

CALIFORNIA COASTAL COMMISSION
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802
(562)590-5071



Th6f

CDP 5-21-0742 (ASHABI)
AUGUST 11, 2022

EXHIBITS

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Exhibit 1

LOCATION MAPS – 1011 Buena Vista, San Clemente, Orange County, CA

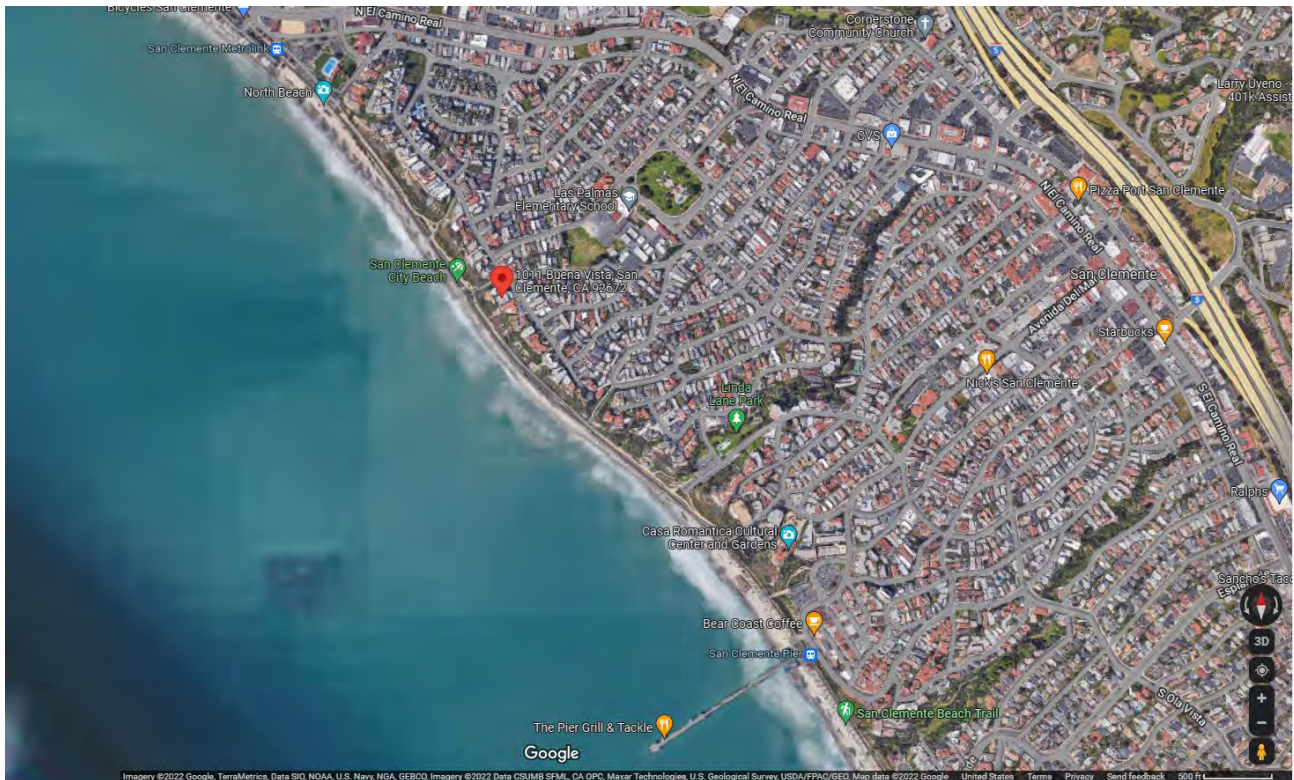
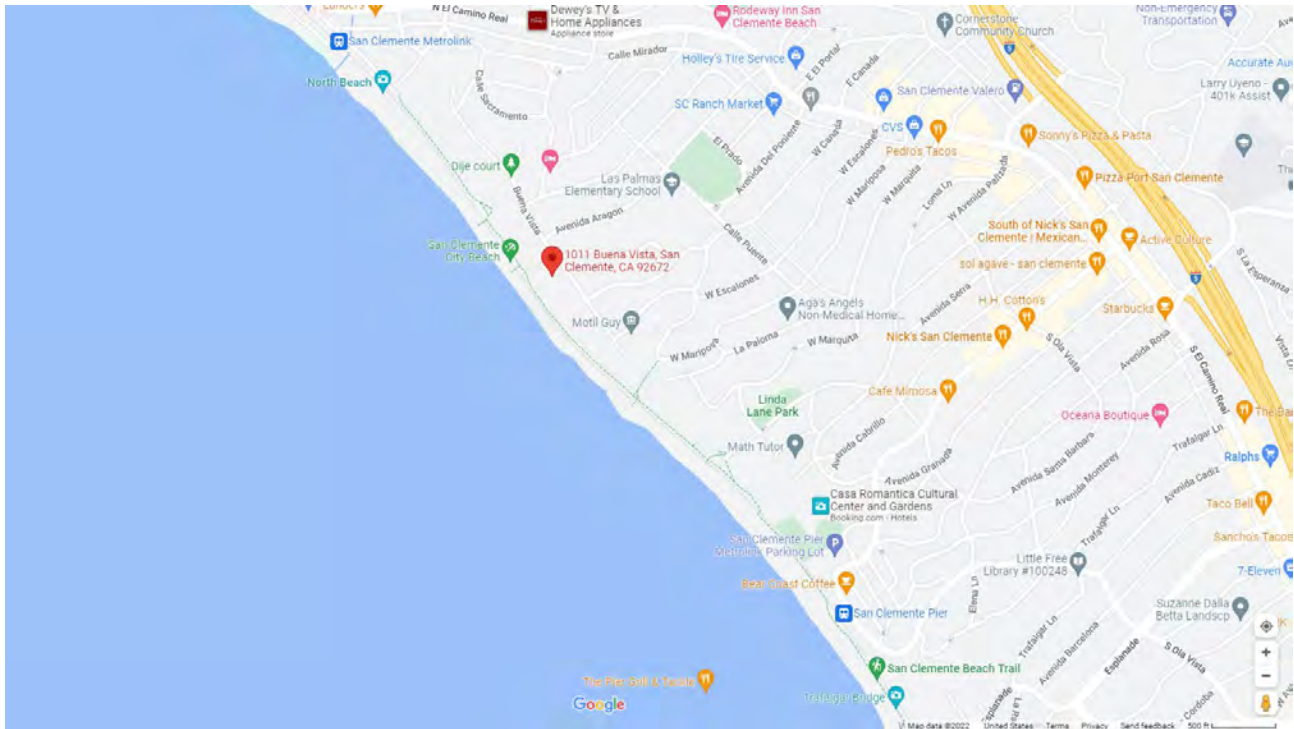
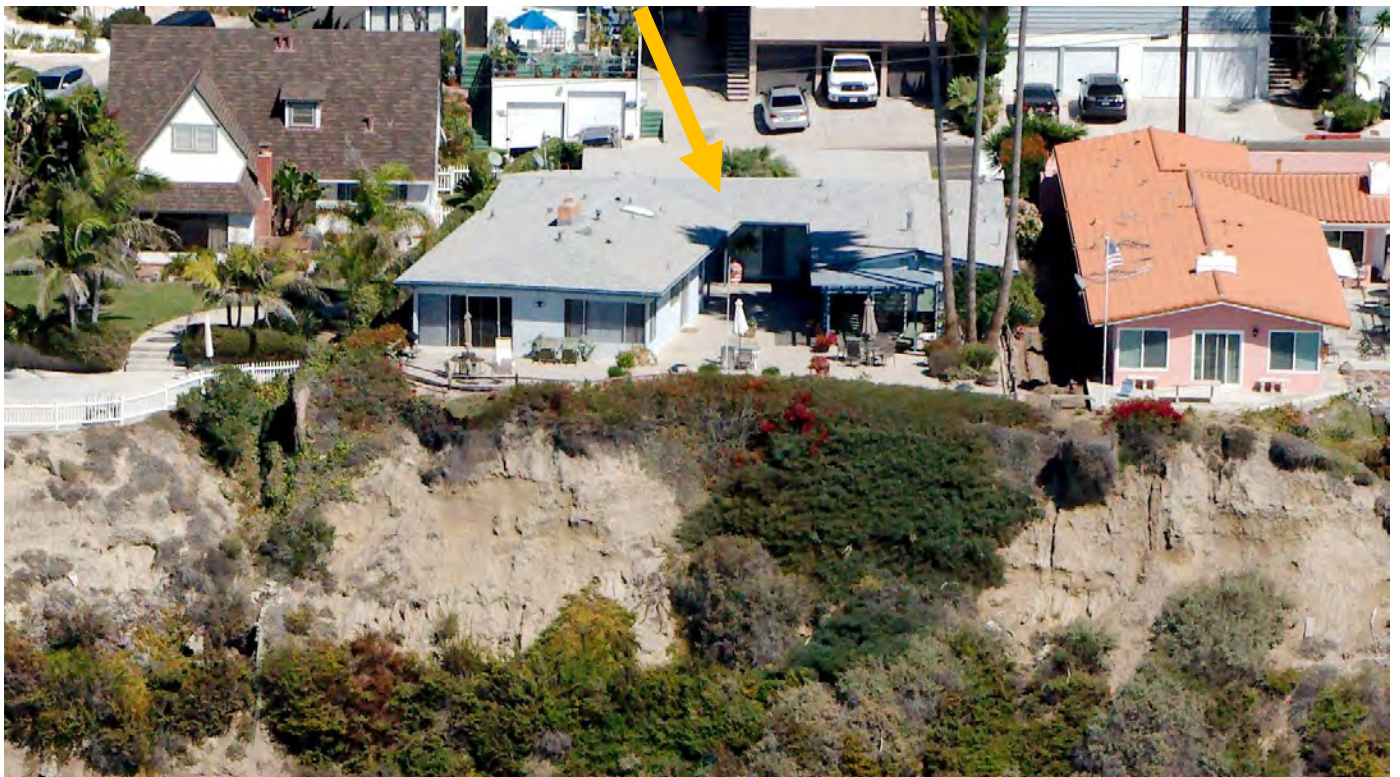
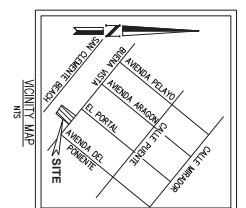
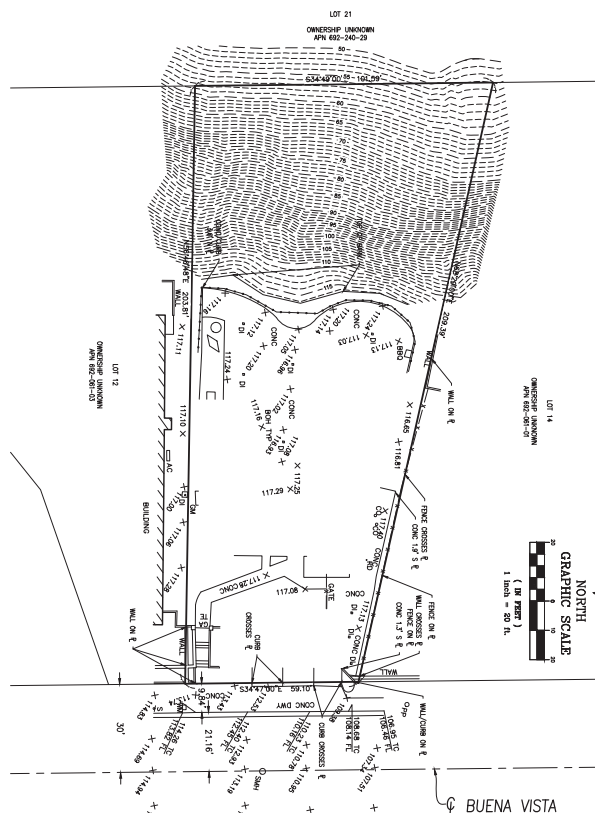
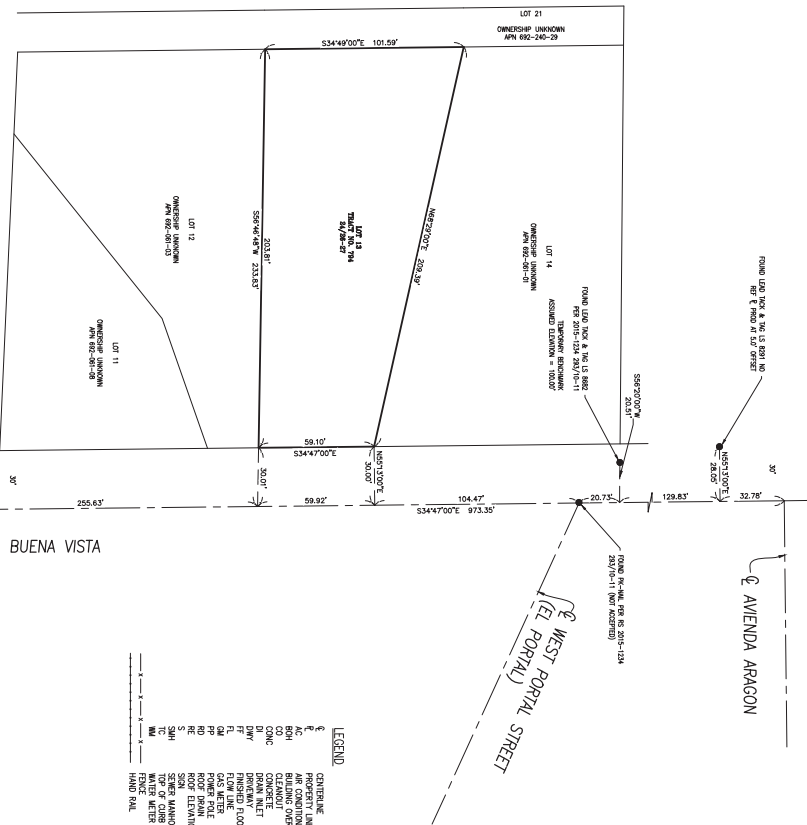


Exhibit 2

AERIAL PHOTOS OF SUBJECT SITE – 1011 Buena Vista, San Clemente





LEGAL DESCRIPTION	BASIS OF BEARINGS
LEGAL DESCRIPTION LOT 13 OF TRACT NO. 794 41/2-27 BENCHMARK	BASS OF BEARINGS S 11° E & OF BROWN NORTH PER RECORD OF SURVEY NO. 2015-1234 253/0-11
LEAD NICK & TUG LS BEGS. 2015-1234 253/0-11	BEGINS NORTH 34° 00' WEST
ASSIGNED ELEVATION = 100.00'	TAX ASSessor'S PARCEL NO. APP. 693-00-02

BASIS OF BEARINGS
BASIS OF BEARINGS IS THE E. OF BUENA VISTA
NO. 2015-1234 293/10-11

BEGIN: NORTH 34°47'00" WEST

TAX ASSESSOR'S PARCEL NO.
APN: 692-061-02

AREA
16.32134 SQ. FT. OR 0.37 ACRE±

FOUND SPIKE & WASHER ROE 32140
NO REFERENCE ACCEPTED AS $\frac{1}{2}$ OF
CALLE DEL PONIENTE & BUENA VISTA

AVIENDA DEL PONIENTE
 CANADA

[illegible]

SURVEYOR'S NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 3. NO TYPE OF EXISTING WORK, BUILDING, CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.
 4. CONTIGUOUS ARE DERIVED FROM INFORMATION SHOWN ON ORANGE COUNTY PUBLIC WORKS (COWP) LOTS.
- THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE REPRODUCED RELIABLE.

SURVEYOR'S NOTE
THIS SURVEY WAS PREPARED UNDER

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

12-28-2020

DATE OF SURVEY: 3/15/2020

12-28-2020
DATE

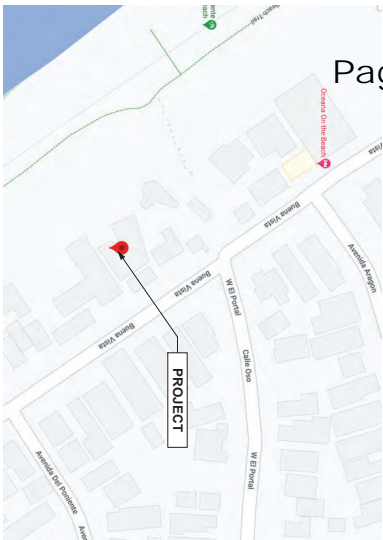
PREPARED BY:	T&
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SURVEYING



BOUNDARY/TOPOGRAPHIC SURVEY
1011 BUENA VISTA
SAN CLEMENTE, CALIFORNIA

PROJECT NO.
-684



1 LOCATION MAP

SCALE: 1" = 50'

PROJECT TEAM

DESIGNER
Republic of Rational Design
1737 Catalpa Road
Carlsbad, CA 92011
(213) 359-8830
heid@orfd.com

OWNER
Allen & Pari Ashabi
1011 Buena Vista
San Clemente, CA 92672
(949) 351-2453, (949) 584-8966
alleshashabi@gmail.com, pashabi@walkerconsultants.com

PROJECT INFORMATION

ADDRESS
1011 Buena Vista
San Clemente, CA 92672

APN 1
692,061-02

ASSESSOR ACRES
0.37

LEGAL DESCRIPTION
Lot 13 of tract No. 794 24/26-27

YEAR BUILT
1953

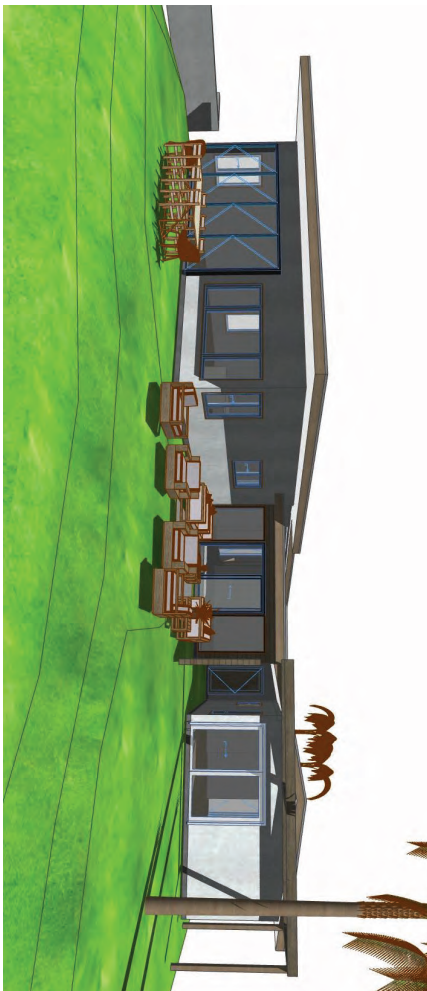
ZONE
(RM) Residential Medium

OVERLAY
CZ

NUMBER OF STORIES
1

BUILDING HEIGHT
Allowed 25'
Proposed 18'

FIRE SPRINKLERS
May be required



1011 BUENA VISTA ADDITION & INTERIOR REMODEL

1011 BUENA VISTA, SAN CLEMENTE, CA 92672

SCOPE OF WORK

Addition and remodel to existing four unit residential building, four units to remain. Addition of 570 SF and interior remodel of 1,791 SF. Existing 885 SF garage to be relocated 8' back from existing location. Minor Exception Permit requested per SCMC 17.2.050 E. No proposed changes to site drainage. No proposed changes or disturbance to existing bluff. Driveway approach to be modified to meet ADA requirements per Municipal Code.

SITE

SITE AREA
16,323 SF

EXISTING BUILDING AREA
3,947.50 SF

EXISTING SITE COVERAGE
24%

PROPOSED ADDITION
570 SF

PROPOSED SITE COVERAGE
32.4%

LOT COVERAGE
Allowed 55%
Proposed 32.4%

9,020 SF

5,317 SF

PARKING REQUIRED
7

PARKING PROVIDED
8
(4 covered, 4 driveway)

SETBACKS

FRONT to primary structure
15'

FRONT to street facing garage
10' (Minor Exception Permit)
per SCMC 17.32.050 E

SIDE
5'

REAR
5'

AREA CALCULATIONS

EXISTING LIVING AREA, UNIT 1
407 SF (no changes)

EXISTING LIVING AREA, UNIT 2
622 SF (no changes)

EXISTING LIVING AREA, UNIT 3
1,387 SF (1,293 SF to be remodelled; 68 SF added to unit 4)

EXISTING LIVING AREA, UNIT 4
371 SF (to be remodelled)

EXISTING STORAGE ROOM
192 SF (added to UNIT 3)

EXISTING LAUNDRY ROOM
83 SF (added to UNIT 4)

EXISTING GARAGE
885 SF (to be relocated and remodelled)

TOTAL EXISTING AREA
3,042 SF

LIVING
3,042 SF

GARAGE
885 SF

PROPOSED LIVING AREA, UNIT 1
0 SF

PROPOSED LIVING AREA, UNIT 2
0 SF

PROPOSED LIVING AREA, UNIT 3
0 SF

PROPOSED LIVING AREA, UNIT 4
0 SF

PROPOSED GARAGE AREA
0 SF

TOTAL PROPOSED AREA
0 SF (no changes)

LIVING AREA, UNIT 1
407 SF (no changes)

LIVING AREA, UNIT 2
622 SF (no changes)

LIVING AREA, UNIT 3
1,293 SF (1,293 SF to be remodelled; 68 SF added to unit 4)

LIVING AREA, UNIT 4
371 SF (to be remodelled)

TOTAL PROPOSED LIVING AREA
3,645 SF

GARAGE
885 SF

TOTAL AREA COVERED BY SOLID ROOF STRUCTURE: 5,317 SF
32.4%

APPLICABLE CODES

2019 California Residential Code (CRC)

2019 California Mechanical Code (CMC)

2019 California Plumbing Code (CPC)

2019 California Energy Code 2019 California Fire Code (CFC)

2019 California Green Building Standards Code (CALGreen Code)

2019 California Electrical Code

2019 California Building Code

SHEET INDEX

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C-001 Topographic Survey

C-002 Site Sections

L-001 Preliminary Landscape Plan

AS-001 Architectural Site Plan

AS-002 Parking Conditions & Photos

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A-102 Existing & Demolition Roof Plans

A-103 Floor Plan

A-104 Roof Plan

A-201 Exterior Elevations I

A-202 Exterior Elevations II

A-203 Exterior Elevations: Garages

A-301 Site Photos

A-302 Project Renderings

A-401 Building Sections

CALCULATIONS: AS TWO STRUCTURES

UNIT 1: BUILDING
TOTAL UNRENDERED ALTERED/REMOVED
175'
66' 8" (79%)

UNIT 3: BUILDING
TOTAL UNRENDERED ALTERED/REMOVED
146' 7"
97' 5" (69%)

UNIT 4: BUILDING
TOTAL UNRENDERED ALTERED/REMOVED
1,221 SF
1,042 SF
3,042 SF
570 SF (19%)



Republic of Rational Design

Reid@orfd.com 213.359.8830

CONQUANTS

PERIOD DATE

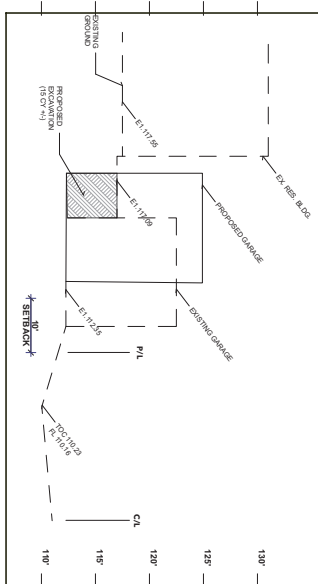
**1011 Buena Vista
Addition**
Cultural Heritage Permit (CHP)

Allen & Pari Ashabi
1011 Buena Vista San Clemente CA 92672

Cover Sheet

G-001

SHEET 13 OF 42

[illegible][illegible][illegible]

PROJECT NO.:	Project No.
MODEL FILE:	
1071 Senna Way, 200gph	
DESIGN BY:	Heidi Foll-Kohler
COPYRIGHT:	
SHEET TITLE	

C-002

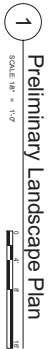
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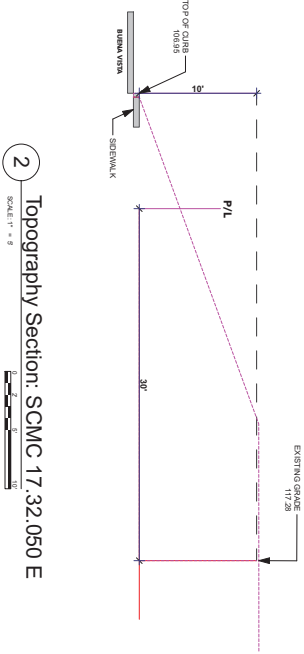
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REVISED DATE

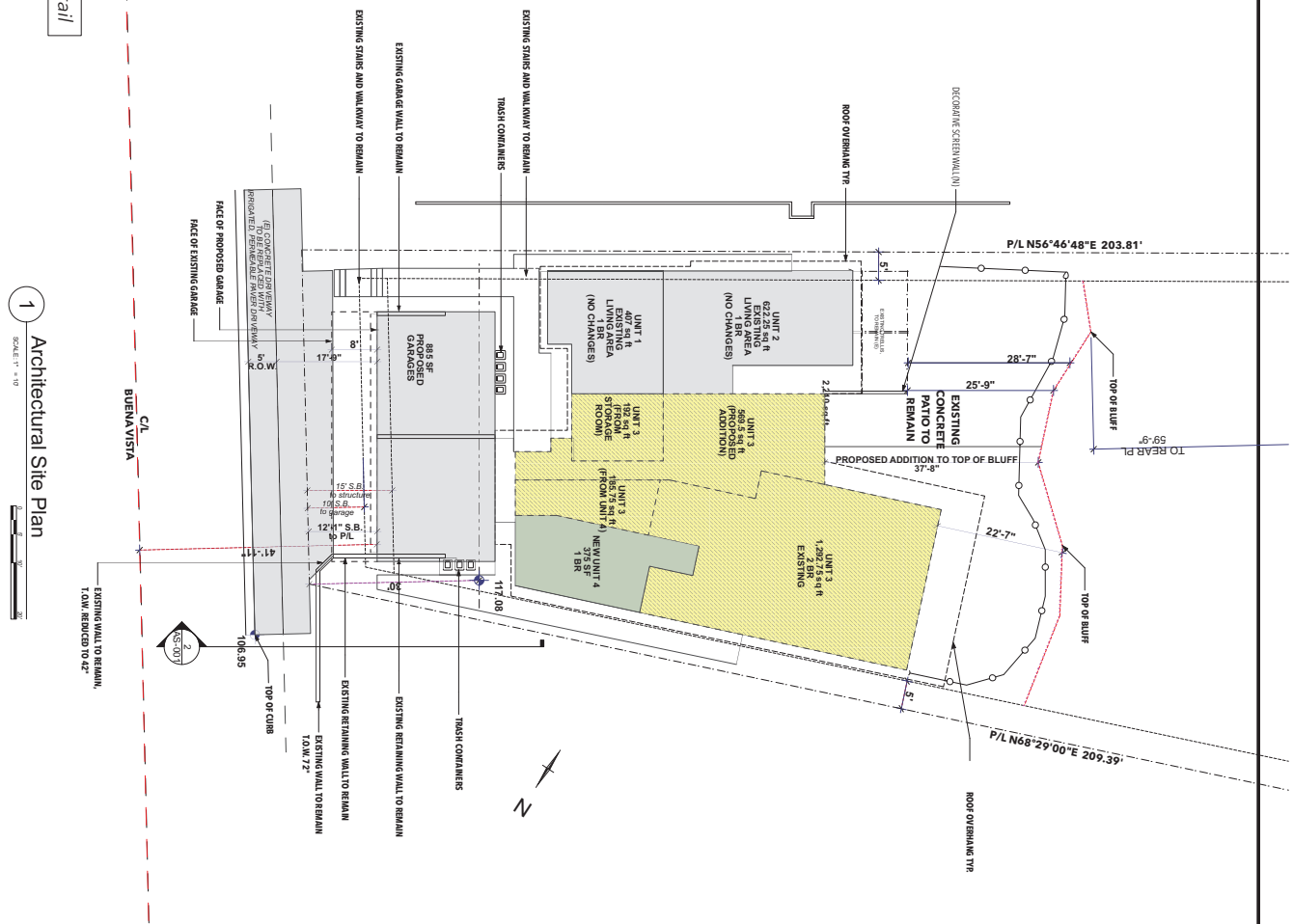
Allen & Pari Ashabi
1011 Buena Vista San Clemente CA 92672



AREA CALCULATIONS	
EXISTING LIVING AREA UNIT 1	407 SF (no changes)
EXISTING LIVING AREA UNIT 2	622 SF (no changes)
EXISTING LIVING AREA UNIT 3	1,387 SF (1,293 SF to be remodeled, 98 SF added to unit 4)
EXISTING LIVING AREA UNIT 4	371 SF (to be remodeled)
EXISTING STORAGE ROOM	171 SF (added to UNIT 3)
EXISTING LAUNDRY ROOM	83 SF (added to UNIT 4)
EXISTING GARAGE	885 SF (to be relocated and remodeled)
TOTAL EXISTING AREA	
LIVING	3,062 SF
GARAGE	885 SF
PROPOSED LIVING AREA UNIT 1	0 SF
PROPOSED LIVING AREA UNIT 2	0 SF
PROPOSED LIVING AREA UNIT 3	570 SF ADDITION
PROPOSED LIVING AREA UNIT 4	0 SF
PROPOSED GARAGE AREA	0 SF
TOTAL PROPOSED AREA	
LIVING AREA UNIT 1	407 SF (no changes)
LIVING AREA UNIT 2	622 SF (no changes)
LIVING AREA UNIT 3	2,241 SF (192 SF (E-SU) + 570 SF (addition) + 1,293 SF (E-U3) 186 SF (E-U4))
LIVING AREA UNIT 4	375 SF (224 SF UNIT 4 + 83 SF LAUNDRY + 68 SF UNIT 3)
TOTAL PROPOSED LIVING AREA	
GARAGE	3,645 SF
885 SF	
TOTAL	
AREA COVERED BY SOLID ROOF STRUCTURE: 5,317 SF	32.4%



See Sheet AS-002 for Parking Condition Detail



Ref: 2011 Buena Vista Addition

CONTRACT NO.

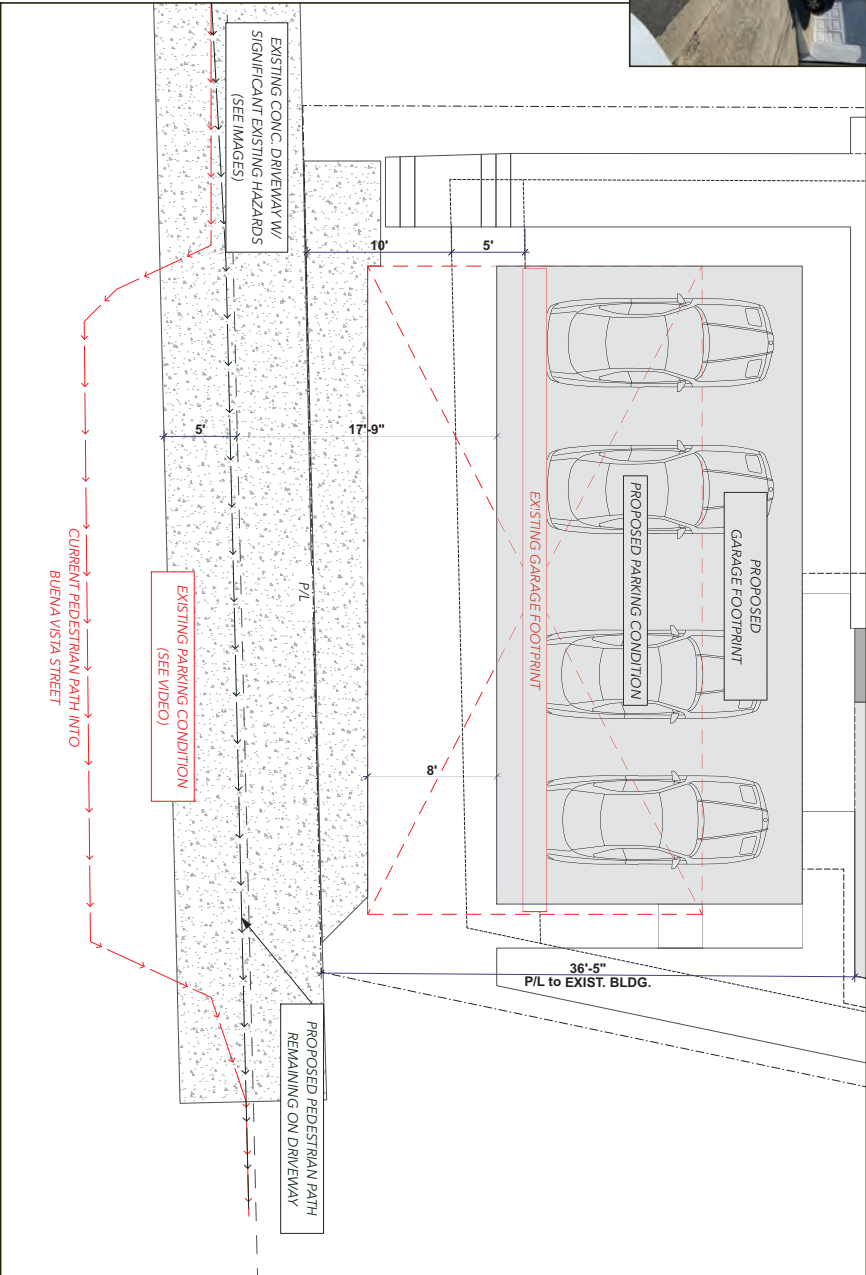
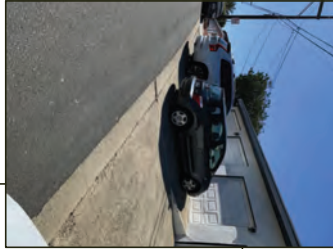
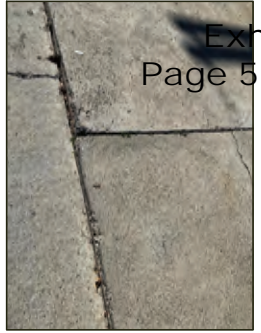
PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Paul Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO. Project No.
MODERATE 50% Scale
DESIGN BY Heidi Paul Ashabi
CONTRACT NO.
SHEET TITLE
Architectural Site Plan

AS-001
OF 42



1 Parking Conditions



Republic of Rational Design

Ref:rd.com heid@rd.com 213.359.8830

CONCURREN

PERIOD DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Paul Ashabi
1011 Buena Vista San Clemente CA 92672

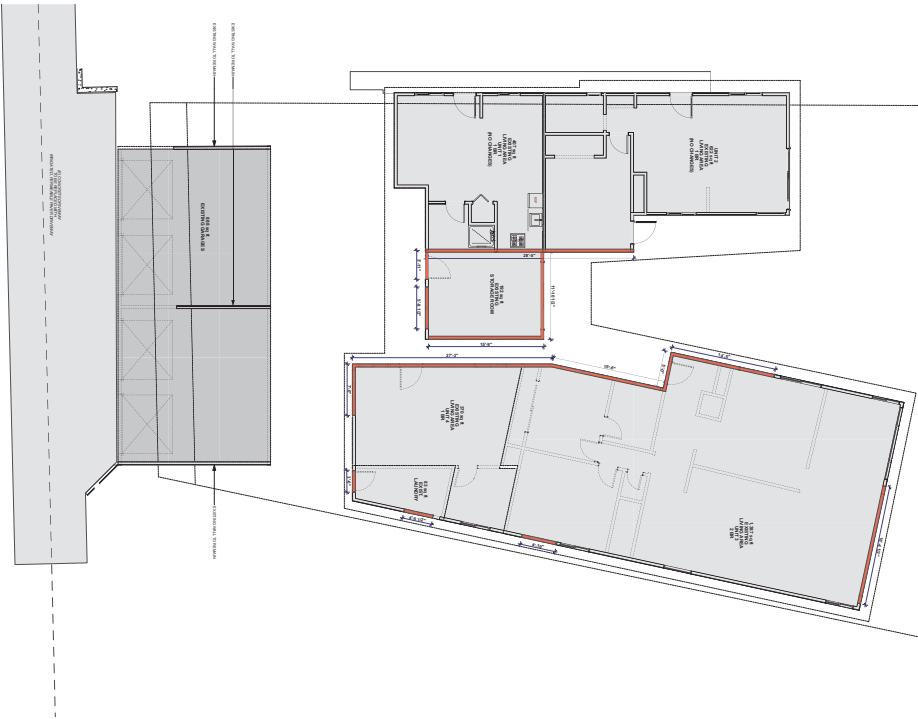
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DESIGN BY Heidi Paul Ashabi
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SHEET TITLE
Parking Condition & Photos

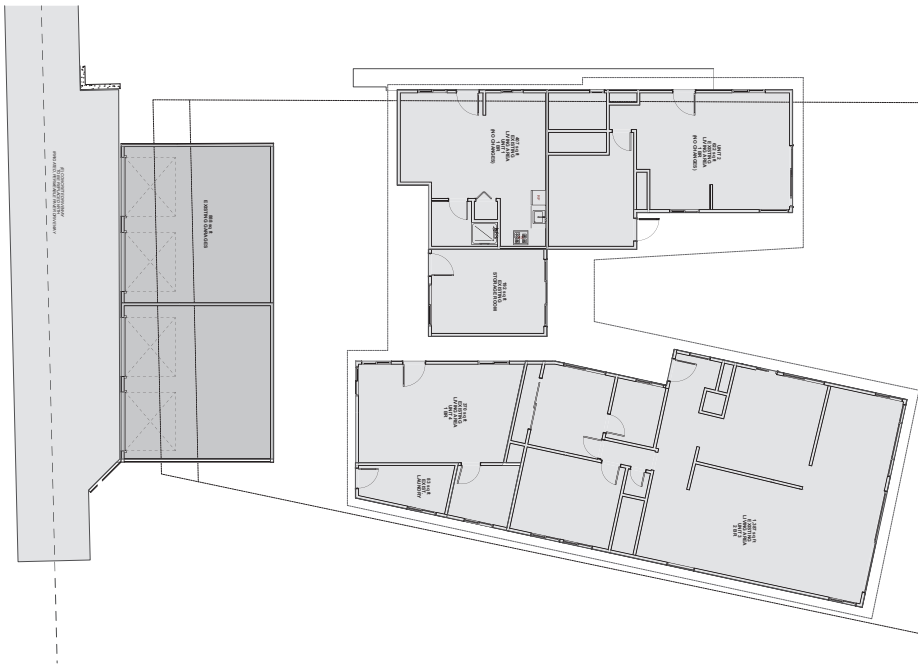
AS-002

SHEET 19 Of 42

CALCULATIONS: 35 two structures	
UNIT 7A BUILDING	175
TOTAL LINEAR FEET AFTER REMOVED	65' 8" (37m)
UNIT 7A BUILDING	
TOTAL LINEAR FEET	198' 7"
TOTAL LINEAR FEET AFTER REMOVED	97' 5" (49m)
UNIT 7A BUILDING LIVING AREA	1,221 SF
UNIT 7A BUILDING LIVING AREA	1,841 SF
TOTAL LIVING AREA	3,062 SF
TOTAL LIVING AREA	579 SF (17m)



2 Demolition Plan
SCALE: 1/8" = 1'-0"



1 Existing Floor Plan
SCALE: 1/8" = 1'-0"

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CONSULTANTS

PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

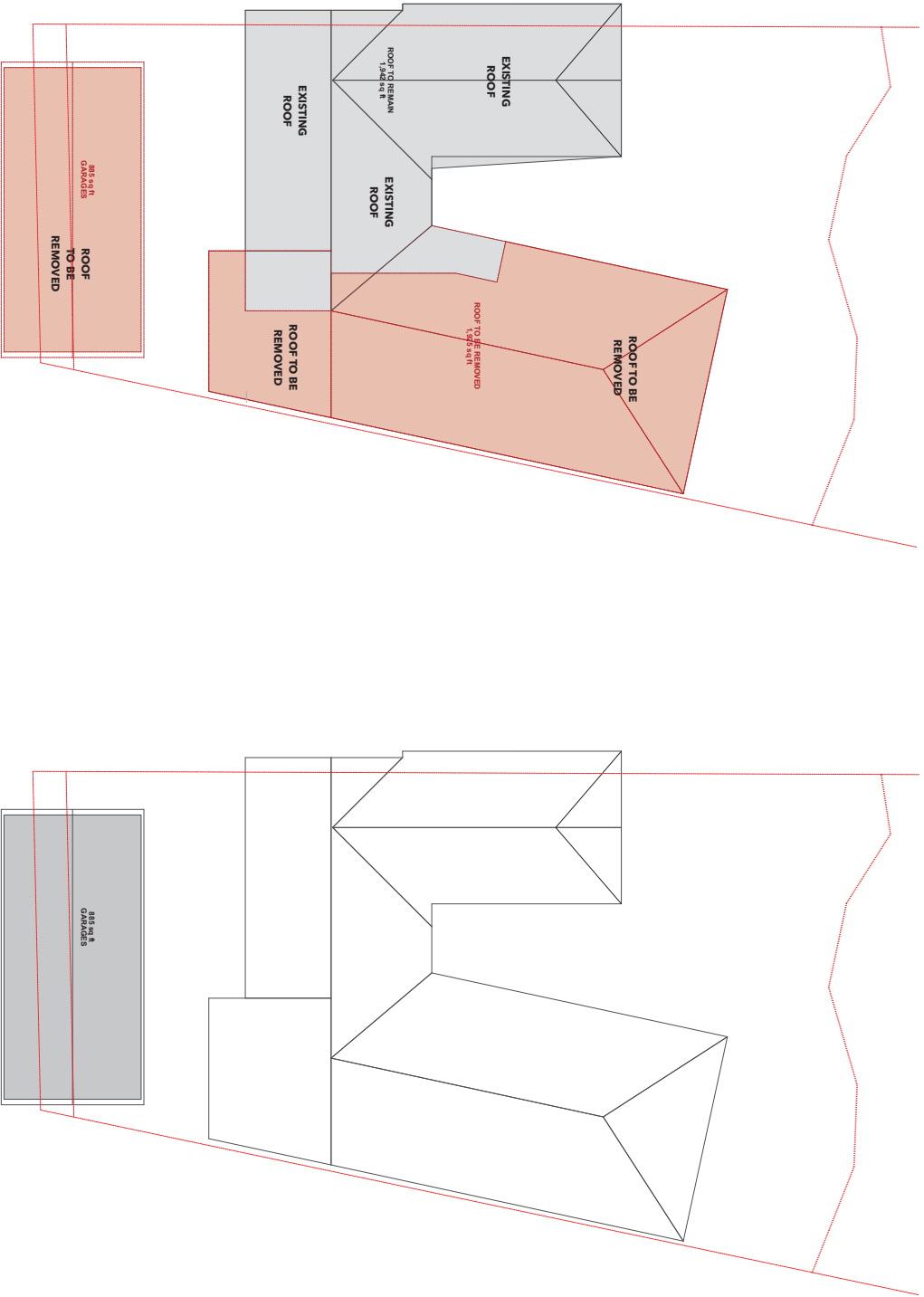
Allen & Parr Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO. Project No.
MODERATE 50% Scale
DESIGN BY Heidi Parr Ashabi
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SHEET TITLE
Existing & Demolition Floor
Plans

A-101

SHEET 20 OF 42



2 Roof Demolition Plan



1 Roof Existing Plan



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PERIOD DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

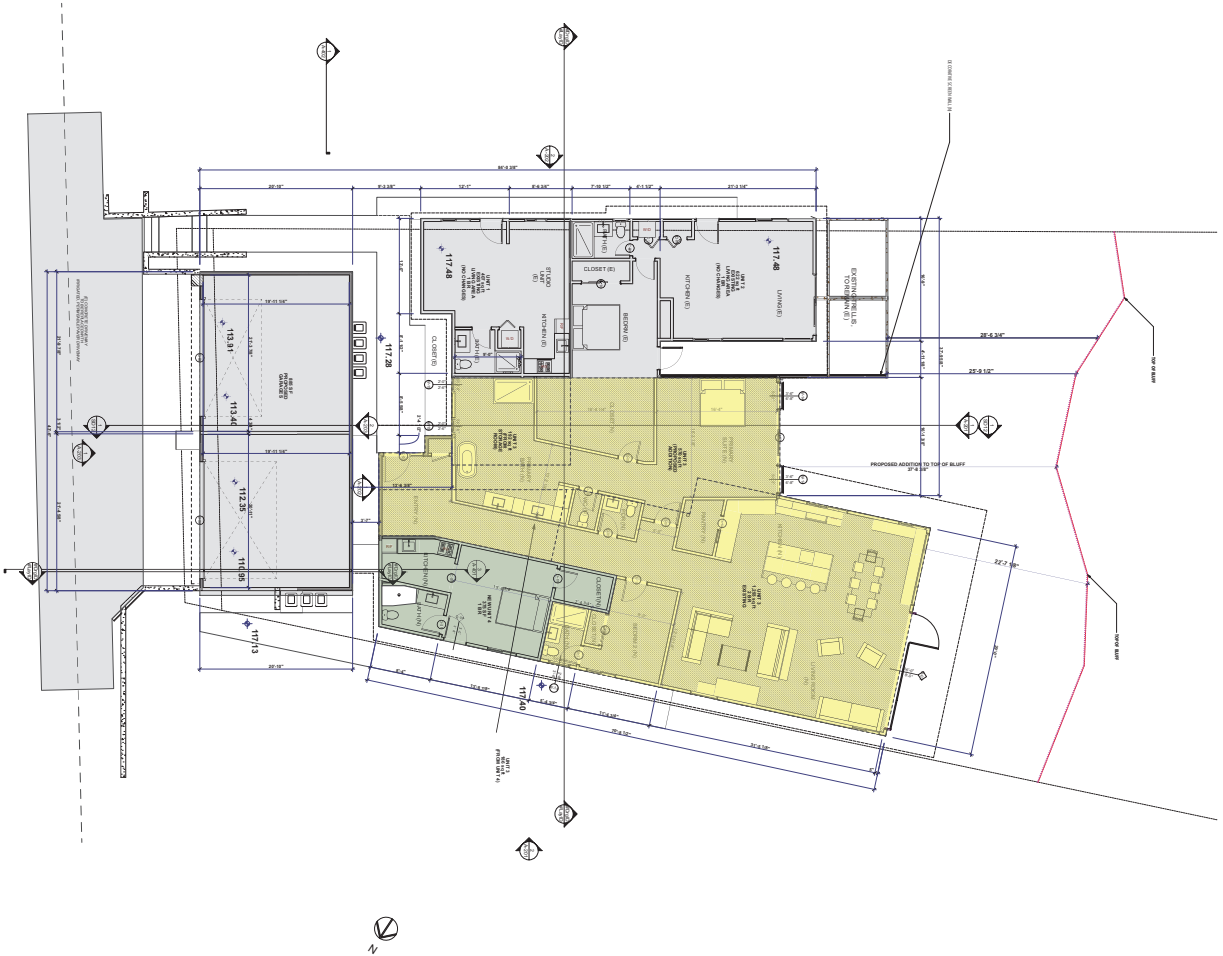
Allen & Pair / Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO.	Project No.
DATE	DATE
DESIGNER	DESIGNER
REVISION	REVISION
COPYRIGHT	COPYRIGHT

Roof Existing & Demolition Plan

A-102

SHEET 21 OF 42



1 First Floor Plan
SCALE: 1/8" = 1'-0"



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CONSULTANTS

PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Paul Ashabi
1011 Buena Vista San Clemente CA 92672

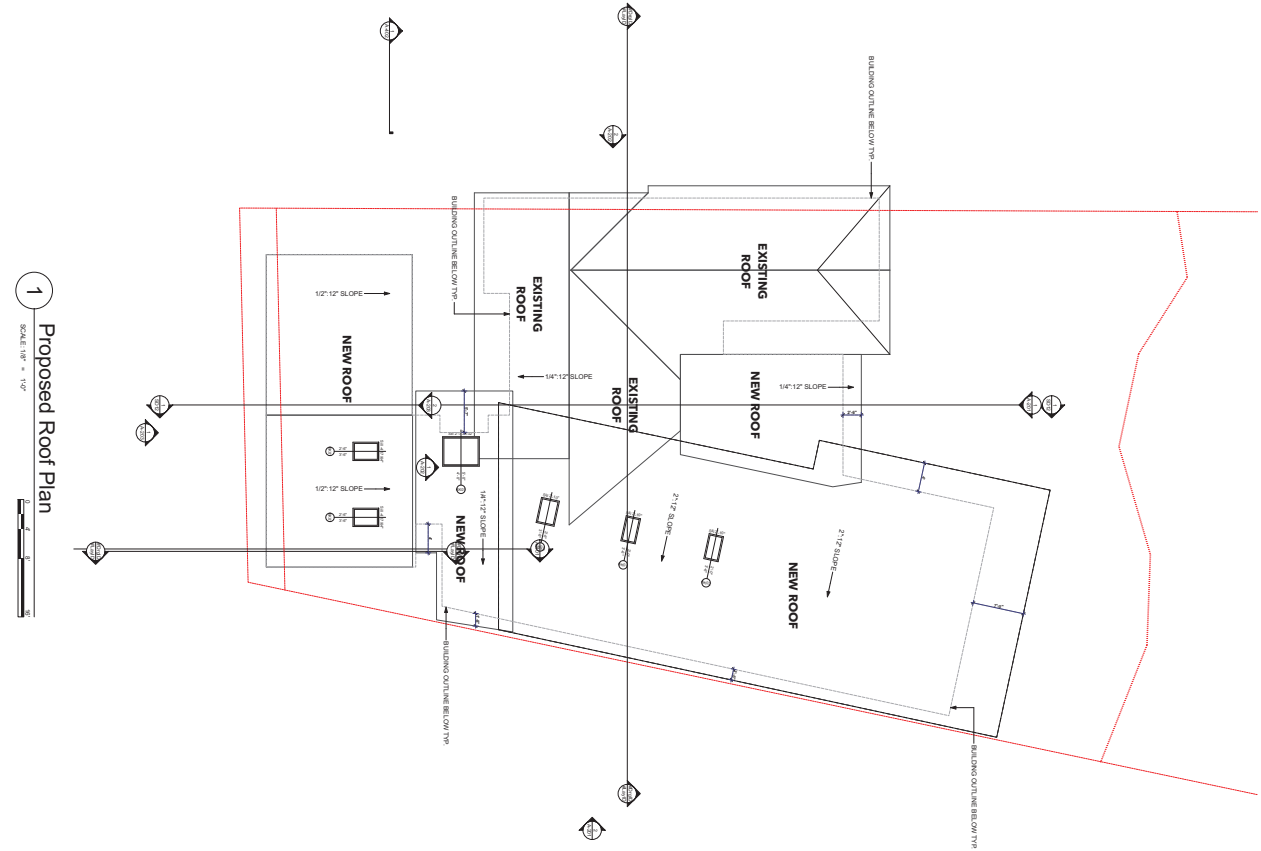
PROJECT NO. Project No.
DATE 09/15/2020
DESIGNED BY HSK/2020/09
DRAWN BY Heidi Paul Kohler
CHECKED BY
DATE

Proposed Floor Plan

A-103

SHEET 22 OF 42





1 Proposed Roof Plan
SCALE: 1/8" = 1'-0"



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PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Paul Ashabi
1011 Buena Vista San Clemente CA 92672

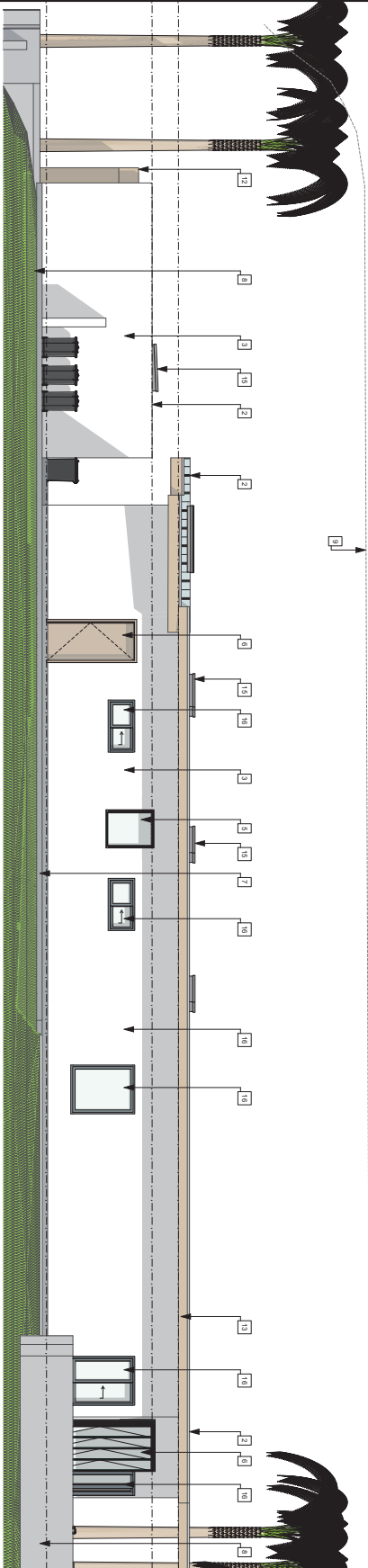
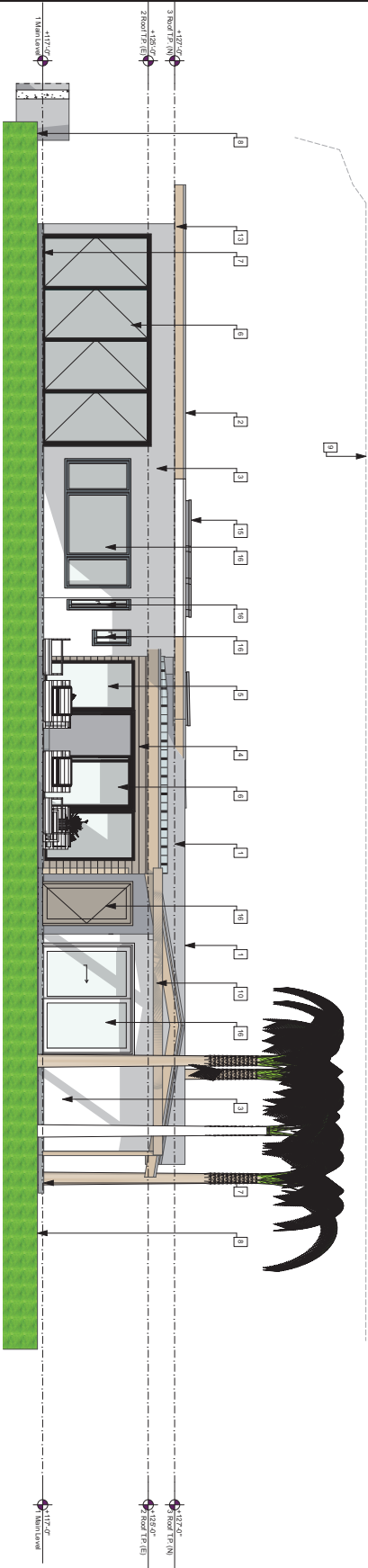
PROJECT NO.	Project No.
DATE/FILE	5/25/2020
DESIGNER	Heidi Paul Kohler
CHECKER	Heidi Paul Kohler
DATE	5/25/2020

Roof Plan

A-105

SHEET 24

Of 42



- | | |
|----|---|
| 1 | Roof Existing - Dark Asphalt Shingle - Designer Grade |
| 2 | Roof New - Dark Asphalt Shingle - Designer Grade |
| 3 | Stucco - White, Smooth Coat |
| 4 | Horizontal Wood Siding - Ipe Wood |
| 5 | Dark Anodized Aluminum Clad Window with Extruded Frame Detail |
| 6 | Dark Anodized Aluminum Clad Doors with Extruded Frame Detail |
| 7 | Existing Concrete (bake to remain) |
| 8 | Existing Grade (to remain) |
| 9 | 25' Height Limit |
| 10 | Existing Trails (to remain) |
| 11 | Project Address (backlit) |
| 12 | Ipe Wood Cladded Architectural Detail |
| 13 | Dark Fascia - Painted Wood |
| 14 | T & G Cedar Wood Soffit |
| 15 | New Skylight |
| 16 | Existing Door and/or Window to remain |
| 17 | Wood Garage Door |



Ref:Rd.com heidi@rd.com 213.359.8830

CONCLUSIONS

PREPARED DATE

**1011 Buena Vista
Addition**
Cultural Heritage Permit (CHP)

Allen & Parr Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO. Project No.
MODERATOR: SSK/2016
DESIGNER: Heidi Parr Ashabi
CONTRACT: _____
SHEET TITLE: Exterior Elevations

A-201

SHEET 26 OF 42



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CONCLUSIONS

PREPARED DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

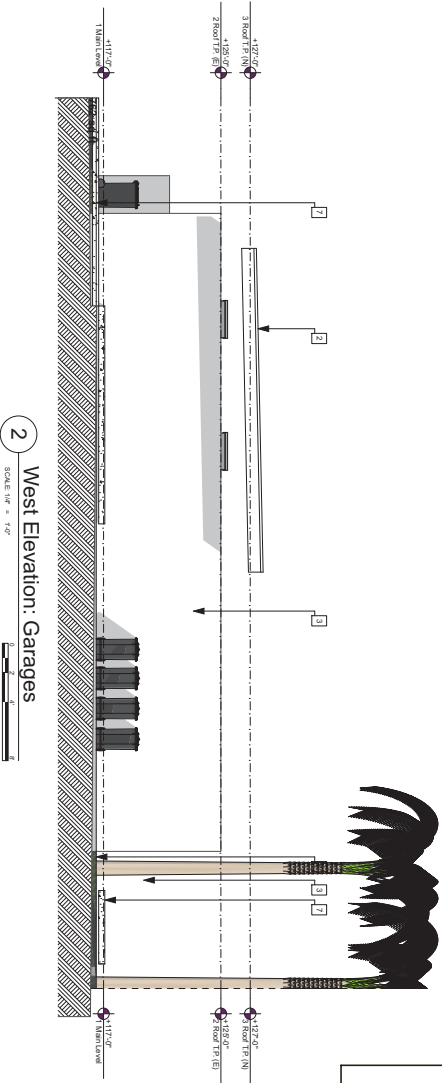
Allen & Parr Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO. Project No.
MODERATOR: SSK, Inc.
DESIGNER: Heidi Parr Ashabi
CONTRACT: Heidi Parr Ashabi

EXTERIOR ELEVATIONS

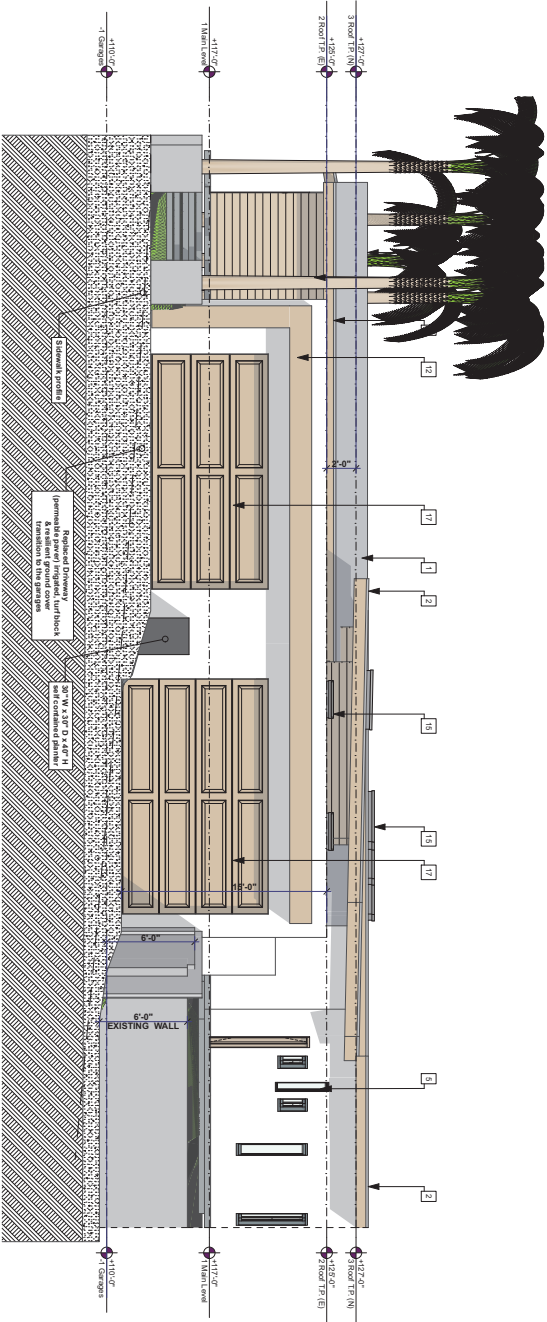
A-202

SHEET 27 OF 42



2 West Elevation: Garages

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



1 East Elevation: Garages

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

1	Roof Existing - Dark Asphalt Shingle, Designer Grade
2	Roof New - Dark Asphalt Shingle, Designer Grade
3	Suocco - White, Smooth Coat
4	Horizontal Wood Siding - Ipe Wood
5	Dark Anodized Aluminum Clad Window with Extruded Frame Detail
6	Dark Anodized Aluminum Clad Doors with Extruded Frame Detail
7	Existing Concrete (to remain)
8	Existing Grade (to remain)
9	25' Height Limit
10	Existing Trails (to remain)
11	Project Address(backlit)
12	Ipe Wood Cladded Architectural Detail
13	Dark Fascia - Painted Wood
14	T & G Cedar Wood Soffit
15	New Skylight
16	Existing Door and/or Window to remain
17	Wood Garage Door



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CONCLUSIONS

PREPARED DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

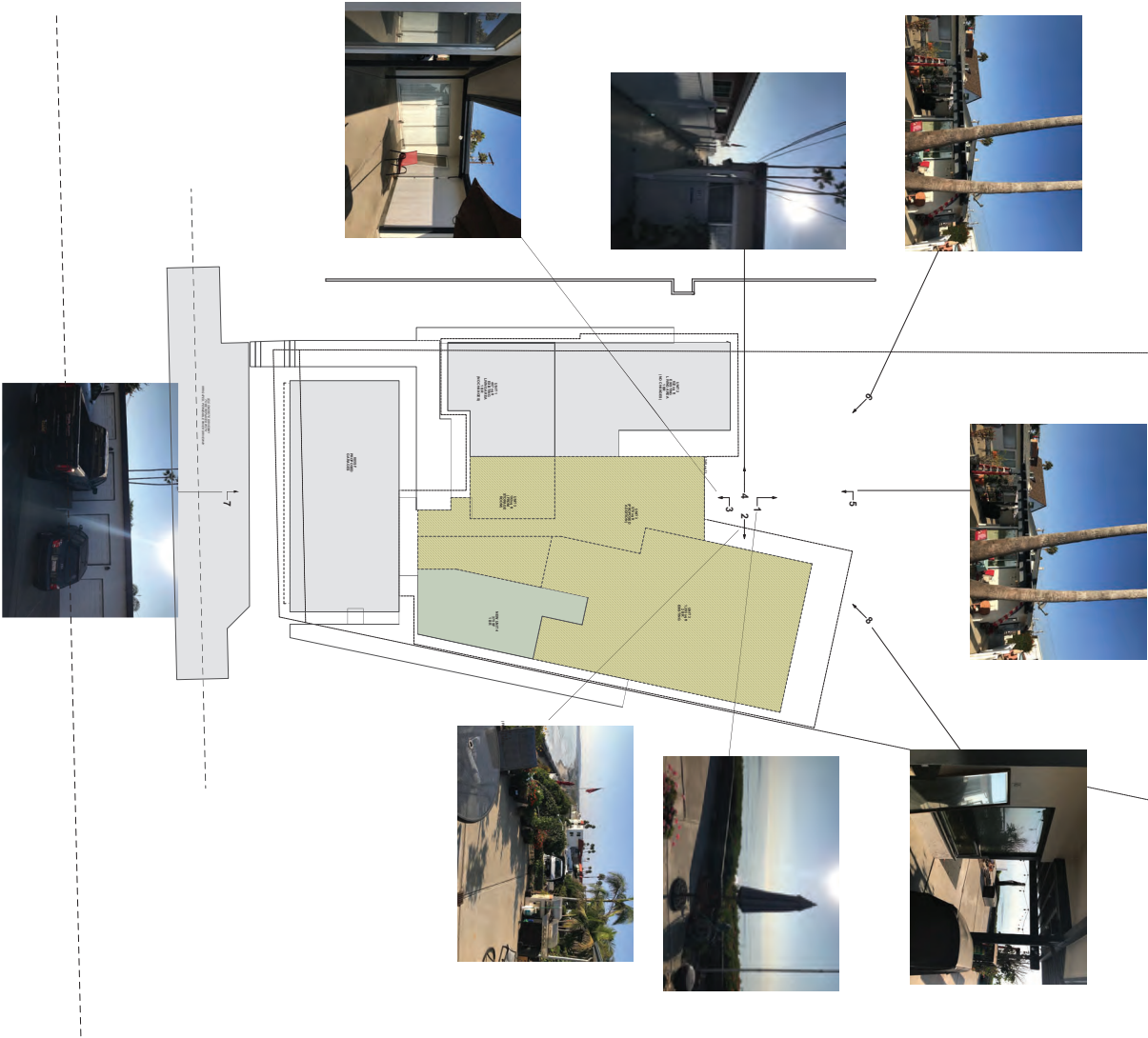
Allen & Parr Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO.	Project No.
DATE	5/25/2020
DESIGNER	Heid, Full Kohler
CONTRACT	

Exterior Elevations: Garage

A-203

SHEET 28 OF 42



1 Site Photos & Location Map
SCALE: 3/32" = 1'-0"



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CONSULTANTS

PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Paul Ashabi
1011 Buena Vista San Clemente CA 92672

PROJECT NO. Project No.
DATE: 05/15/2020
DESIGNER: Heidi Paul Ashabi
DRAWN BY: Heidi Paul Ashabi
CHECKED BY: Heidi Paul Ashabi
DATE: 05/15/2020

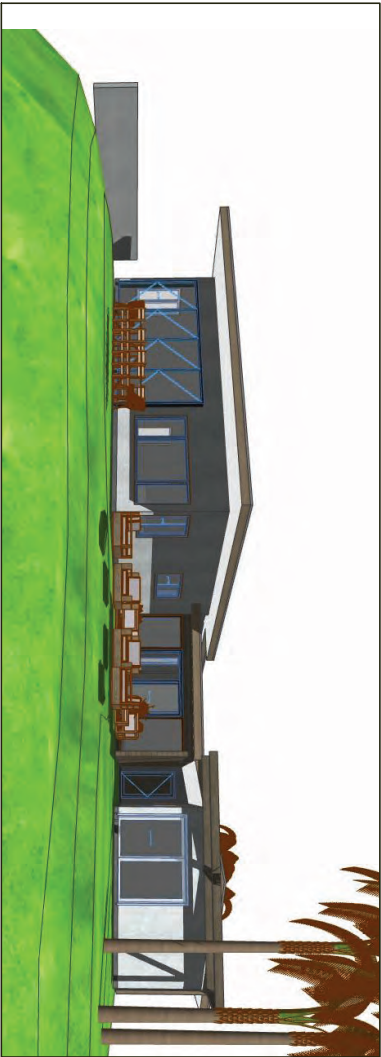
SHEET TITLE

Site Photos & Location Map

A-301

SHEET 31

Of 42




Rendered Perspective



Rendered Perspective



Rendered Perspective



Republic of Rational Design

ReRd.com | reRd@world.com | 213.359.8830

CONSULTANTS

PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Parr / Ashabi
1011 Buena Vista San Clemente CA 92672

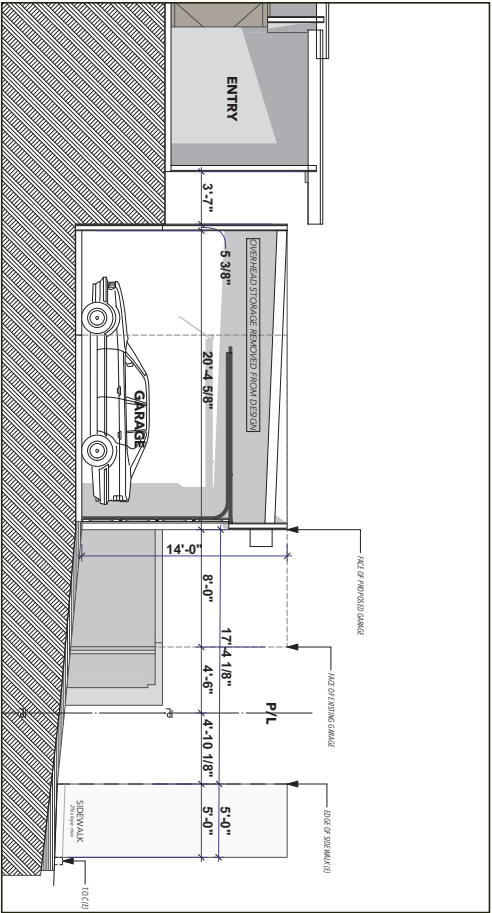
PROJECT NO.	Project No.
MODELER	SMS / ashabi
DESIGNER	Heidi / Heidi Kohler
CHECKER	

SHEET TITLE

Project Renderings

A-302

SHEET 32 Of 42



4 Proposed Garage to House Existing Section
SCALE: 1/4" = 1'-0"



Republic of Rational Design

Ref: 1011 Buena Vista Model Files/2 DD Set Files/1011 Buena Vista_50%_2stru.pln

CONSULTANTS

PROJECT DATE

1011 Buena Vista
Addition
Cultural Heritage Permit (CHP)

Allen & Poiré Architects
1011 Buena Vista San Clemente CA 92672

PROJECT NO. 1011 Buena Vista
MODELER: SWS/2010/09
DESIGNER: Heidi Poiré
COPYRIGHT: 2010

Building Sections

A-401

SHEET 33 OF 42