

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



[Click here to go
to staff report](#)

Th13a

5-21-0423

(Cole Family Investment Rentals LLP)

FEBRUARY 9, 2023

EXHIBITS

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Exhibit 1 – Vicinity Map

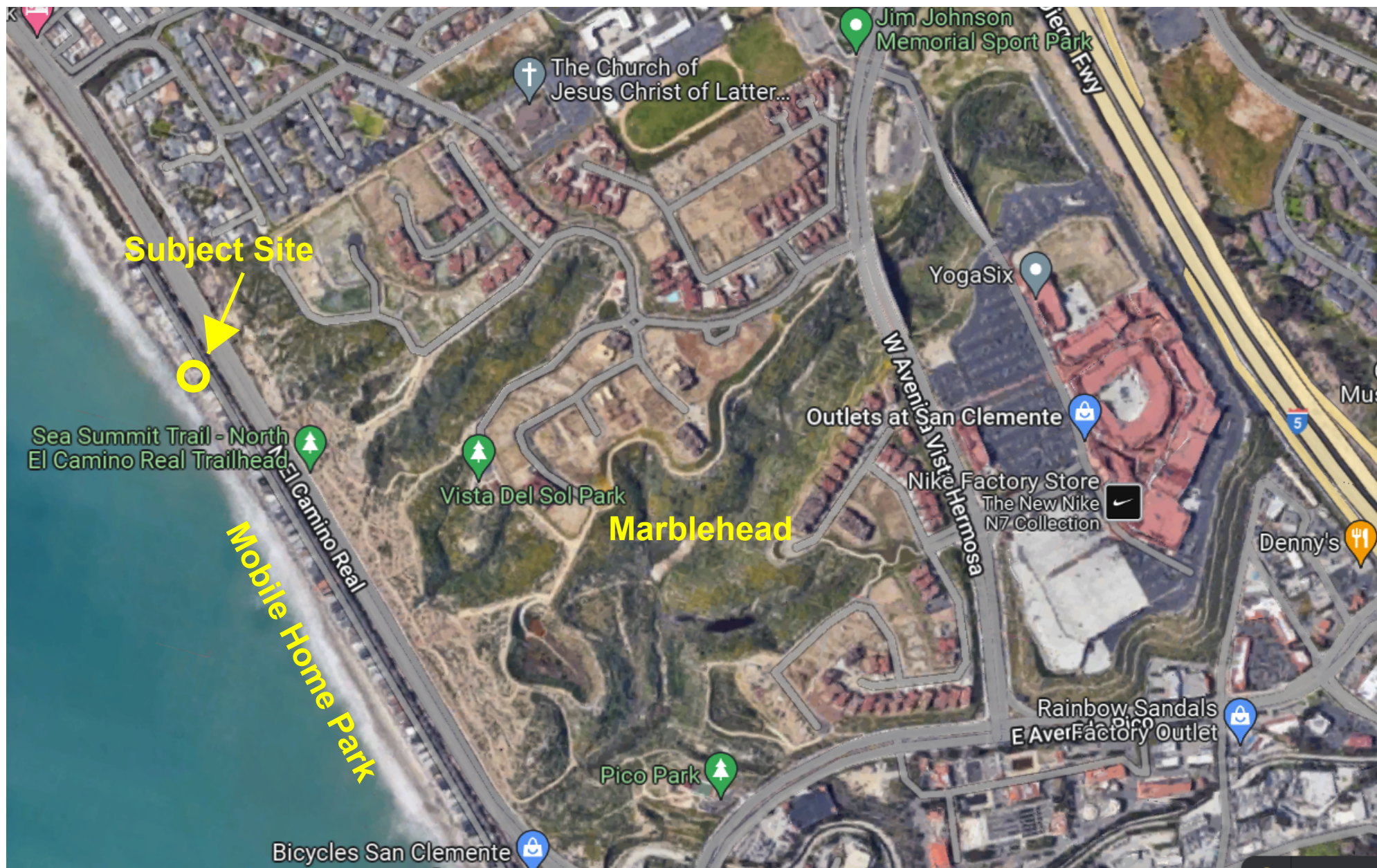




Exhibit 2 – Project Plans and Elevations

PETERS ASSOCIATES

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Project:
COLE RESIDENCE

1880 N. EL CAMINO REAL
UNIT 76
SAN CLEMENTE
CALIFORNIA

Owner:
RICK & EDNA COLE

HCD Approval

Revisions:		
No.	Date	Revision
1		
2		
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Date: 10 / 1 / 20

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

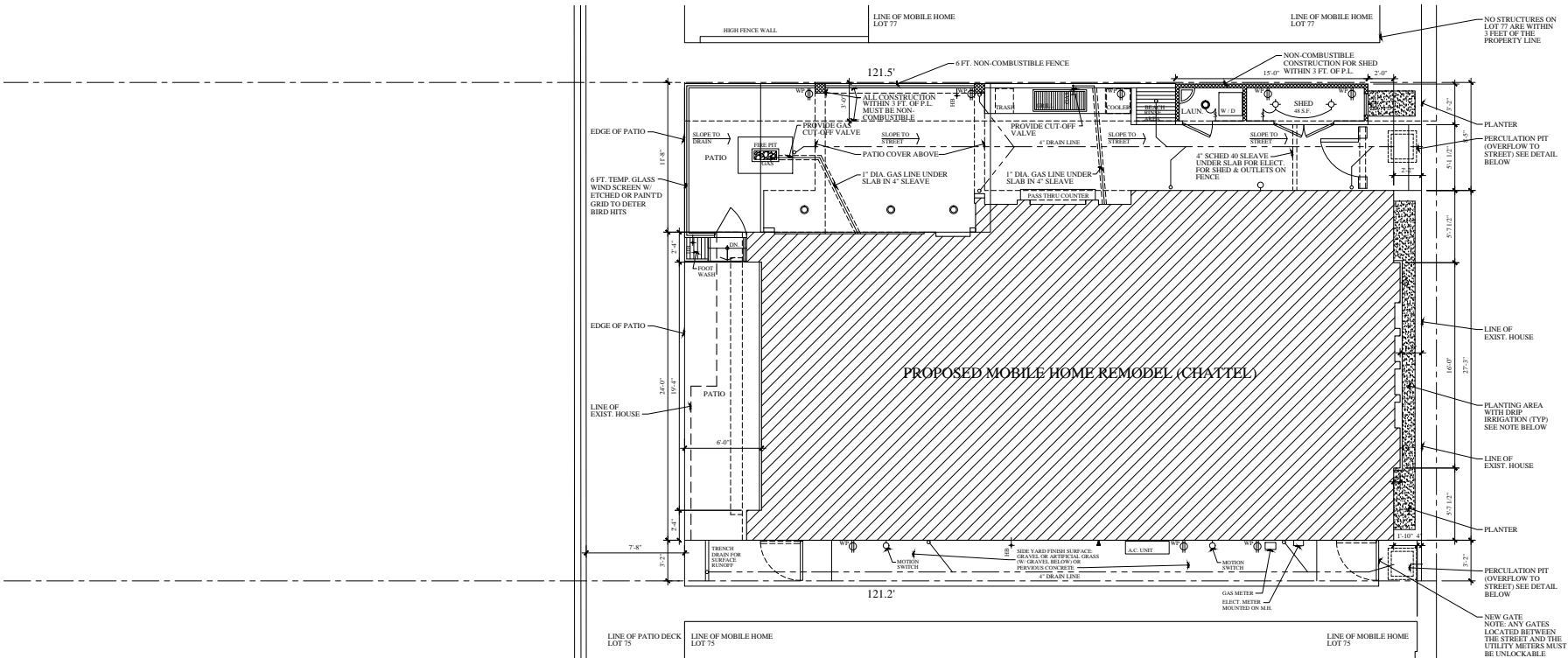
Bid Issue:

Construction Issue:

Sheet Title:
SITE PLAN

Sheet No.:

A - 1



SITE PLAN

1/4" = 1'-0"

NOTE:
ALL SITE WORK CONSTRUCTION IS CHATTEL -
TEMPORARY & REMOVABLE

SITE DATA

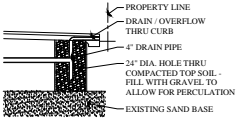
LOT SIZE	4,712 S.F.
TRAILER FOOTPRINT	1,289 S.F.
SHED	48 S.F.
PATIO COVER	165 S.F.
TOTAL COVERAGE	1,502 S.F.
PERCENT OF COVERAGE	32 %

BUILDING DATA

MAIN FLOOR	1,289 S.F.
UPPER LEVEL	837 S.F.
TOTAL	2,126 S.F.
SHED	48 S.F.
UPPER DECK	159 S.F.

LANDSCAPING AREA

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



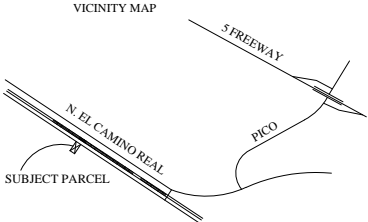
NOTE: ALL ROOF & PATIO
STORM RUN OFF SHALL BE
COLLECTED IN SUBSURFACE
DRAINLINES & RUN TO THE
PERC. PITS AT THE STREET

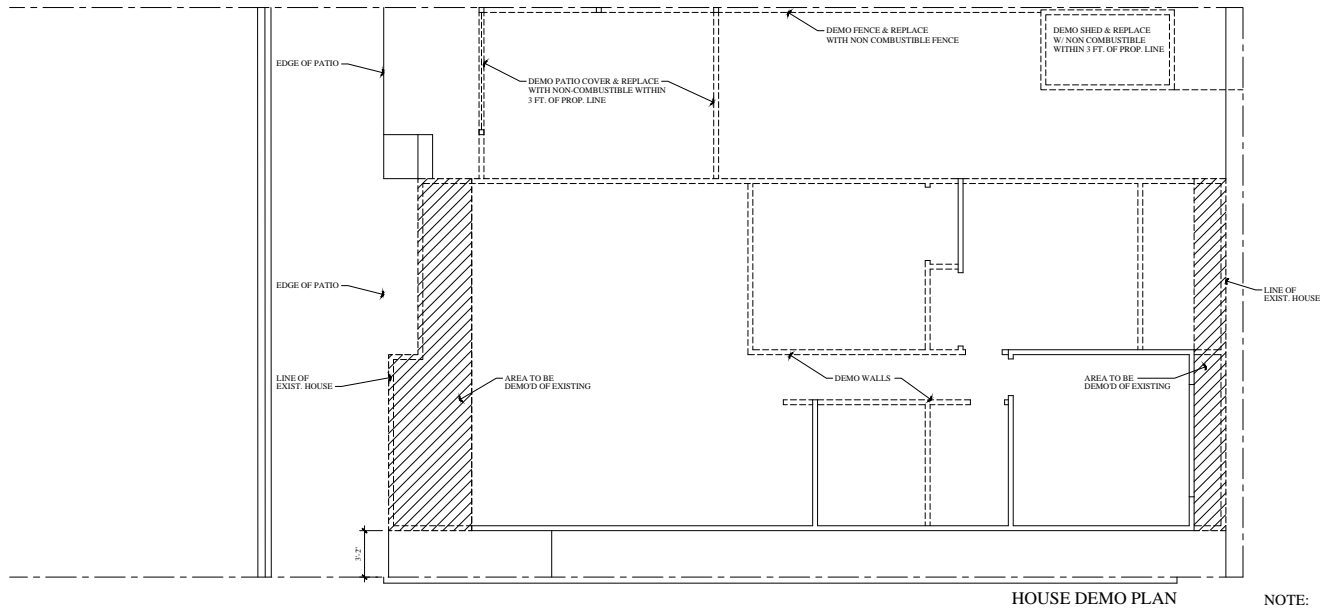
ELECTRICAL / PLUMBING SYMBOLS

- SURFACE MOUNTED LIGHT FIXTURES
- RECESSED LIGHT FIXTURE - 1C. RATED
- SWITCH
- WT WATER-PROOF OUTLET - GFCI
- HB HOSE BIB
- GAS GAS SUPPLY FOR APPLIANCE

NOTES:

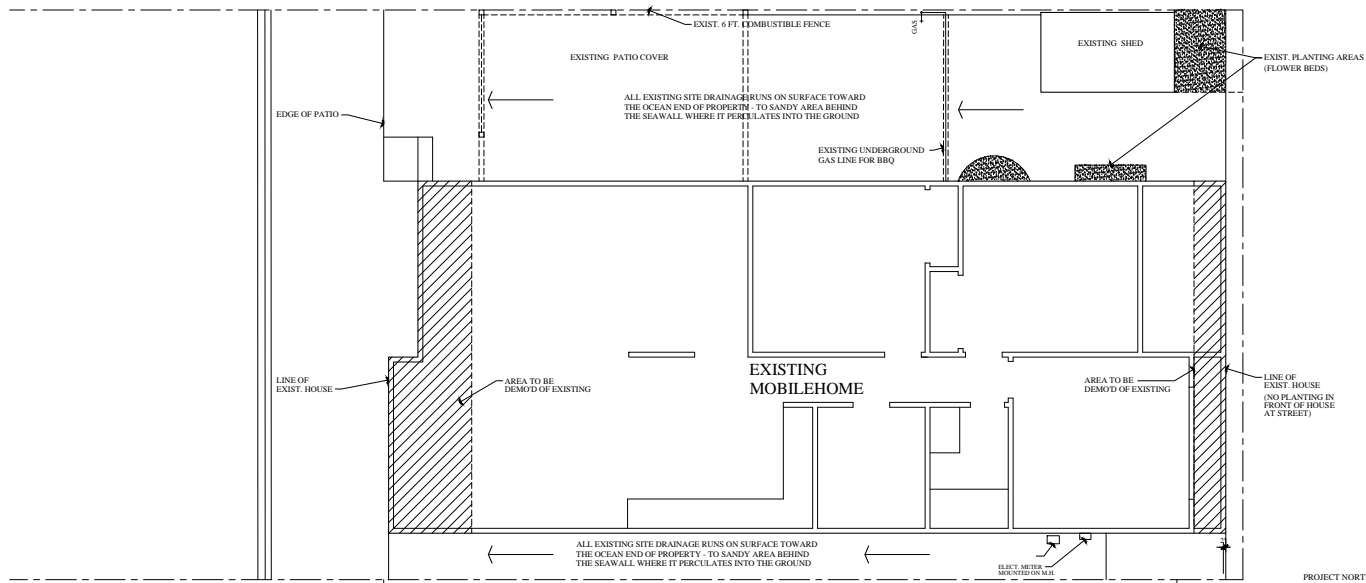
- 1. www





HOUSE DEMO PLAN

NOTE:
WASTE FROM DEMO WILL HANDLED PER
CITY OF SAN CLEMENTE'S WASTE
MANAGEMENT & RECYCLING PROCEDURES



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



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HCD Approval

Revisions:

No.	Date	Revision
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△		

Date: 4 / 1 / 22

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:

EXISTING SITE PLAN
+ DEMO PLAN

Sheet No.:

A - 1A

California Coastal Commission

5-21-0423

Exhibit 2

Page 2 of 5

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CALIFORNIA
Owner:
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HCD Approval

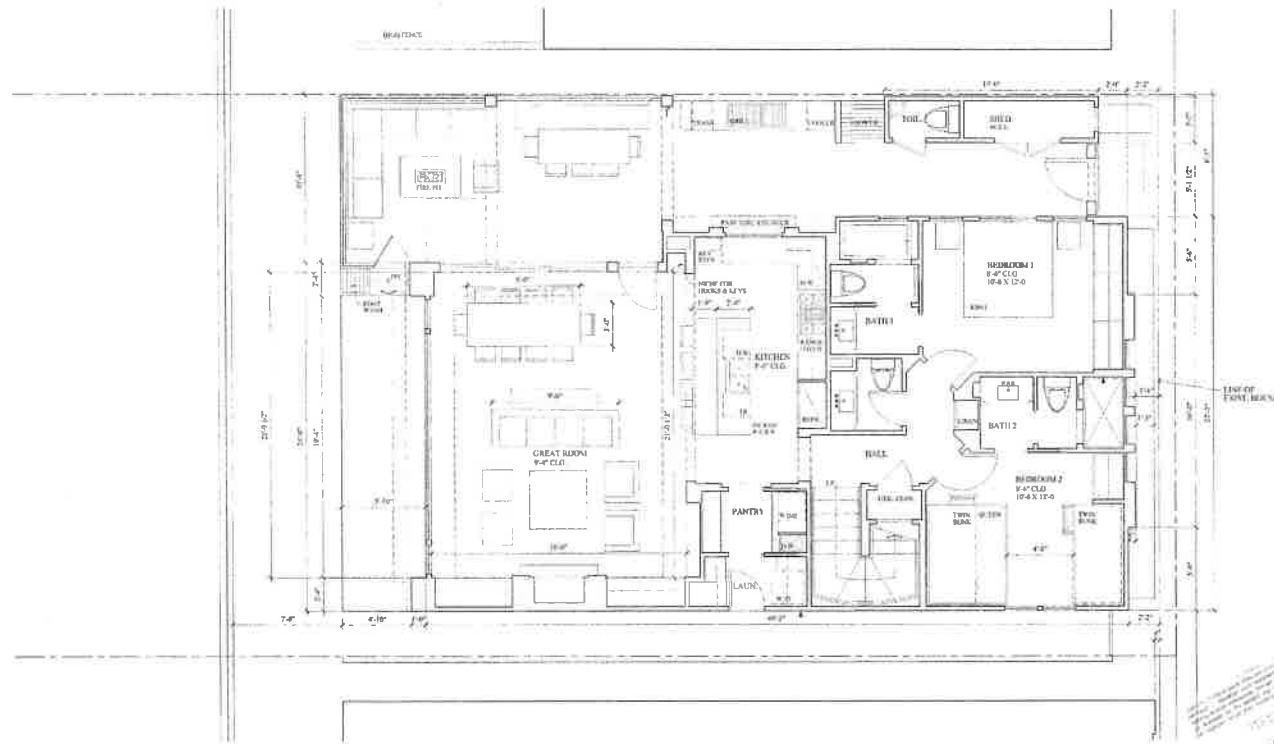
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Date: 10/11/2009
Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Final Issue:
Construction Issue:

Sheet Title:
**FIRST FLOOR PLAN
CHATEL**

Sheet No.:

A - 2



FIRST FLOOR PLAN
1/4" = 1'-0"
1,287 S.F.

PETERS ASSOCIATES

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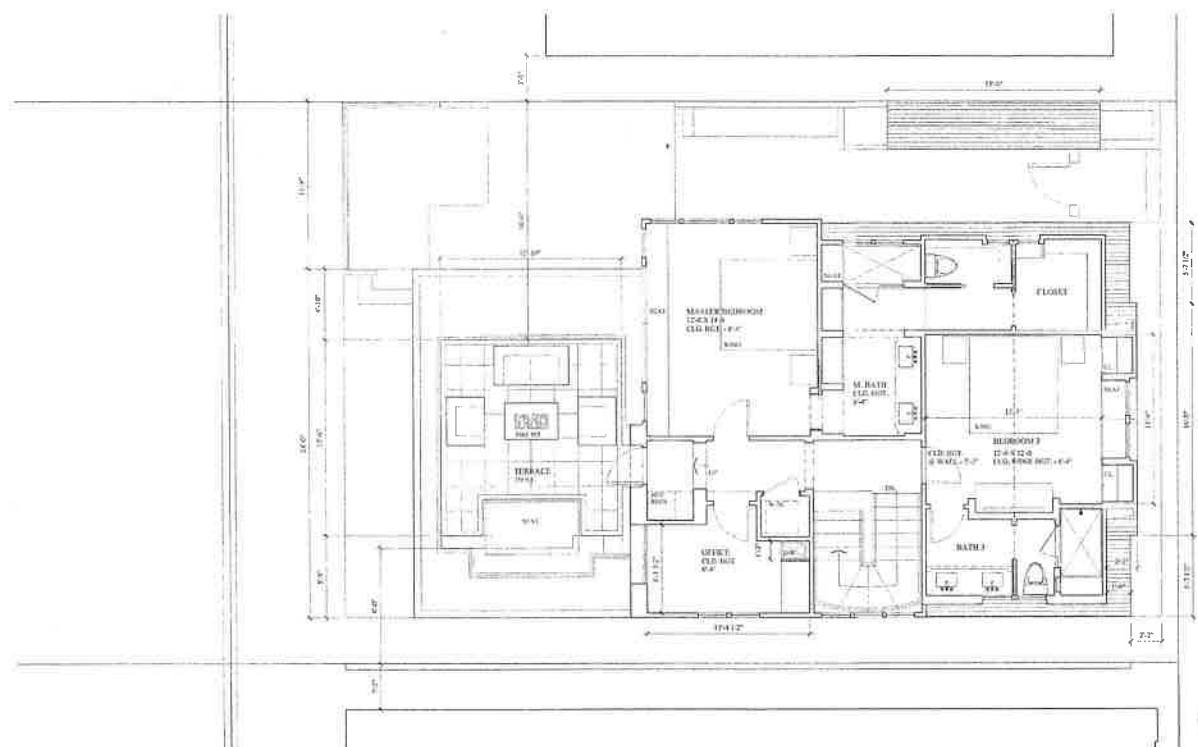
Project:

COLE RESIDENCE

1880 N. EL CAMINO REAL
UNIT 76
SAN CLEMENTE
CALIFORNIA

Owner:
RICK & EDNA COLE

HCD Approval



UPPER LEVEL PLAN
1/4" = 1'-0"
837 S.F.

Revisions:

No.	Date	Revision
1		
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5		

Date: 10/1/2020

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

of Issues:

Construction Issues:

Sheet Title:

**UPPER LEVEL PLAN
CHATEL**

Sheet No.:

A - 3

PETERS ASSOCIATES

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Date: 10/1/2020

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

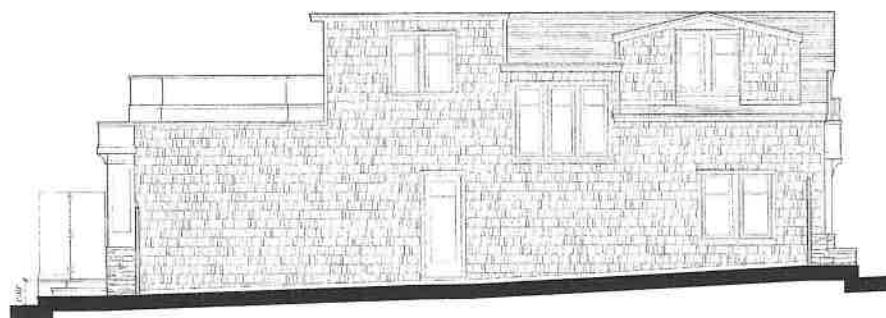
Mod. Issue:

Construction Issue:

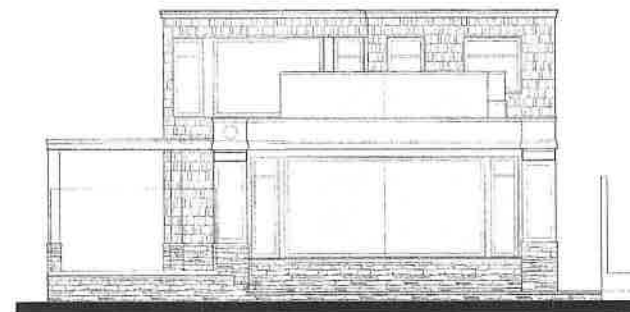
Sheet Title:
**ELEVATIONS
CHATEL**

Sheet No.:

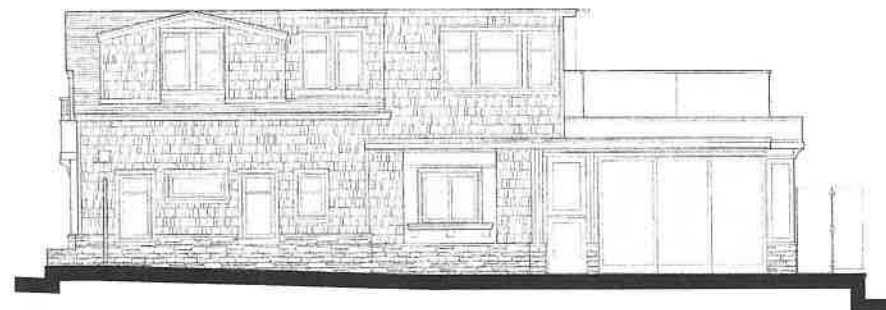
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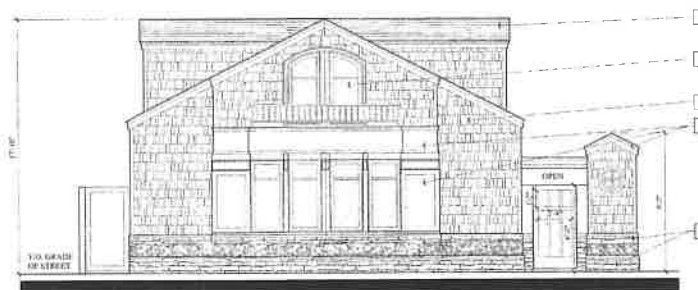
LEFT SIDE ELEVATION



WEST (OCEAN) ELEVATION



RIGHT SIDE ELEVATION



EAST (STREET) ELEVATION

ELEVATION KEYNOTES

- A "NOTCHES" FIBER CONCRETE SHINGLES
- B STONE VENEER
- C MILDARD "ESSENCE" WINDOWS - FIBERGLASS CLAD WOOD TRIMMING
- D "TREX" OR "ARDEX" COMPOSITE TRIM AT WINDOWS AND EXITS
- E "CLARK" COMPOSITE ASPHALT SHINGLE ROOFING

Exhibit 3 – Original Visual Impact Study from Applicant (17 ft.-10 in. Height)

Points:





View 1 - Existing Condition



View 1 - Proposed Project





View 2 - Proposed Project



View 3 - Existing Condition



View 3 - Proposed Project

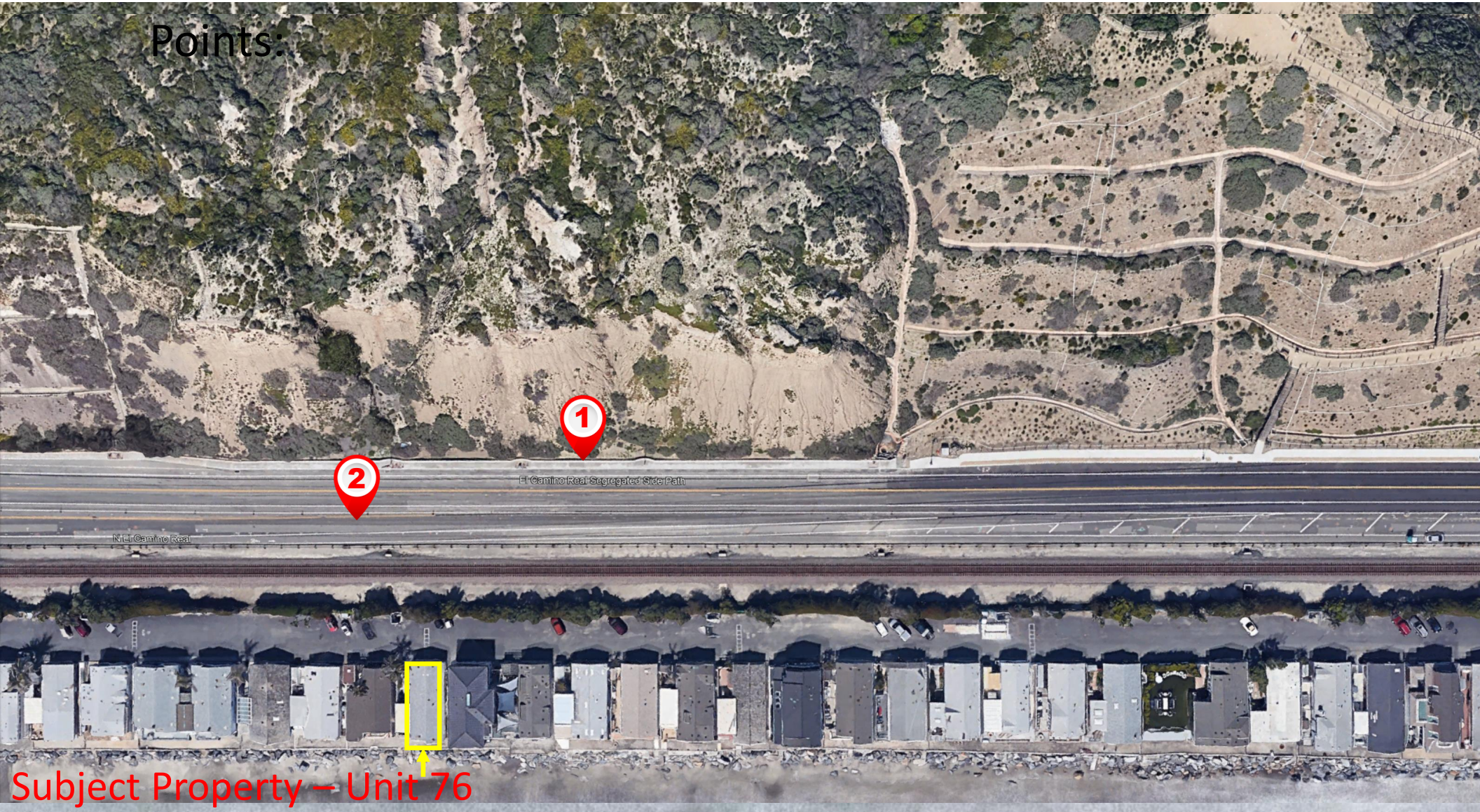


View 4 - Existing Condition



View 4 - Proposed Project

Points:





View 1 - Existing Condition



View 1 - Proposed Project



Unit 76

View 2 - Existing Condition



View 2 - Proposed Project

Exhibit 4 – Updated Visual Impact Study from Applicant (16 ft. Height)

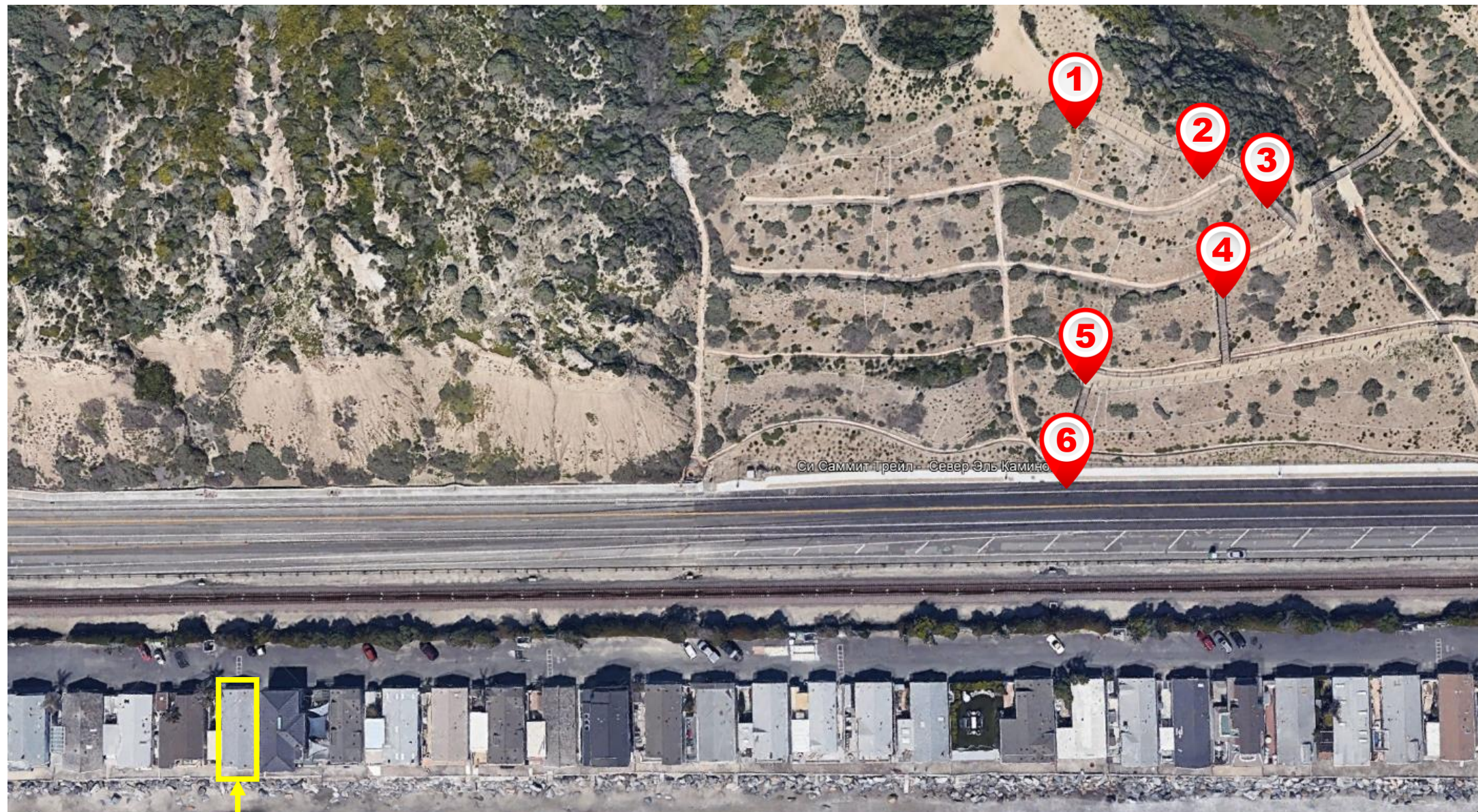


Image Landsat / Copernicus

Subject Property – Unit 76



Unit 76

View 1 - Existing Condition



View 1 - Proposed Project



Unit 76

View 2 - Existing Condition



View 2 - Proposed Project



Unit 76

View 3 - Existing Condition



View 3 - Proposed Project



Unit 76

View 4 - Existing Condition



View 4 - Proposed Project



Unit 76

View 5 - Existing Condition



View 5 - Proposed Project



Unit 76

View 6 - Existing Condition



View 6 - Proposed Project