

## **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 Site  
(Unit 3)**

**Exhibit 1**

Page 2 of 2



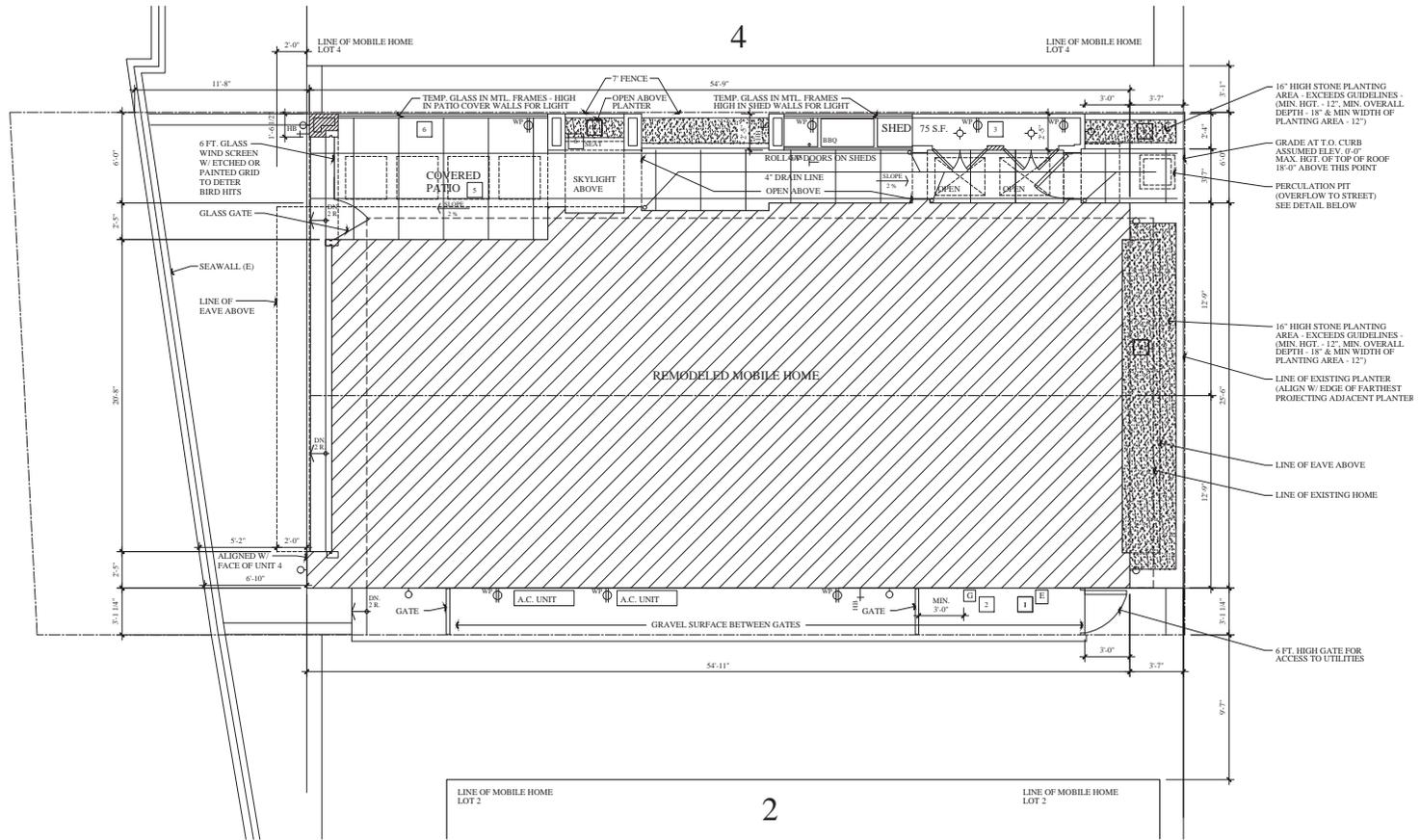
California Coastal  
Commission

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



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



**LOT 67 - SITE DATA**

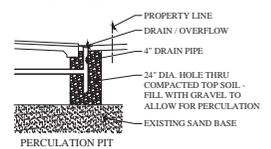
|                     |            |
|---------------------|------------|
| LOT SIZE            | 2,681 S.F. |
| TRAILER FOOTPRINT   | 1,319 S.F. |
| SHEDS               | 75 S.F.    |
| EAVES               | 192 S.F.   |
| TOTAL COVERAGE      | 1,586 S.F. |
| PERCENT OF COVERAGE | 59 %       |

**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**

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

Revisions:

| No. | Date | Revision |
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Date: 10 / 1 / 21  
Job No.:  
Association Submittal:  
Bldg. Dept. Submittal:  
Bid Issue:  
Construction Issue:

**Exhibit 2**

Page 1 of 5



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**PETERS ASSOCIATES**

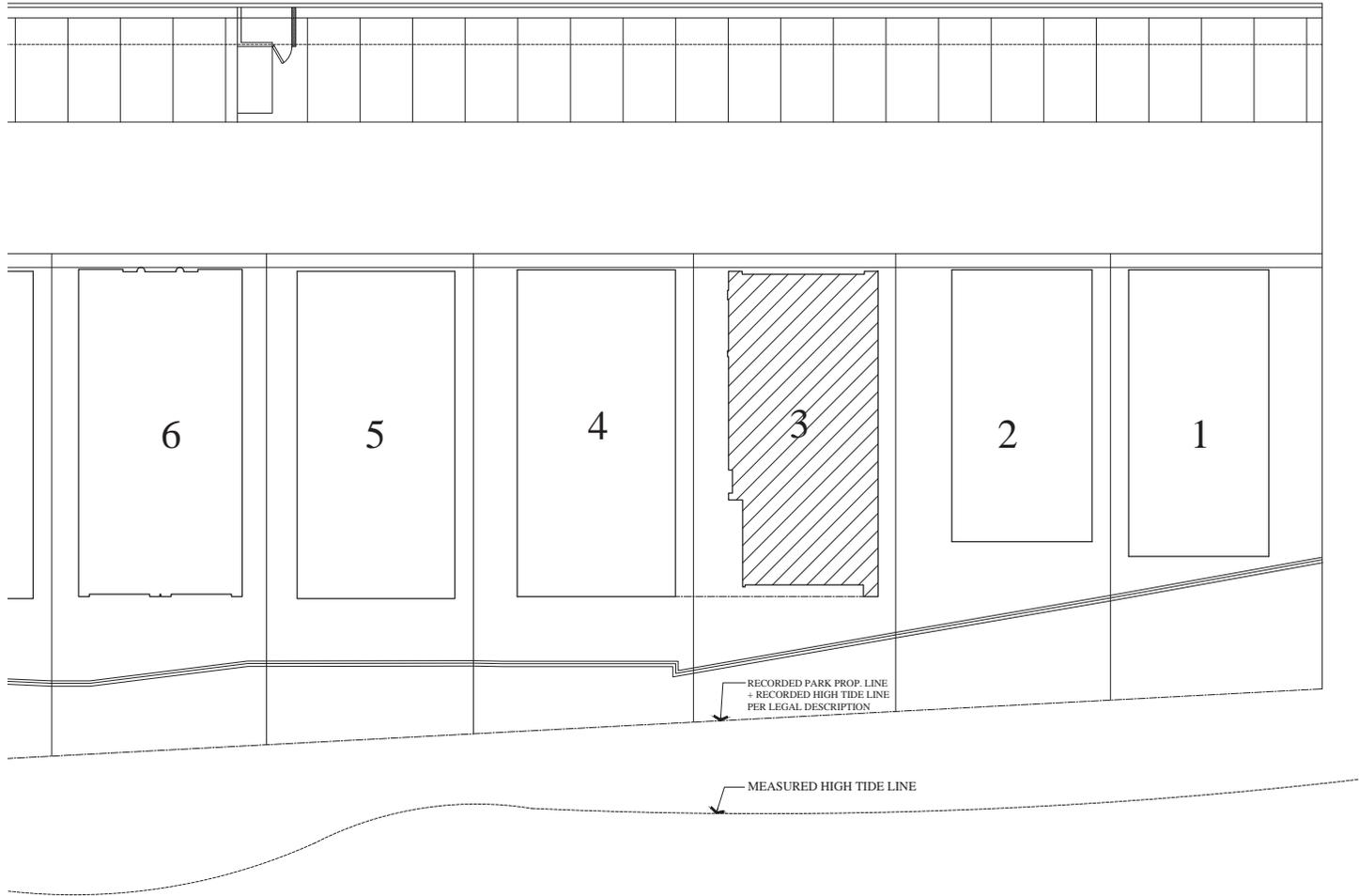
33662 BRIDGEHAMPTON DRIVE  
 DANA POINT, CA 92629  
 949-412-4428  
 williampeters@yahoo.com

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Date: 5 / 25 / 2019  
 Job No.:  
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**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



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

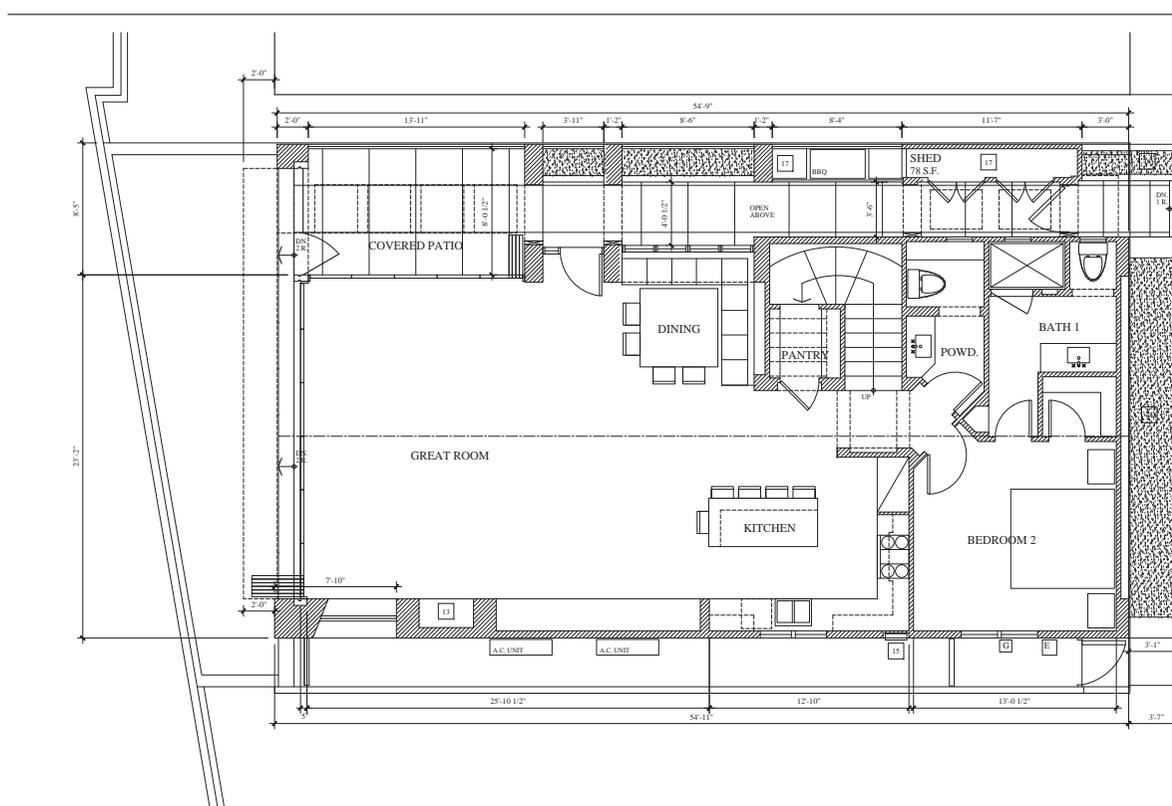
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## FAKHOURY RESIDENCE

1880 N. El Camino Real  
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California

H.C.D. Approval



### 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

### Revisions:

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FIRST FLOOR PLAN

1/4" = 1'-0"



## Exhibit 2

Page 3 of 5



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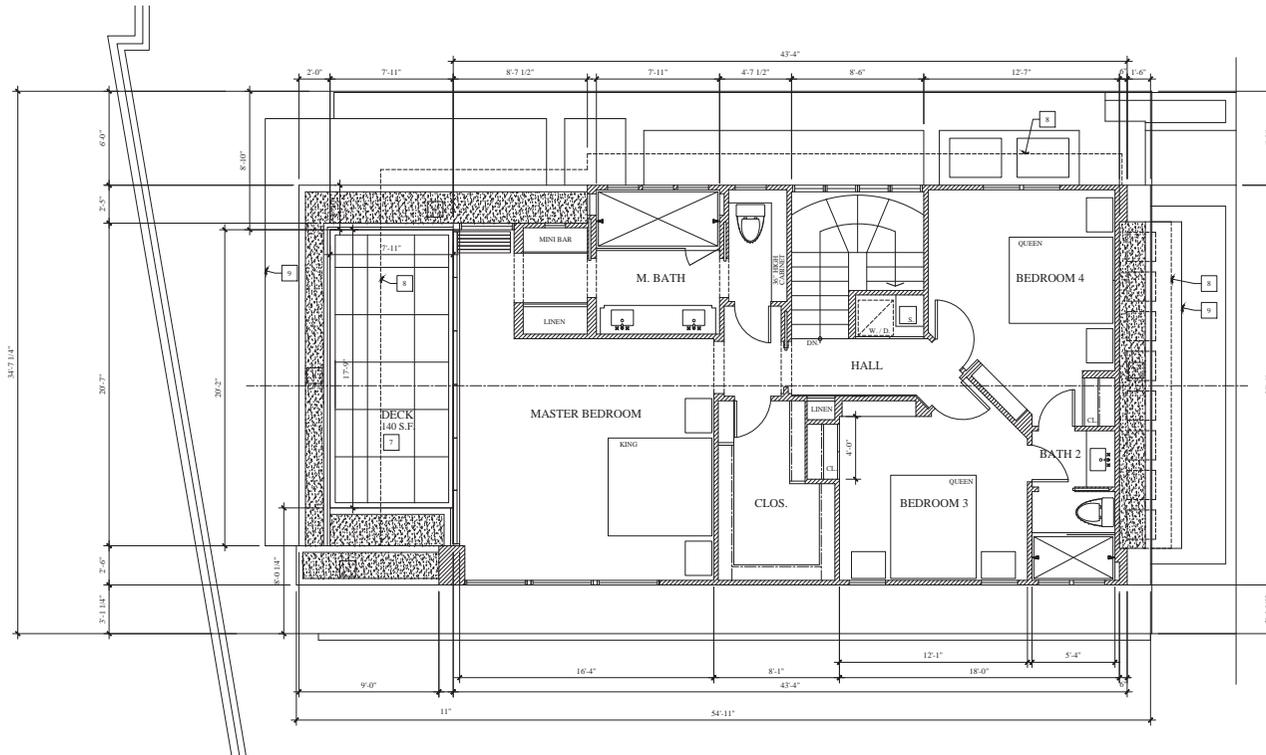
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SECOND FLOOR PLAN

1/4" = 1'-0"



# Exhibit 2

Page 4 of 5



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ASSOCIATES**

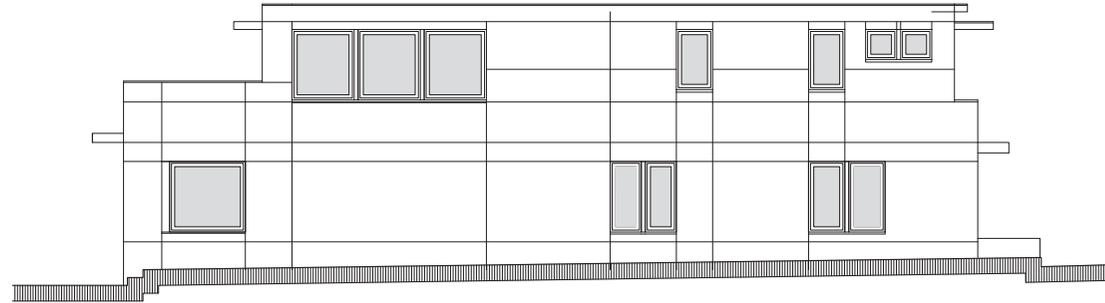
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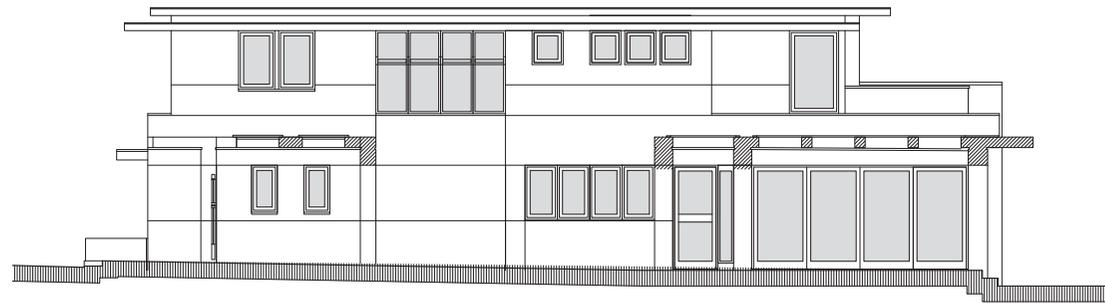
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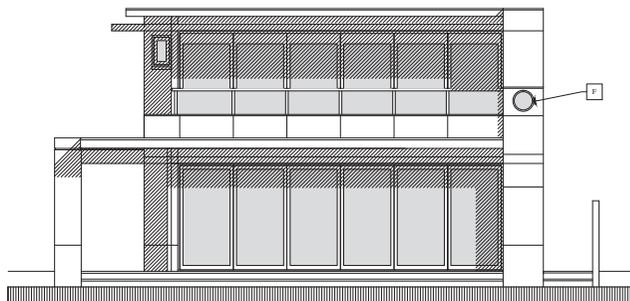
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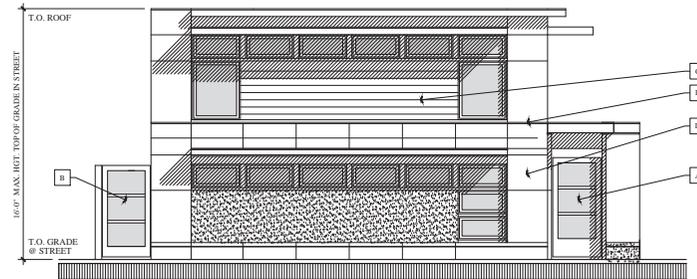
SOUTH (LEFT SIDE) ELEVATION



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



REAR (OCEAN) ELEVATION



FRONT (STREET) ELEVATION

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**ELEVATION KEYNOTES**

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

**Exhibit 2**

Page 5 of 5



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Figure 6-2-B Public View Corridors

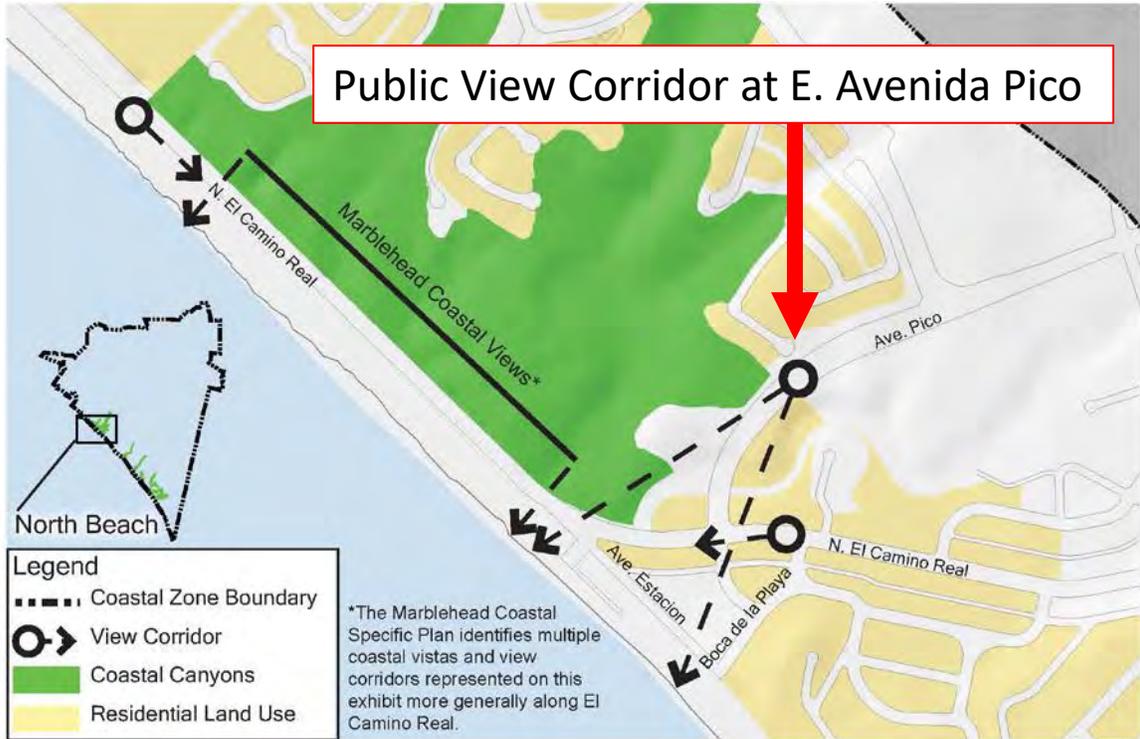


Figure 6-2-B



# Public View Corridors

Local Coastal Program - Land Use Plan



## Exhibit 3

Page 1 of 1



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# Points:



Subject Property – Unit 3

## Exhibit 4

Page 1 of 21



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View 1 - Existing Condition



Unit 3

View 1 - Proposed Elevation (16 ft)



View 1 – Alternative Elevation (18 ft)





View 1 – Alternative Elevation (19 ft 10 in)

**Exhibit 4**



Unit 3



View 2 - Existing Condition



View 2 - Proposed Elevation (16 ft)



View 2 - Alternative Elevation (18 ft)



View 2 - Alternative Elevation (19 ft 10 in)



Unit 3

View 3 - Existing Condition



View 3 - Proposed Elevation (16 ft)



View 3 - Alternative Elevation (18 ft)





View 4 - Existing Condition

## Exhibit 4

Page 14 of 21



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View 4 - Proposed Elevation (16 ft)



View 4 - Alternative Elevation (18 ft)

**Exhibit 4**

Page 16 of 21



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View 4 - Alternative Elevation (19 ft 10 in)

**Exhibit 4**

Page 17 of 21



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Unit 3

View 5 - Existing Condition



View 5 - Proposed Elevation (16 ft)

**Exhibit 4**





View 5 - Alternative Elevation (18 ft)

**Exhibit 4**

Page 20 of 21



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View 5 - Alternative Elevation (19 ft 10 in)

**Exhibit 4**

Page 21 of 21



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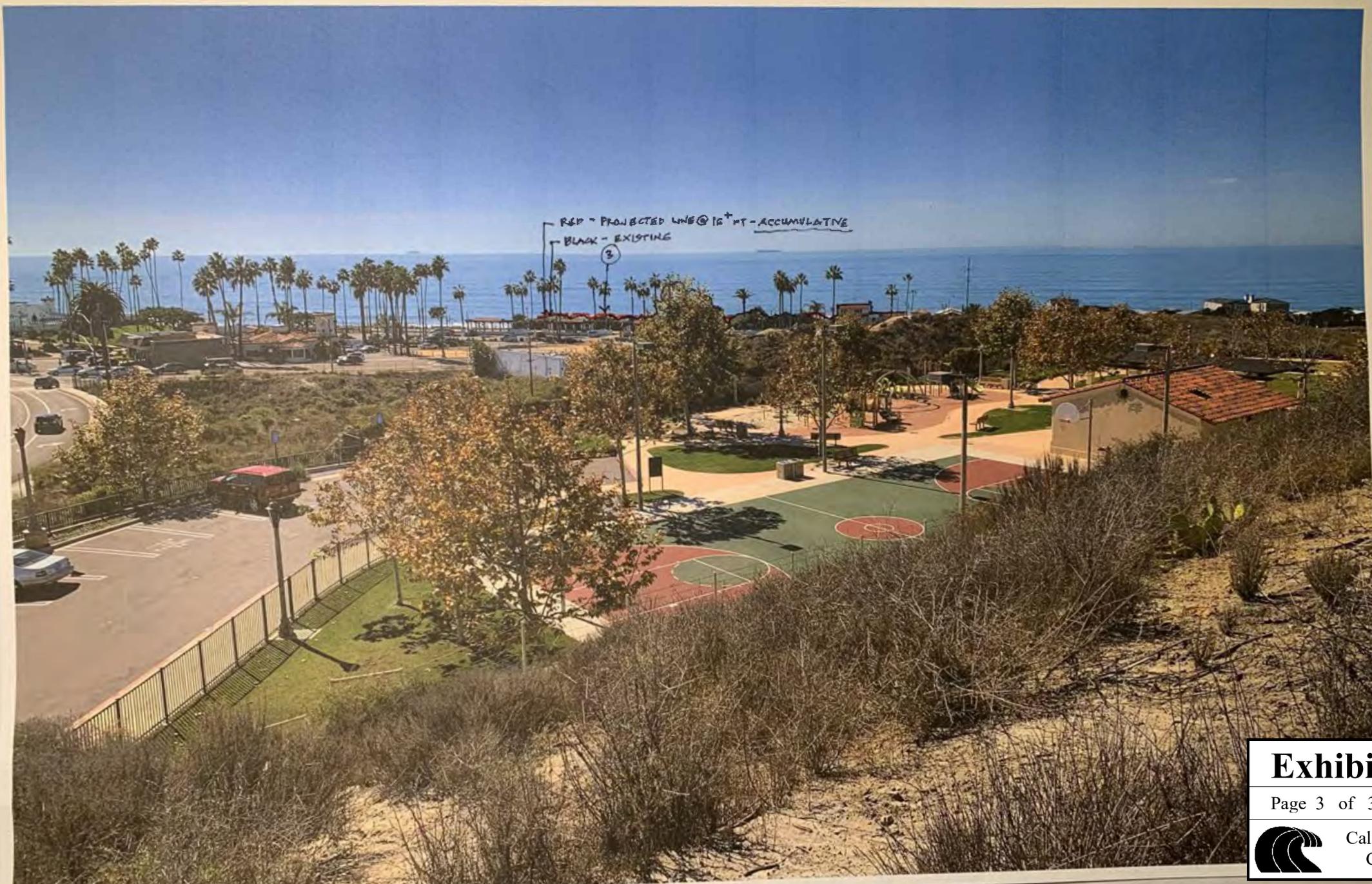


RED - ACCUMULATED WATER  
BLACK EXISTING

#3

**Exhibit 5**

Page 2 of 3



RED - PROJECTED LINE @ 16' HT - ACCUMULATIVE  
BLACK - EXISTING  
3

**Exhibit 5**

Page 3 of 3

1880 N El Camino Real,  
San Clemente, CA 92624

Viewpoint 1

Viewpoint 2

**Exhibit 6**

Page 1 of 3



Unit 3

Viewpoint 1



Unit 3

Viewpoint 2