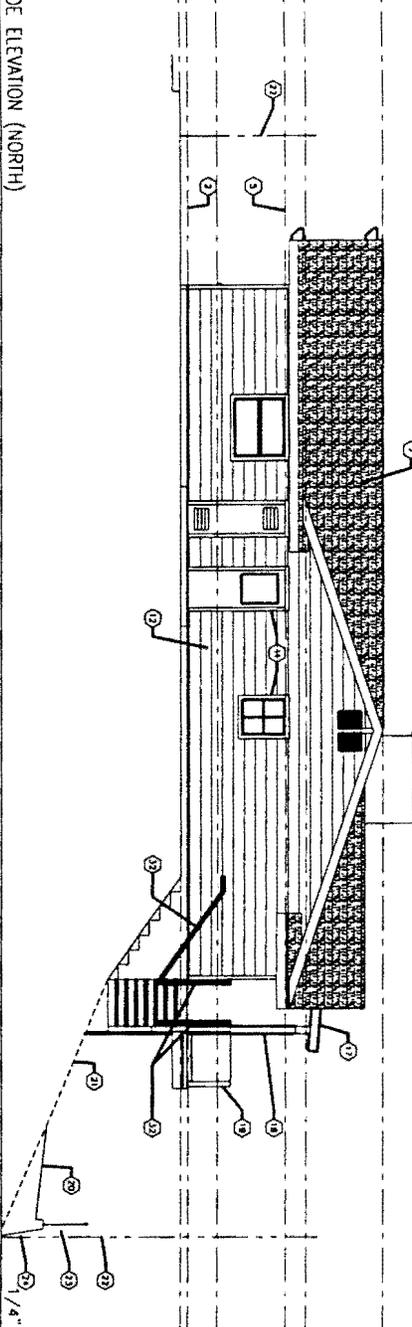
BLDG. DEPT. CORR - 01-12-01

job no: 20039
 date: DEC. 4, 2000
 title: SITE PLAN



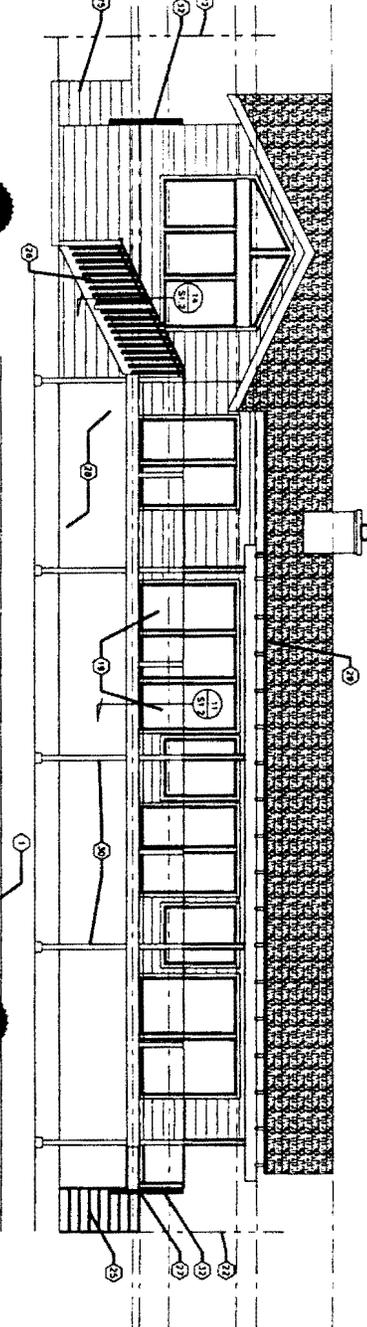
FRONT ELEVATION (EAST)

1/4" = 8



SIDE ELEVATION (NORTH)

1/4" = 7



REAR ELEVATION (WEST)

1/4" = 8

KEY NOTES

- 1 EAST FRAMED GABLE (LOOK AWAY FROM BUILDING)
- 2 FRAMED ROOM (EAST) & NEW SLAB ON GRADE
- 3 TOP OF FINISH FLOOR
- 4 TOP OF FINISH FLOOR
- 5 TOP OF FINISH FLOOR
- 6 NEW 2'-0" HI. GABLE ROOF
- 7 NEW 2'-0" HI. GABLE ROOF
- 8 NEW 2'-0" HI. GABLE ROOF
- 9 NEW 2'-0" HI. GABLE ROOF
- 10 NEW 2'-0" HI. GABLE ROOF
- 11 NEW 2'-0" HI. GABLE ROOF
- 12 NEW 2'-0" HI. GABLE ROOF
- 13 NEW 2'-0" HI. GABLE ROOF
- 14 NEW 2'-0" HI. GABLE ROOF
- 15 NEW 2'-0" HI. GABLE ROOF
- 16 NEW 2'-0" HI. GABLE ROOF
- 17 NEW 2'-0" HI. GABLE ROOF
- 18 NEW 2'-0" HI. GABLE ROOF
- 19 NEW 2'-0" HI. GABLE ROOF
- 20 NEW 2'-0" HI. GABLE ROOF
- 21 NEW 2'-0" HI. GABLE ROOF
- 22 NEW 2'-0" HI. GABLE ROOF
- 23 NEW 2'-0" HI. GABLE ROOF
- 24 NEW 2'-0" HI. GABLE ROOF
- 25 NEW 2'-0" HI. GABLE ROOF
- 26 NEW 2'-0" HI. GABLE ROOF
- 27 NEW 2'-0" HI. GABLE ROOF
- 28 NEW 2'-0" HI. GABLE ROOF
- 29 NEW 2'-0" HI. GABLE ROOF

KEY NOTES

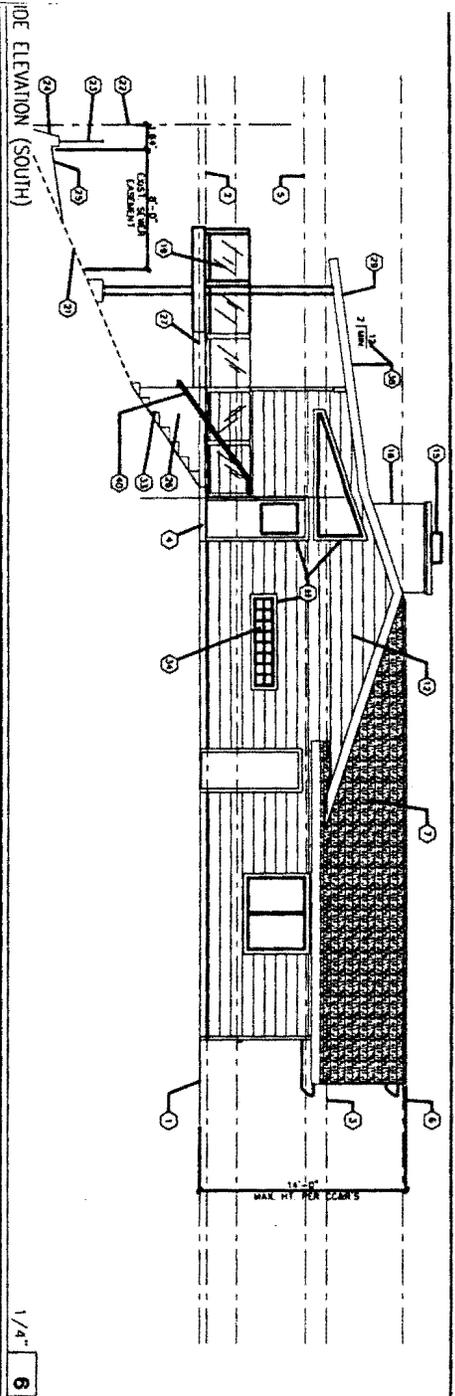
4

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 5-00-479
 EXHIBIT # 3
 PAGE 4 OF 6

Boca Del Canon
 Residence
 Addition
 Design: [Name]
 Date: [Date]
 Scale: [Scale]

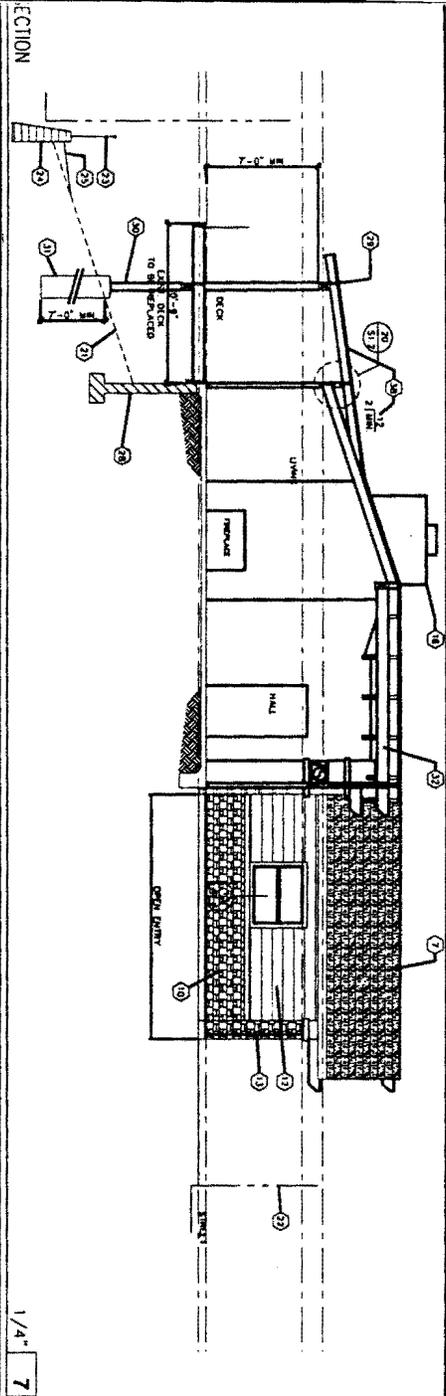
job no: 20018
 date: DEC. 4, 2000
 title: ELEVATIONS

3.1



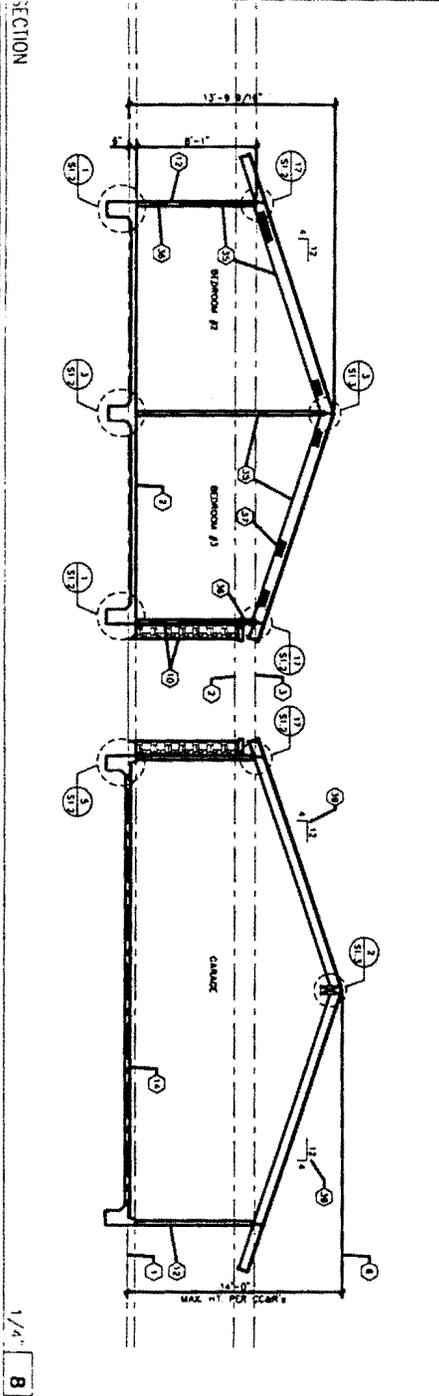
- KEY NOTES**
- 1 EAST FINISHED GRADE (SLOPE AWAY FROM BUILDING)
 - 2 FINISHED FLOOR FINISH & NEW SLAB ON GRADE
 - 3 TOP OF PAVE
 - 4 NEW CONC. SLAB
 - 5 TOP OF WINDOW OR DOOR FINISHES
 - 6 HIGHEST POINT OF ROOF ABOVE EAST GABLE
 - 7 NEW LIGHTNING ROD: NEW 1/2" DIA.
 - 8 NEW GROUND RODS
 - 9 NEW 2" ALUMINUM WINDOW EAST
 - 10 NEW 2" ALUMINUM WINDOW WEST
 - 11 1" x 1" FINISHED NEW WINDOW ABOVE & DOOR FINISHES
 - 12 NEW 2" ALUMINUM WINDOW WEST
 - 13 EXISTING ROOF FINISHES ABOVE WEST-400 OR FINISHED FLOOR FINISH OR NEW CONC. SLAB ON GRADE (SEE PLAN)
 - 14 EXISTING ROOF FINISHES ABOVE WEST-400 OR FINISHED FLOOR FINISH OR NEW CONC. SLAB ON GRADE (SEE PLAN)
 - 15 USE OF EXIST. FINISHED ROOM & GARAGE
 - 16 EXIST. CONC. CURB W/ SPRAW ADDITION
 - 17 EXIST. CONC. FINISH NEW FINISHES
 - 18 EXIST. CONC. ROOF SUPPORTS TO NEW ROOF
 - 19 EXIST. CONC. ROOF SUPPORTS TO NEW/EXIST. EAST GABLE
 - 20 EXIST. GABLE FINISHES TO MATCH EXIST. GABLE
 - 21 NEW ROOFING TO TOP OF NEW RETAINMENT WALL
 - 22 NEW 2" ALUMINUM WINDOW EAST
 - 23 NEW 2" ALUMINUM WINDOW WEST
 - 24 NEW 2" ALUMINUM WINDOW WEST
 - 25 NEW 2" ALUMINUM WINDOW WEST
 - 26 NEW 2" ALUMINUM WINDOW WEST
 - 27 NEW 2" ALUMINUM WINDOW WEST
 - 28 NEW 2" ALUMINUM WINDOW WEST
 - 29 NEW 2" ALUMINUM WINDOW WEST

1/4" **6**



- 1 NEW 2" ALUMINUM WINDOW EAST
- 2 NEW 2" ALUMINUM WINDOW WEST
- 3 NEW 2" ALUMINUM WINDOW WEST
- 4 NEW 2" ALUMINUM WINDOW WEST
- 5 NEW 2" ALUMINUM WINDOW WEST
- 6 NEW 2" ALUMINUM WINDOW WEST
- 7 NEW 2" ALUMINUM WINDOW WEST
- 8 NEW 2" ALUMINUM WINDOW WEST
- 9 NEW 2" ALUMINUM WINDOW WEST
- 10 NEW 2" ALUMINUM WINDOW WEST
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- 13 NEW 2" ALUMINUM WINDOW WEST
- 14 NEW 2" ALUMINUM WINDOW WEST
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- 21 NEW 2" ALUMINUM WINDOW WEST
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- 24 NEW 2" ALUMINUM WINDOW WEST
- 25 NEW 2" ALUMINUM WINDOW WEST
- 26 NEW 2" ALUMINUM WINDOW WEST
- 27 NEW 2" ALUMINUM WINDOW WEST
- 28 NEW 2" ALUMINUM WINDOW WEST
- 29 NEW 2" ALUMINUM WINDOW WEST

1/4" **7**



- 1 NEW 2" ALUMINUM WINDOW EAST
- 2 NEW 2" ALUMINUM WINDOW WEST
- 3 NEW 2" ALUMINUM WINDOW WEST
- 4 NEW 2" ALUMINUM WINDOW WEST
- 5 NEW 2" ALUMINUM WINDOW WEST
- 6 NEW 2" ALUMINUM WINDOW WEST
- 7 NEW 2" ALUMINUM WINDOW WEST
- 8 NEW 2" ALUMINUM WINDOW WEST
- 9 NEW 2" ALUMINUM WINDOW WEST
- 10 NEW 2" ALUMINUM WINDOW WEST
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- 25 NEW 2" ALUMINUM WINDOW WEST
- 26 NEW 2" ALUMINUM WINDOW WEST
- 27 NEW 2" ALUMINUM WINDOW WEST
- 28 NEW 2" ALUMINUM WINDOW WEST
- 29 NEW 2" ALUMINUM WINDOW WEST

1/4" **8**

KEY NOTES

4

COASTAL COMMISSION
5-00-479
EXHIBIT # 3
PAGE 5 OF 6

400 S. W. 10th St.
 Tallahassee, FL 32301
 Tel: 904.438.3311
 Fax: 904.438.3311

Boca Del Canon
 Residence
 Addition

Design Group
 212 Boca del Canon
 Tallahassee, FL 32307
 904.565.0055

DATE: DEC 4, 2000
 TITLE: ELEVATION SECTION

job no: 20039

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

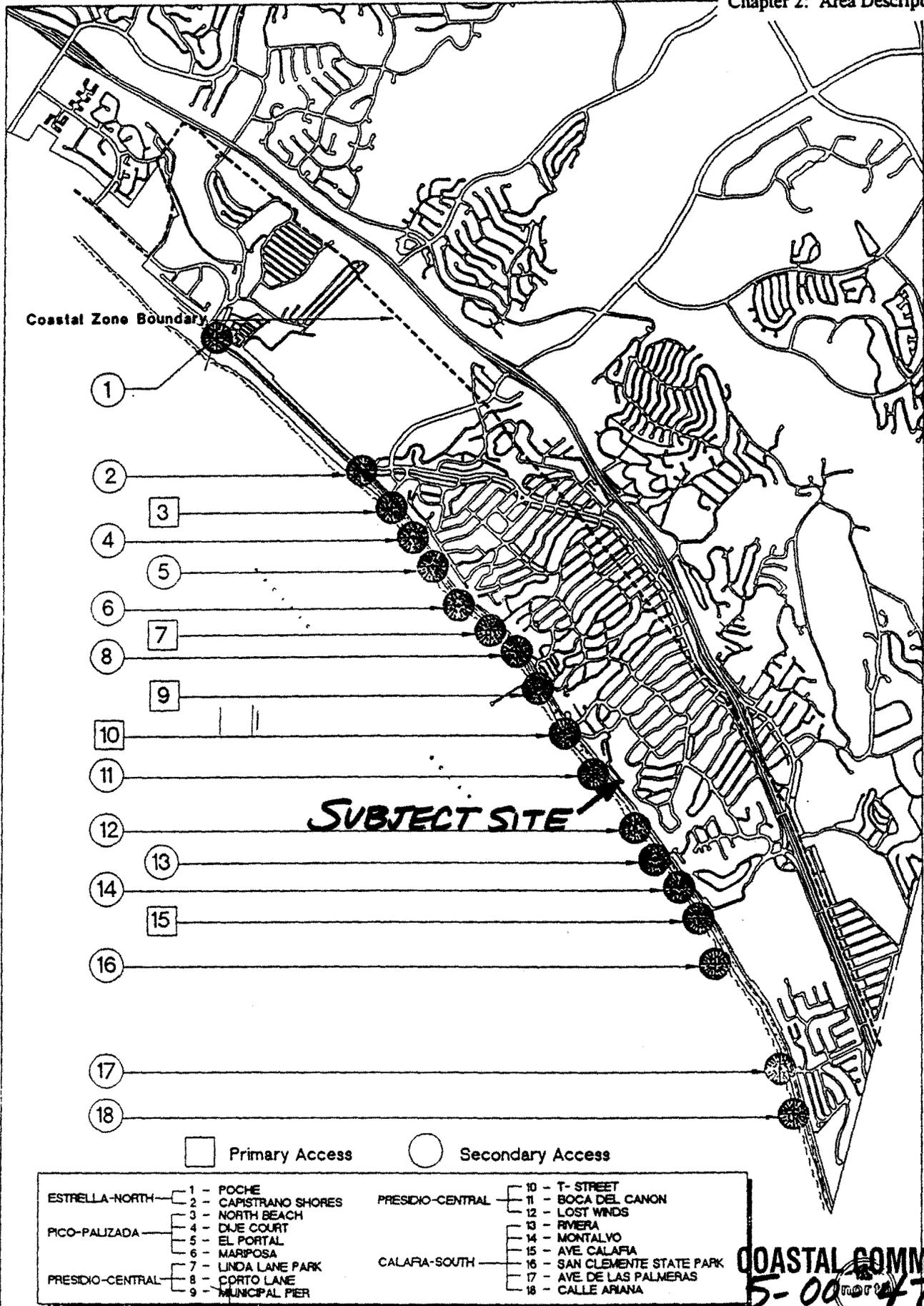


FIGURE 2-5

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5-00-479

EXHIBIT # 4
PAGE 1 OF 1

