

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F10d

5-20-0362 (Fakhoury-Sawabini Private Trust 021817)

NOVEMBER 19, 2021

EXHIBITS

Table of Contents:

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans and Elevations

Exhibit 3 – 2018 San Clemente Certified LUP Figure 6-2-B

Exhibit 4 – Visual Simulations from Applicant

Exhibit 5 – Cumulative Visual Impact Analysis from Applicant

Exhibit 6 – Staff's Site Visit Photos



Project Location

Exhibit 1

Page 1 of 2



California Coastal
Commission



**Project Site
(Unit 3)**

PETERS ASSOCIATES

33662 BRIDGEHAMPTON DR.
DANA POINT, CA 92629
949-412-4428
williampeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. STRUCTURAL CONSULTANTS, INC.
14271 JEFFREY DR., SUITE 245
IRVINE, CA 92680
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

FAKHOURY RESIDENCE
1880 N. El Camino Real
Unit 3
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		
6		

Date: 10 / 1 / 21

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

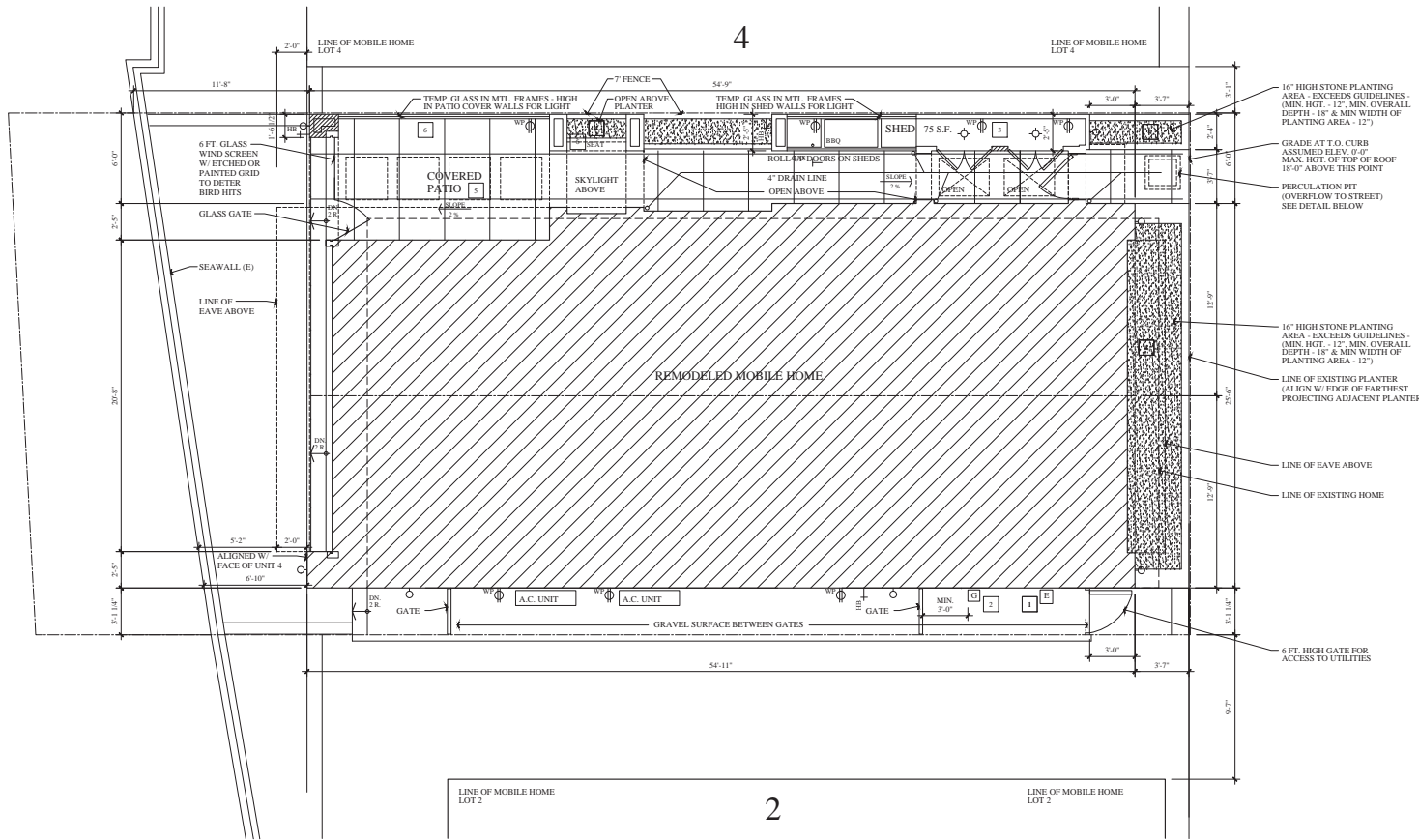
Construction Issue:

Exhibit 2

Page 1 of 5



California Coastal Commission



SITE PLAN 1/4" = 1'-0"



LOT 67 - SITE DATA

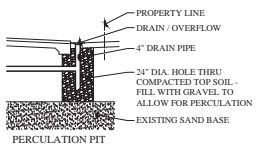
LOT SIZE	2,681 S.F.
TRAILER FOOTPRINT	1,319 S.F.
SHEDS	75 S.F.
EAVES	192 S.F.
TOTAL COVERAGE	1,586 S.F.
PERCENT OF COVERAGE	59 %

BUILDING DATA

MOBILE HOME	
FIRST FLOOR	1,319 S.F.
SECOND FLOOR	998 S.F.
TOTAL	2,317 S.F.
SHED	75 S.F.

LANDSCAPING AREA

DROUGHT TOLERANT SHRUBS AND GROUND COVER
AUTOMATIC DRIP OR MICRO SPRAY IRRIGATION ON TIMER



ELECTRICAL / PLUMBING

- SURFACE MOUNTED LIGHT FIXTURES
- RECESSED LIGHT FIXTURE - I.C. RATED
- SWITCH
- WATER-PROOF OUTLET - GFCI
- HOSE BIB
- GAS SUPPLY FOR APPLIANCE
- SLEEVE IN SLAB FOR UMBRELLA

SITE PLAN KEYNOTES

- ELECTRIC METER
- GAS METER
- SHED - ANY PORTION OF SHED STRUCTURE WITHIN 3 FT. OF PROPERTY LINE MUST BE NON-COMBUSTIBLE
- PLANTER AREA
- STONE OR SAW-CUT CONCRETE FINISH ON PATIO
- ALL CONSTRUCTION WITHIN 3 FT. OF PROPERTY LINE MUST BE CONSTRUCTED W/ NON-COMBUSTIBLE MATERIALS

PETERS
ASSOCIATES

33662 BRIDGEHAMPTON DRIVE
DANA POINT, CA 92629
949-412-4428
williampeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. STRUCTURAL
CONSULTANTS, INC.
14271 JEFFREY DR.,
SUITE 245
IRVINE, CA 92680
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

FAKHOURY
RESIDENCE
1880 N. El Camino Real
Unit 3
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		
6		

Date: 5 / 25 / 2019

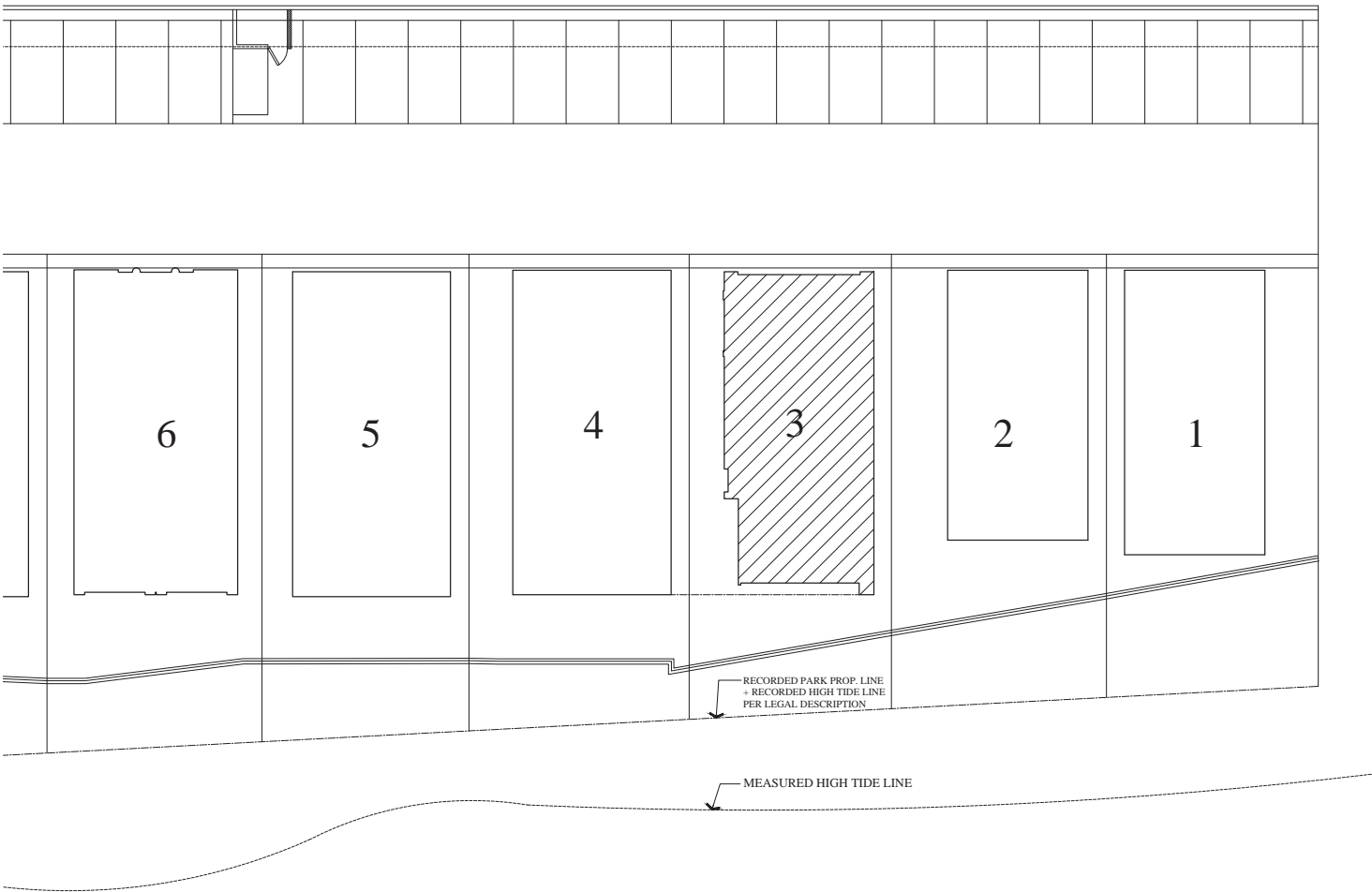
Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:



SHORELINE SETBACK +
PATTERN OF ADJACENT DEVELOPMENT SITE PLAN

1" = 10'-0"

PARK C.C.& R. RULES FOR SEAWARD PERPENDICULAR STRINGLINE LIMITATION
OF THE PLACEMENT OF MOBILE HOMES, PATIOS AND SECOND STORY DECKS

THE PLACEMENT OF ANY MOBILEHOME, PATIO OR 2ND STORY DECK IN CAPISTRANO
SHORES SHALL BE LIMITED BY THE LEAST RESTRICTIVE OF THE FOLLOWING:

1. THE LINE OF THE EXISTING LOCATION OF THE M.H. OR PATIO ON THE SUBJECT SITE.
2. THE SEAWARDMOST "PERPENDICULAR" STRINGLINE FROM THEIR EXISTING COUNTERPART (M.H. OR PATIO) ON EITHER ADJACENT LOT, WHICHEVER IS MOST SEAWARD FOR EACH LOT.
3. SECOND STORIES & 2ND STORY DECKS MUST MEET THE SAME SETBACKS AS THE M.H.

Exhibit 2

Page 2 of 5



California Coastal
Commission

PETERS
ASSOCIATES

33662 BRIDGEHAMPTON DR.
DANA POINT, CA 92629
949-412-4428
williampeters@yahoo.com

Seal / Signature:

Structural Engineer
D.E.J. STRUCTURAL
CONSULTANTS, INC.
14271 JEFFREY DR.,
SUITE 245
IRVINE, CA 92680
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

FAKHOURY
RESIDENCE

1880 N. El Camino Real
Unit 3
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		

Date: 10 / 1 / 21

Job No.:

Association Submittal:

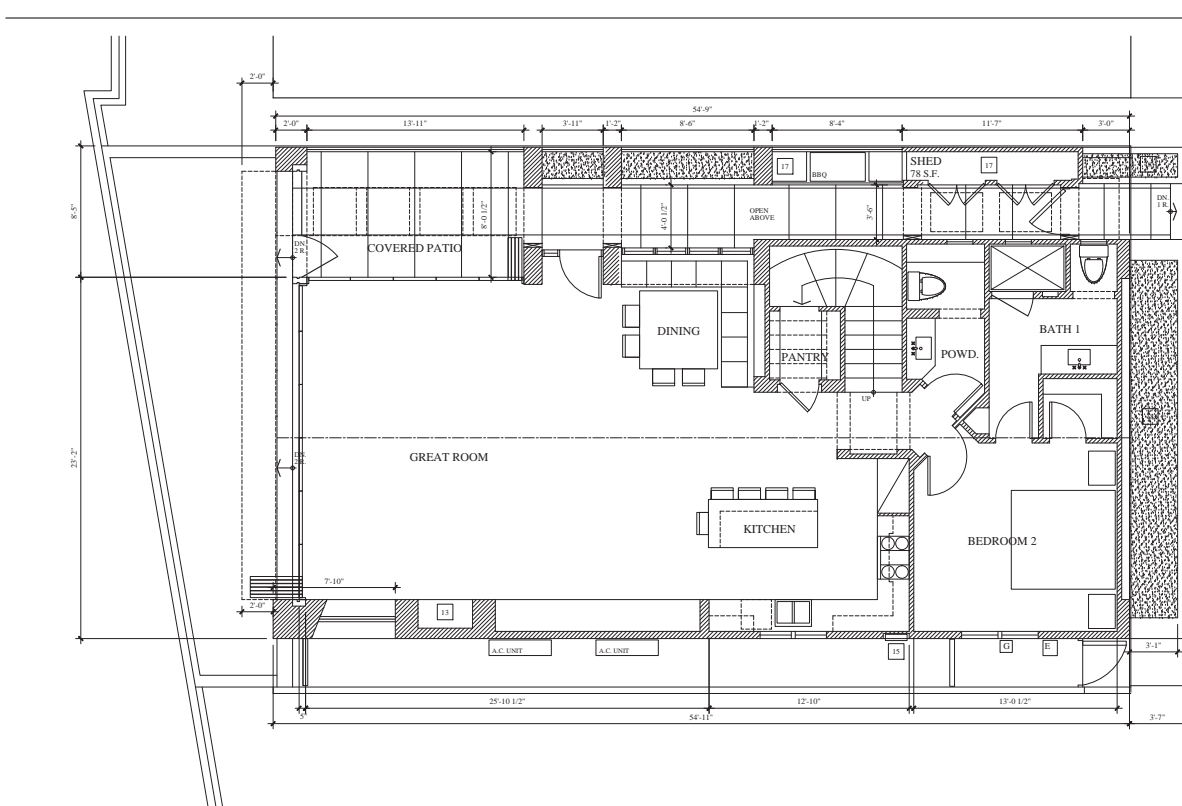
Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

FLOOR PLAN KEYNOTES

- 1 GAS RANGE / OVEN
- 2 DISHWASHER
- 3 REFRIGERATOR
- 4 MICROWAVE OVEN - UNDER COUNTER
- 5 DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL
- 6 VENT OVER RANGE
- 7 WASHER / DRYER
- 8 WATER CLOSET WITH 30" CLEAR MIN. SPACE IN WIDTH AND 24" SPACE IN FRONT PER CODE
- 9 PULLMAN WITH COUNTER TOP AT 36" AND A 6" HIGH SPLASH - REFER TO INTERIOR DESIGNER'S PLANS
- 10 SHOWER ENCLOSURE W/ LIMESTONE OR TILE FINISH TO CEILING
- 11 SHAMPOO NICHE
- 12 BOOKSHELVES
- 13 PREFABRICATED FIREPLACE - GAS FUEL - SHALL BE GLASS FRONTED, W/ COMBUSTION AIR SUPPLY FROM EXTERIOR AIR AND DIRECT VENTED TO EXTERIOR. MUST BE APPROVED FOR INSTALLATION IN A MOBILE HOME PER TITLE 25 CHAPTER 3, SECTION 280.709 G AND/OR SECTION 280.707.
- 14 NON-COMBUSTIBLE HEARTH FLUSH W/ FLOOR
- 15 TANKLESS WATER HEATER
- 16 OUTDOOR SHOWER - DRAIN TO SANITARY SEWER
- 17 ANY OF SHED STRUCTURE BUILT WITHIN 3 FEET OF THE PROPERTY LINE MUST BE CONSTRUCTED ENTIRELY OF NON-COMBUSTIBLE MATERIAL.
- 18 PLANTING AREA
- 19 6 FT. HIGH TEMP. GLASS WIND SCREEN - W/ ETCHED OR PAINTED GRID TO PREVENT BIRD STRIKES
- 20 NOT USED
- 21 CANTINA FOLDING DOORS
- 22 LINE OF EAVE ABOVE
- 23 MARRIAGE LINE



FIRST FLOOR PLAN

1/4" = 1'-0"



Exhibit 2

Page 3 of 5



California Coastal
Commission

PETERS
ASSOCIATES

33662 BRIDGEHAMPTON DR.
DANA POINT, CA 92629
949-412-4428
williampeters@yahoo.com

Seal / Signature:

Structural Engineer
**D.E.J. STRUCTURAL
CONSULTANTS, INC.**
14271 JEFFREY DR.,
SUITE 245
IRVINE, CA 92680
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

**FAKHOURY
RESIDENCE**
1880 N. El Camino Real
Unit 3
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:

No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		

Date: 10 / 1 / 21

Job No.:

Association Submittal:

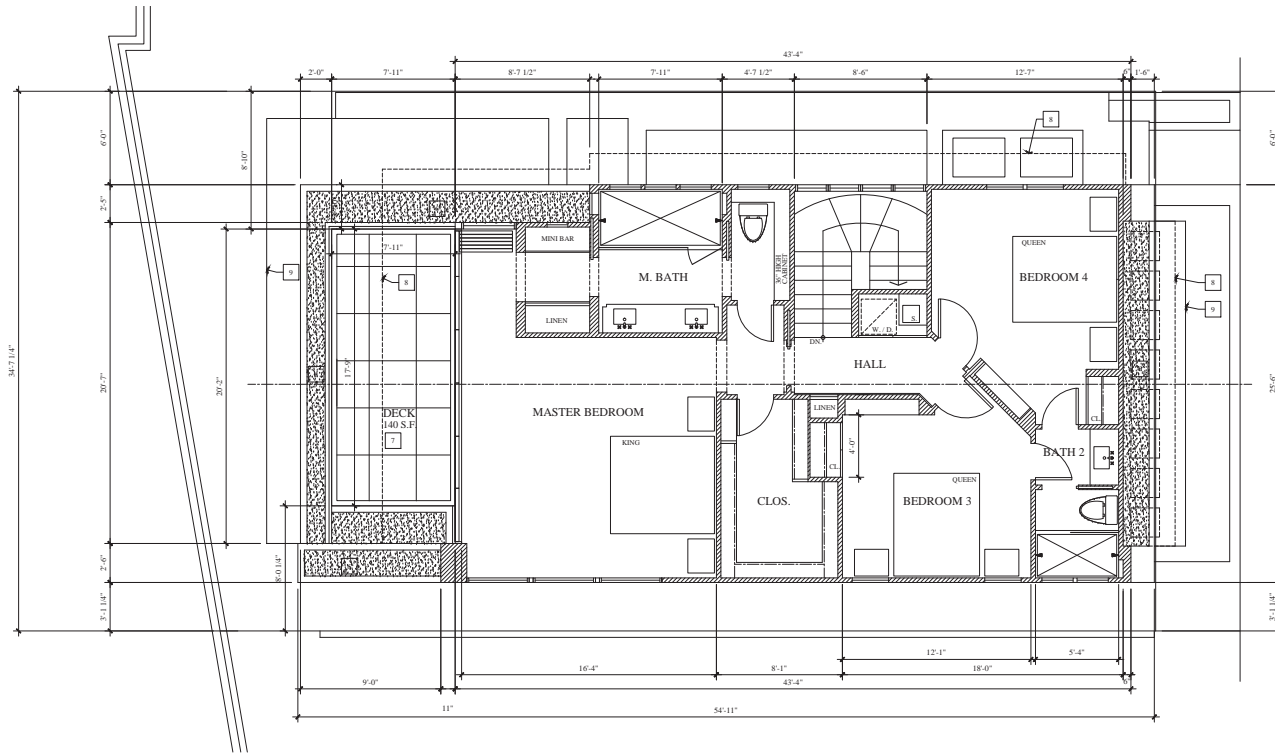
Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

FLOOR PLAN KEYNOTES

- 1 GAS RANGE / OVEN
- 2 DISHWASHER
- 3 REFRIGERATOR
- 4 MICROWAVE OVEN - UNDER COUNTER
- 5 DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL
- 6 VENT OVER RANGE
- 7 WASHER / DRYER
- 8 WATER CLOSET WITH 30" CLEAR MIN. SPACE IN WIDTH AND 24" SPACE IN FRONT PER CODE
- 9 PULLMAN WITH COUNTER TOP AT 36" AND A 6" HIGH SPLASH - REFER TO INTERIOR DESIGNER'S PLANS
- 10 SHOWER ENCLOSURE W/ LIMESTONE OR TILE FINISH TO CEILING
- 11 SHAMPOO NICHE
- 12 BOOKSHELVES
- 13 PREFABRICATED FIREPLACE - GAS FUEL - SHALL BE GLASS FRONTED, W/ COMBUSTION AIR SUPPLY FROM EXTERIOR AIR AND DIRECT VENTED TO EXTERIOR. MUST BE APPROVED FOR INSTALLATION IN A MOBILE HOME PER TITLE 25 CHAPTER 3, SECTION 280.709 G AND/OR SECTION 280.707.
- 14 NON-COMBUSTIBLE HEARTH FLUSH W/ FLOOR
- 15 TANKLESS WATER HEATER
- 16 OUTDOOR SHOWER - DRAIN TO SANITARY SEWER
- 17 ANY OF SHED STRUCTURE BUILT WITHIN 3 FEET OF THE PROPERTY LINE MUST BE CONSTRUCTED ENTIRELY OF NON-COMBUSTIBLE MATERIAL
- 18 PLANTING AREA
- 19 6 FT. HIGH TEMP. GLASS WIND SCREEN - W/ ETCHED OR PAINTED GRID TO PREVENT BIRD STRIKES
- 20 NOT USED
- 21 CANTINA FOLDING DOORS
- 22 LINE OF EAVE ABOVE
- 23 MARRIAGE LINE



SECOND FLOOR PLAN

1/4" = 1'-0"



Exhibit 2

Page 4 of 5



California Coastal
Commission

PETERS ASSOCIATES

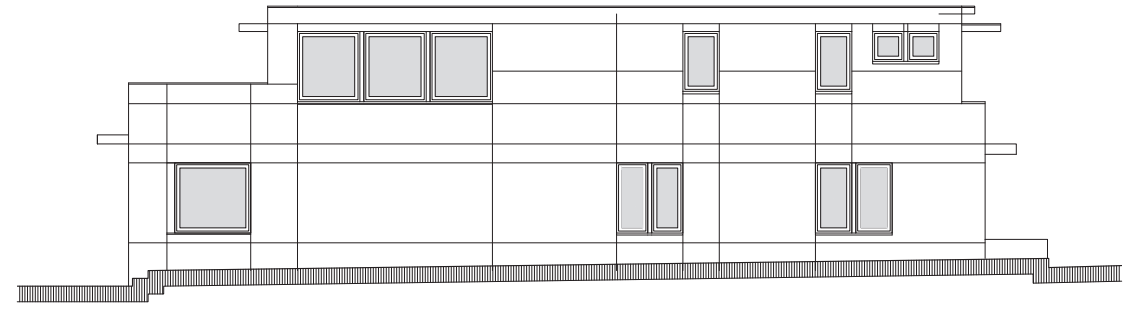
33662 BRIDGEHAMPTON DR.
DANA POINT, CA 92629
949-412-4428
williampeters@yahoo.com

Seal / Signature:

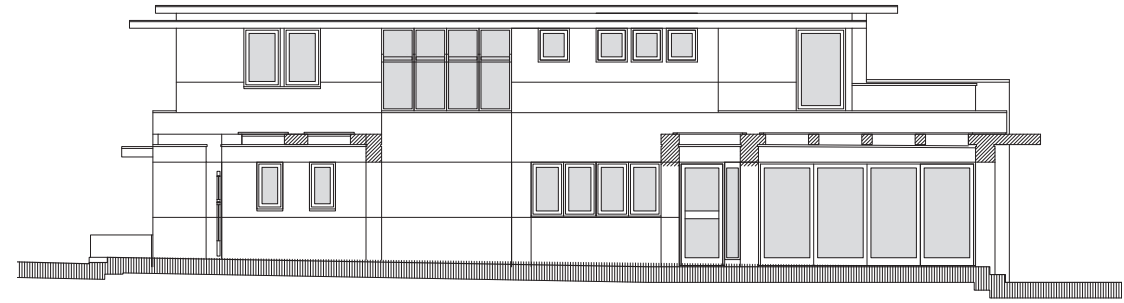
Structural Engineer
D.E.J. STRUCTURAL CONSULTANTS, INC.
14271 JEFFREY DR.,
SUITE 245
IRVINE, CA 92680
949-497-6810, FAX: 949-497-6819
dejengineering@yahoo.com

FAKHOURY RESIDENCE
1880 N. El Camino Real
Unit 3
Capistrano Shores
San Clemente,
California

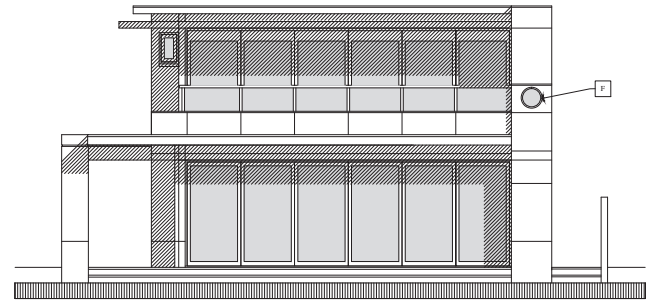
H.C.D. Approval



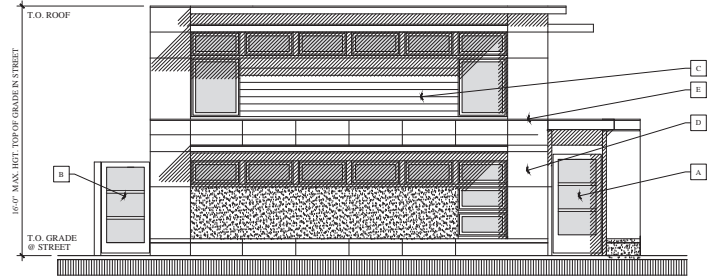
SOUTH (LEFT SIDE) ELEVATION



NORTH (RIGHT SIDE) ELEVATION
+ SECTION THRU ENTRY & PATIO COVER



REAR (OCEAN) ELEVATION



FRONT (STREET) ELEVATION

Revisions:		
No.	Date	Revision
1		
2		
3		
4		
5		

Date: 10 / 15 / 21
Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Bid Issue:
Construction Issue:

- ELEVATION KEYNOTES
- A GLASS ENTRY GATE
 - B SIDE YARD GATE
 - C WOOD SIDING
 - D
 - E
 - F

Exhibit 2

Page 5 of 5



California Coastal
Commission

Figure 6-2-B Public View Corridors



Figure 6-2-B
Public View Corridors

Local Coastal Program - Land Use Plan



Points:



Subject Property – Unit 3

Exhibit 4

Page 1 of 21



California Coastal
Commission

Unit 3

View 1 - Existing Condition

Exhibit 4

Page 2 of 21



California Coastal
Commission

View 1 - Proposed Elevation (16 ft)



Exhibit 4

Page 3 of 21



California Coastal
Commission

View 1 – Alternative Elevation (18 ft)



Exhibit 4

Page 4 of 21



California Coastal
Commission

View 1 – Alternative Elevation (19 ft 10 in)



Exhibit 4

Page 5 of 21



California Coastal
Commission



Unit 3

View 2 - Existing Condition

Exhibit 4

Page 6 of 21



California Coastal
Commission



View 2 - Proposed Elevation (16 ft)

Exhibit 4

Page 7 of 21



California Coastal
Commission



View 2 – Alternative Elevation (18 ft)



View 2 – Alternative Elevation (19 ft 10 in)



Unit 3

View 3 - Existing Condition

Exhibit 4

Page 10 of 21



California Coastal
Commission



View 3 - Proposed Elevation (16 ft)

Exhibit 4

Page 11 of 21



California Coastal
Commission



View 3 - Alternative Elevation (18 ft)

Exhibit 4

Page 12 of 21



California Coastal
Commission



View 3 - Alternative Elevation (19 ft 10 in)



View 4 - Existing Condition

Exhibit 4

Page 14 of 21



California Coastal
Commission



View 4 - Proposed Elevation (16 ft)

Exhibit 4

Page 15 of 21



California Coastal
Commission



View 4 – Alternative Elevation (18 ft)

Exhibit 4

Page 16 of 21



California Coastal
Commission



View 4 - Alternative Elevation (19 ft 10 in)

Exhibit 4

Page 17 of 21



California Coastal
Commission



Unit 3

View 5 - Existing Condition



View 5 - Proposed Elevation (16 ft)

Exhibit 4

Page 19 of 21



California Coastal
Commission



View 5 – Alternative Elevation (18 ft)

Exhibit 4

Page 20 of 21



California Coastal
Commission



View 5 – Alternative Elevation (19 ft 10 in)

Exhibit 4

Page 21 of 21



California Coastal
Commission



Exhibit 5

Page 1 of 3



California Coastal
Commission



Exhibit 5

Page 2 of 3



California Coastal
Commission

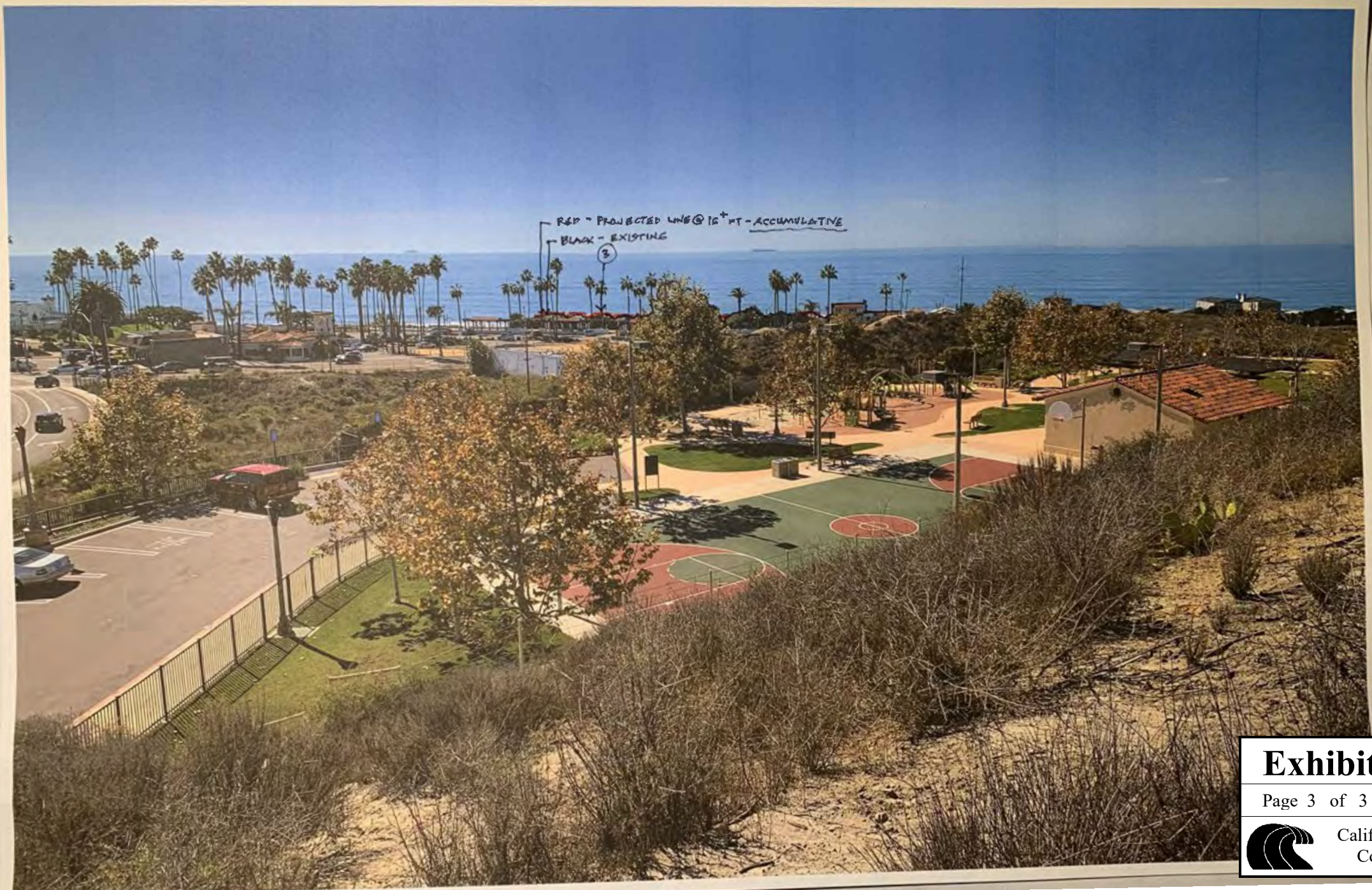


Exhibit 5

Page 3 of 3



California Coastal
Commission

1880 N El Camino Real,
San Clemente, CA 92624

Viewpoint 1

Viewpoint 2

Exhibit 6

Page 1 of 3



California Coastal
Commission



Viewpoint 1

Unit 3

Exhibit 6

Page 2 of 3



California Coastal
Commission



Unit 3

Viewpoint 2

Exhibit 6

Page 3 of 3



California Coastal
Commission