

**OC DEVELOPMENT SERVICES REPORT**

**DATE:** November 18, 2021

**TO:** Orange County Zoning Administrator

**FROM:** OC Development Services / Planning Division

**SUBJECT:** Planning Application PA21-0030 for a Variance

**PROPOSAL:** The applicant is requesting a Variance to the Zoning Administrator for a proposed 427 square foot addition to an existing single-family dwelling located 10 feet from the rear property line, instead of the required 15 feet.

**ZONING:** R1/28(C3849) "Single-Family Residence"

**GENERAL PLAN:** 1B "Suburban Residential"

**LOCATION:** The project is located at 3212 Yellowtail Dr. within the Second (2nd) Supervisorial District (APN: 086-474-07)

**APPLICANT:** Richard Finkle, Property Owner  
Benjamin Morey, Agent

**STAFF CONTACT:** Cynthia Burgos, Contract Staff Planner  
Phone: (714) 667-8898 E-mail: Cynthia.Burgos@ocpw.ocgov.com

**RECOMMENDED ACTION(S):**

OC Development Services/Planning recommends the:

1. Receive the staff report and public testimony as appropriate
2. Find that the proposed project is exempt from CEQA per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.
3. Approve Planning Application PA21-0030 for a Variance subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

## **BACKGROUND AND EXISTING CONDITIONS:**

The subject property, lot 76 of Tract 3425 (3212 Yellowtail Dr), is located within the unincorporated community of Rossmoor in the County of Orange. The property is zoned R1/28(C3849) “Single Family Residence” District with a 28-foot maximum height limit. The subject site is a rectangular shaped lot and flat in topography. The lot is 7,665 square feet in size and has a width of 70 feet and a depth of 109 feet. The lot faces Yellowtail Drive and has an existing 1,699 square foot single story dwelling with an attached 455 square foot garage.

### Proposed Project

The applicant is requesting a Variance to add a 427 square foot addition to the existing residence that would be located at 10 feet from the rear property line instead of the required minimum rear yard setback of 15 feet.

## **SURROUNDING LAND USES:**

Zoning and existing land uses for the project site and for other surrounding properties beyond are as follows.

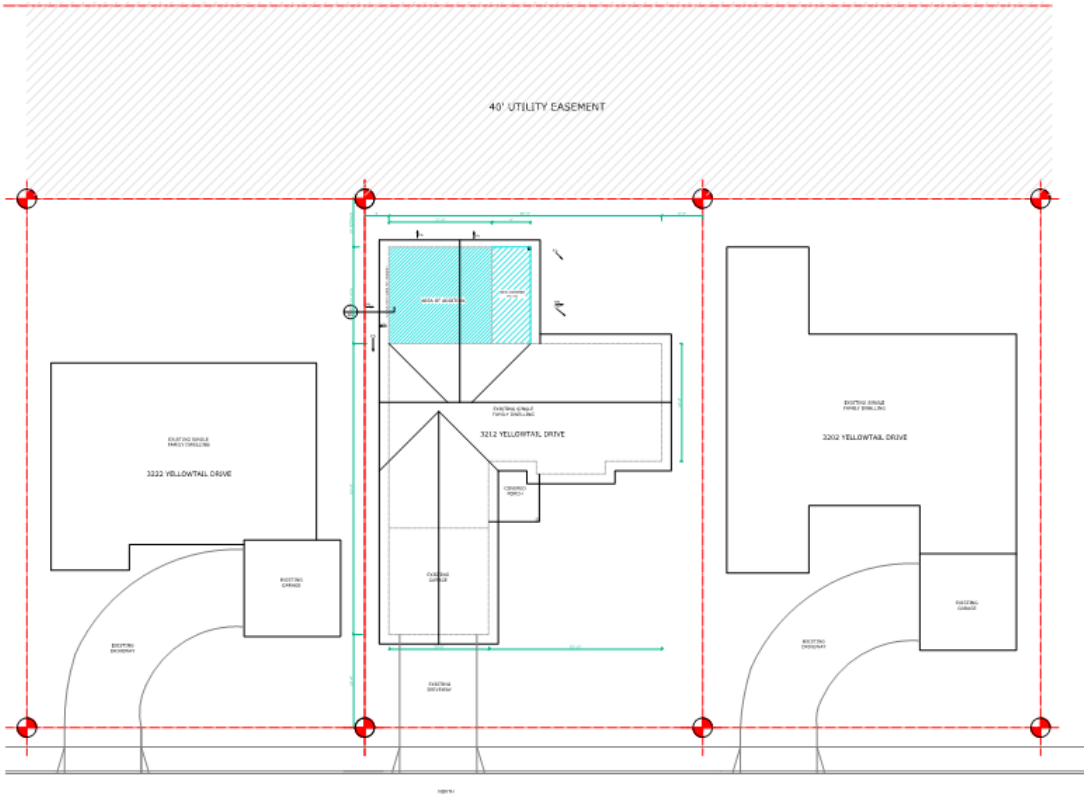
DIRECTION	ZONING DISTRICT	EXISTING LAND USE
Project Site	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling
North	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling
South	City of Seal Beach	40’ utility easement and Office Building
East	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling
West	R1/28 (C3849) “Single-Family Residence” district	Single Family Dwelling

**Aerial of Project Site**

An aerial photograph of the Project site and surrounding properties within unincorporated Rossmoor is provided below.



**SITE PLAN**



## DISCUSSION/ANALYSIS:

Below is a table comparing the development standards for the R1/28 (C3849) "Single-Family Residence" district with the Applicant's proposal.

STANDARD	PERMITTED	PROPOSED
Building Site Area	7,200 square feet minimum	7,665 square feet (existing)
Structural Front Setback	20' minimum	19'4" (existing)*
Structural Side Setback	5' minimum	8'6" right side (existing) 5' left side (proposed)
Structural Rear Setback	15' minimum (Ord. 3556 reduces the rear setback from a minimum of 25' to 15')	10' (proposed)*
Maximum Building Height	17' maximum (Ord. 3556 reduces the height from a maximum of 28' to 17')	13'5" (proposed)

\*Indicates deviation from Site Development Standards

The applicant is seeking approval of a variance to facilitate the construction of a room addition that will include two bedrooms. The proposed addition is 427 square feet total and would be located along the rear of the property. The proposed addition will extend 20 feet into the backyard 5 feet of which will be within the required rear setback. If approved the rear setback of this portion of the house will be 10 feet, rather than the minimum 15 feet required. A rear setback of 15 feet is required for the subject property per Ordinance No.3556 (incorporated into the current applicable Ordinance No. 3849), approved on November 20, 1985, whereby all structures located between 15 and 25 feet from the rear property line are limited to a height of 17 feet.

Since the property backs up to a drainage channel, and beyond that is an office parking lot, there are no residential uses directly behind the project that could be impacted from the reduced rear setback proposed. The proposed addition would not be visible from any public right of way, therefore, it is not expected to impact the character of the neighborhood either.

Pursuant to Zoning Code Section 7-9-125.6 (b), in order to approve a Variance, two (2) specific findings need to be made. These findings are:

1. Special Circumstance: There are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed in the vicinity and subject to the same zoning regulations.

2. No Special Privileges: Approval of the application will not constitute a grant of special privileges, which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when specified conditions are complied with.

**Special Circumstance:**

Although the property is generally flat and rectangular in size, the rear of the property is not adjacent to a residential use. The rear of the property backs up to a drainage channel and beyond the draining channel are commercial uses. The primary purpose of the setbacks are to provide visual separation and privacy among the neighboring uses, however in this case the adjacent use is a drainage channel. Due to the physical separation provided by the drainage channel this property does have a special circumstance allowing for a reduction in the setback while meeting the intent of the zoning code.

**No Special Privileges:**

Similar projects in the Rossmoor area have been proposed and approved. Specifically, the next-door neighbor received approval to reduce the rear setback from the required 15 feet to 10 feet. Below is a table of similar projects approved that are of a similar nature to the proposed project.

APPLICATION	LOCATION	PERMITTED	APPROVED REAR SETBACK
PA170039	11321 Loch Lomond	Variance to attach a room addition to an existing detached garage with a reduced rear setback of 5 feet 1 inch.	5'1"
PA140035	2071 Chaucer Road	Variance to reduce the rear setback to five (5) feet from an existing flood control channel	5'
PA130034	3201 Bradbury Road	Variance for a reduced rear setback of five (5) feet.	5'
PA100045	11791 Newbury Road	Variance to attach a room addition to an existing detached garage with a reduced rear setback of four (4) feet eight (8) inches.	4'8"
PA010099	3202 Yellowtail Drive	Variance to reduce the rear setback from the required 15 feet to 10 feet.	10'

Staff finds that the two required findings can be made. Multiple variances for rear yard setbacks have been previously approved in this vicinity and this proposal is typical of those previous approvals. Staff believes approval of the requested rear yard setback variance would not constitute the granting of special privileges inconsistent with the limitations placed upon other properties in the area because as previously stated other rear yard variances have been granted in the vicinity.

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A copy of the planning application and the proposed site plan were distributed for review and comment to appropriate County division. Staff has reviewed all comments received, and where appropriate, has

addressed the comments through recommended Conditions of Approval, which are provided as Attachment 2. Public notices were mailed to all owners of record within 300 feet of the subject property, and posted in front of the project site, the Orange County Hall of Administration at 333 W. Santa Ana Blvd., and in the lobby at the County Administration South building located at 601 N. Ross Street, Santa Ana, CA 92701, at least ten days prior to this public hearing, as required by established public hearing posting procedures. As of the writing of this staff report, no comments raising issues with the project have been received from OCFA or other County divisions.

Additionally, copies of the planning application and sets of plans for the proposed project were distributed to the Rossmoor Homeowner Association for review and comment. The Homeowners Association (HOA) did not respond to the review request.

### **CEQA COMPLIANCE:**

The proposed project is exempt from CEQA per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.

### **CONCLUSION:**

Staff has closely reviewed the applicant's request for a rear setback variance and found it to be compatible with adjacent use and development. Staff recommends Zoning Administrator approval of Planning Application PA21-0030 for Variance subject to attached Findings and Conditions of Approval.

Submitted by:



Brian Kurnow, Current Planning Manager  
OC Development Services/Planning

Concurred by:



Amanda Carr, Interim Deputy Director  
OC Public Works/Development Services

### **ATTACHMENTS:**

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter of Justification
4. Environmental Documentation NOE PA21-0030
5. Site Photos
6. Site Plans

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500 filed at the County Service Center, 601 N. Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services/Planning Division.

Attachment 1





**Attachment 1**  
**Findings**  
**PA21-0030**

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**1** **GENERAL PLAN** **PA21-0030**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

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**2** **ZONING** **PA21-0030**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

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**3** **COMPATIBILITY** **PA21-0030**

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

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**4** **GENERAL WELFARE** **PA21-0030**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

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**5** **CATEGORICALLY EXEMPT** **PA21-0030**

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 the Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.

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**6** **VARIANCE 1** **PA21-0030**

That there are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations. Due to the physical separation provided by the drainage channel this property does have a special circumstance allowing for a reduction in the setback while meeting the intent of the zoning code.

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**7** **VARIANCE 2** **PA21-0030**

That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with.

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Attachment 2



**Attachment 2  
Conditions of Approval  
PA21-0030**

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**BASIC/APPEAL EXACTIONS - Z06**

**BASIC**

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

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**BASIC/COMPLIANCE - Z04**

**BASIC**

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

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**BASIC/INDEMNIFICATION - Z05**

**BASIC**

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

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**BASIC/LAND USE PLAN - Z03**

**BASIC**

Except as otherwise provided herein, this permit is approved as a land use plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Development

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Services , for approval. If the Director, OC Development Services , determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

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**BASIC/TIME LIMIT - Z02**

**BASIC**

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

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**BASIC/ZONING REGULATIONS - Z01**

**BASIC**

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

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**EROSION AND SEDIMENT CONTROL PLAN - WQ05**

**SC**

Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site.

A copy of the current ESCP shall be kept at the project site and be available for County review on request.

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**CONSTRUCTION NOISE: - 558**

**RA**

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that: (County Standard Condition N10)

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- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.  
(County Standard Condition N10)
  - (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)
  - (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)
- B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)
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**NEW REAR SETBACK**

Approval of this permit reduces the required rear setback to 10 feet instead of the minimum required 15 feet.

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Attachment 3

### **Letter Of Justification:**

Seeking a variance from the development standards at 3212 Yellowtail Drive in Unincorporated Orange County.

(1) Special circumstances. There are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations:

This property has a large courtyard in front of the house that is the viewpoint of the main living room area. Creating new bedroom space in this area would close off any natural light that would be available. The same situation would also apply to the rear yard section as building new bedrooms across the kitchen, nook, and dining room area would also close off natural light through windows into those areas. This leaves the only option of building the two bedroom extension on the rear east side of the property as one that will still allow natural light into all the areas of the house, and accomplish the additional bedroom space as the next door neighbors have done.

(2) No special privileges. Approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations, when the specified conditions are complied with:

This is consistent with the property to the west which was granted a variance of setback to the rear yard setback of 10 feet.

Attachment 4



## CEQA Exemption Exceptions Worksheet

**Project Name:** Finkle Residence

**Project Number:** PA21-0030

**Project Location:** 3212 Yellowtail Drive, Los Alamitos, CA (unincorporated Rossmoor community)

**Project:** Proposed 427 square foot addition to an existing single-family dwelling located 10 feet from the rear property line, instead of the required 15 feet.

Eligible State CEQA Guidelines Exemption(s)	Analysis
<p>Class 1 - Existing Facilities</p> <p>Class 3 - New Construction or Conversion of Small Structures</p>	<p>This exemption provides for the minor alteration of existing private structures involving negligible or no expansion. Permitting the fence would not expand the use.</p> <p>This exemption provides for the development of small structures that include single-family residences that include minor additions.</p>
Exemption Exceptions (Guidelines §15300.2)	Analysis
<p><b>§15300.2(a) Location.</b> Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.</p>	<p>This exception does not nullify the use of the Class 1 or Class 3 exemption.</p> <p>The site is located on a developed parcel in an existing single-family residential neighborhood. The Natural Communities and Conservation Plan's classification of this site is Developed; therefore, the project would not impact an environmental resource related to a biological habitat resource.</p> <p>The project site is not identified on a hazardous waste resource site; therefore, the project would not impact an environmental resource related to a hazardous waste resources. Refer below to the Hazardous Waste Sites section.</p>
<p><b>§15300.2(b) Cumulative Impact.</b> All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.</p>	<p>This exception does not nullify the use of the eligible exemption.</p> <p>The construction project does not include or require additional or successive projects to implement the proposed project. The project is located on a parcel surrounded by existing residential development and will not trigger additional development.</p>
<p><b>§15300.2(c) Significant Effect due to Unusual Circumstances.</b> A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</p>	<p>This exception does not nullify the use of the Class 1 or Class 3 exemption.</p> <p>In the 2015 California Supreme Court Case (Berkeley Hillside Preservation v. City of Berkeley) the court created a two-part test to determine if unusual circumstances are operative that would nullify the use of an exemption: 1) Is there an unusual circumstance? 2) If yes, is there a reasonable possibility it will create a significant impact?</p> <ul style="list-style-type: none"> <li>• The project is within an established residential neighborhood.</li> <li>• The proposed improvements have been completed on other, similar residential properties near the project site and in the vicinity of the project.</li> <li>• Project implementation will not result in significant impacts.</li> </ul> <p>The test for Unusual Circumstances has not been met because unusual circumstances are not present.</p>

## CEQA Exemption Exceptions Worksheet

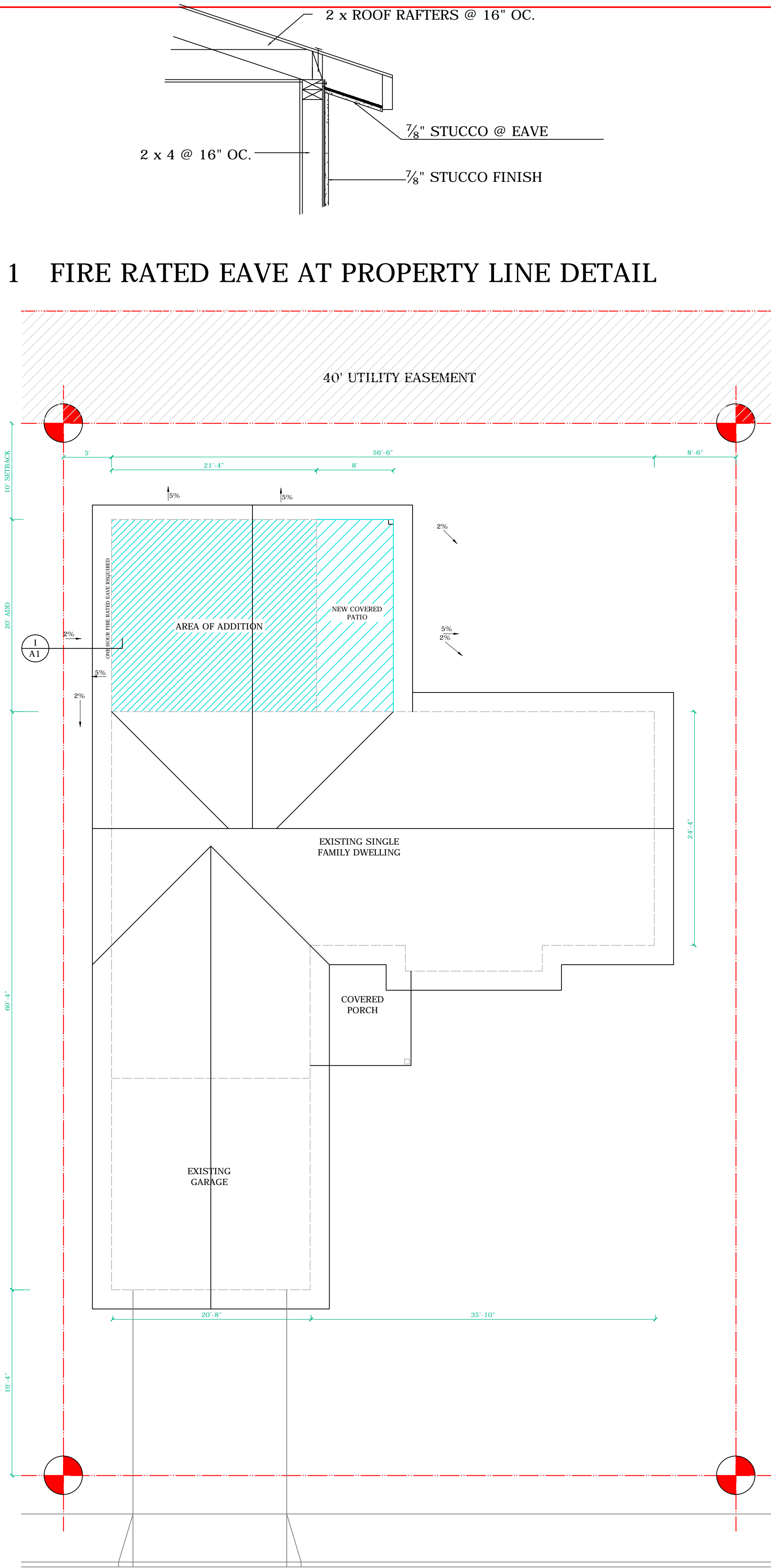
Eligible State CEQA Guidelines Exemption(s)	Analysis
<p><b>§15300.2(d) Scenic Highways.</b> A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</p>	<p>This exception does not nullify the use of the Class 1 or Class 3 exemption.</p> <p>The nearest officially State-Designated Scenic Highway in the vicinity of the site is SR 1 located approximately 2.7 miles south of the project site. Project improvements are contained to the project site and not near or within the scenic highway</p>
<p><b>§15300.2(e) Hazardous Waste Sites.</b> A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</p>	<p>This exception does not nullify the use of the Class 1 or Class 3 exemption.</p> <p>The project site is not identified on the California Department of Toxic Substances Control EnviroStor hazardous waste database that was queried on 11.01.21.</p>
<p><b>§15300.2(f) Historical Resources.</b> A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.</p>	<p>This exception does not nullify the use of the Class 1 or Class 3 exemption.</p> <p>The project site is developed with a single-family residence constructed in 1960; therefore, no potential for an adverse change in a historical resource would occur.</p>

Attachment 5



Attachment 6





3212 YELLOWTAIL DRIVE



SITE PLAN  
SCALE 1/8" = 1'-0"



#### GENERAL NOTES

- These plans are intended for use by only knowledgeable licensed contractors familiar with all applicable codes and other governmental requirements, and able and willing to provide workmanship and materials of high quality. They shall be interpreted so as to incorporate all applicable building codes and other governmental requirements. All ambiguities and doubts shall be resolved, unless Design Drafting Services specifies otherwise in writing, in favor of the construction or material of the highest quality.
- The builder shall take full and final responsibility for constructing a final product of appropriate quality and serviceability consistent with the information and requirements contained in the construction documents or reasonably inferable therefrom, and/or contained in the requirements of any governmental entity with jurisdiction over the project; and in this regard the builder shall take full responsibility for all construction means, methods, techniques, sequences or procedures including without limitation demolition, excavation and erection procedures; for safety precautions and programs in connection with the project; and for the timeliness or quality of all of the work performed pursuant to this agreement. In this regard, the builder shall indemnify to the fullest extent allowed by law the project's design team, and their respective officers, directors, principals and employees, of and from any and all claims, liability claims and/or losses involving and indemnities' actual or alleged active negligence or design defects, and excluding only and indemnitee's sole negligence or willful misconduct.
- Any subcontractor which agrees to construct the project pursuant to these plans fully assumes the risk of all errors and omissions which should have been detected by a careful review by a knowledgeable licensed contractor, that which for and reason were not resolved during the bidding or negotiation process. Further, the builder shall carefully review these plans as the work progresses in order to identify any significant errors and omissions and to ascertain all necessary information before proceeding with the affected work, and assumes the risk of any and all loss, including delay, which may be caused or contributed to by the failure to ascertain correct or necessary information in a timely manner.
- The builder shall verify all conditions and dimensions in the field; and all questions as to dimension and field conditions shall be resolved before the affected work proceeds. No dimensions shall be obtained by scaling these plans.
- The General Building Permit and Plan Check Fee shall be secured and paid for by the builder. All of the permits shall be taken out and paid for by the builder or by such subcontractor as the builder may direct.
- The builder shall be responsible for providing and maintaining temporary water supply, light/power, toilet facilities and jobsite office with telephone and fax machine.
- The builder shall furnish all laboratory tests, inspections and reports that are required by these plans by law.
- The builder shall provide shop drawings submittals for those aspects of the work identified for trusses, floor trusses ; and each submittal shall contain five copies of the involved documentation.
- No substitutions shall be submitted to Design Drafting Service unless it has first been approved in writing by the owner.
- All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work, and at the completion of the work shall remove all rubbish from and about the jobsite and all their tools, scaffolding and surplus materials and shall leave the job broom clean, including removing all labels stickers, paint smears etc. from lighting fixtures, plumbing fixtures, glass surfaces, finish hardware, cabinets, counter tops, etc.
- Design Drafting Service shall be notified prior to construction of any errors or omissions found on plans.

EL160798,ME160448,PB160834,RS160593,RW160129

#### NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

Notes must be shown as worded, on the title sheet of the plan

- In the case of emergency, call \_\_\_\_\_ at Work Phone # \_\_\_\_\_ or Home Phone # \_\_\_\_\_
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.

EL160798,ME160448,PB160834,RS160593,RW160129

- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

#### MUNICIPAL NOTES

- NOTE: WORKING HOURS ARE 7AM-8PM, M-F; 9AM-4PM, SATURDAY  
NO SUNDAY OR LEGAL HOLIDAYS.
- NOTE: DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- NOTE: THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL, PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- NOTE: SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
- NOTE: EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- NOTE: SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF DEMOLITION, ADDITION AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR. PHONE NO. (909) 596-2000. BE ADVISED: SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD OR START OF WORK. FOR FURTHER INFORMATION VISIT <http://www.scaqmd.org/Default.htm>.
- NOTE: SEDIMENT AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- NOTE: STOCK PILE OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- NOTE: TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPOSAL BY WIND.
- NOTE: FUELS OILS SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- STATE REQUIREMENTS
- NOTE: AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKER'S COMPENSATION INSURANCE CERTIFICATE.
- NOTE: ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO INSURE THAT THE WORK IS DONE IN ACCORDANCE WITH THE CODE REQUIREMENTS PRIOR TO REQUESTING OF INSPECTION.
- ADMINISTRATIVE REQUIREMENTS
- NOTE: THE ISSUANCE OF PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES RULES AND/OR REGULATIONS.
- NOTE: THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE WITH THE CITY MUNICIPAL CODE UNTIL THE PROJECT IS FINAL OR APPROVED TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.

* EXISTING LIVING SPACE	1699.0 SF
* NEW ADDITION	427.0 SF
* TOTAL LIVING SPACE	2126.0 SF
* EXISTING GARAGE	455.0 SF
* NEW COVERED PATIO	180.0 SF
* EXISTING COVERED PATIO	400.0 SF
* EXISTING COVERED PORCH	127.0 SF
* LOT SIZE	7665.0 SF
* LOT COVERAGE	30%
* STORY	ONE
* BUILDING HEIGHT NEW	12'-10"
* CONSTRUCTION	TYPE VB
* OCCUPANCY	R3
* SPRINKLER	NO
* LOT	NO
* TRACT	3425
* APN#	086-474-07
* ZONE	R1X
LOT DATA	

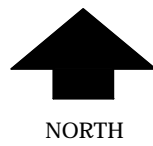
SCOPE OF WORK:	
1	BUILD NEW ONE STORY ADDITION TWO BEDROOMS 427.0 SF.
2	CONVERT EXISTING BEDROOM TO NEW BATHROOM AND LAUNDRY ROOM (148.0 SF.)
3	NEW COVERED PATIO 180.0 SF.

PROJECT ASSOCIATES	
DESIGNER:	JERRY MONTOYA 3517 DEERFORD STREET LAJUNO, CA 90712 562 627-0197 562 331-4073 EMAIL: jermont13@aol.com
OWNER:	DICK FINKLE 3212 YELLOWTAIL DRIVE UNINCORPORATED ORANGE COUNTY, CA 90720 562 240-5315 XAVIER HERNANDEZ CPIC 4280 DONALD AVE. RIVERSIDE, CA 92503 (951) 830-2018
ENGINEER:	RAHMAN MOKSID ENGINEERING 6959 SCHAEFFER AVE. SUITE #10-170 CHINO, CA 91710 213 400-8078 EMAIL: moksid.rahman@gmail.com
TITLE: 24 ENGINEER:	

#### SHEET INDEX

ARCHITECTURAL SHEETS (7)	
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A2	EXISTING FLOOR & DEMO PLAN
A3	NEW FLOOR PLAN & ELEVATIONS
A4	EXTERIOR ELEVATIONS
	GREEN BUILDING NOTES
	GREEN BUILDING NOTES
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S2	FRAMING PLAN
S3	STRUCTURAL CROSS SECTION
S4	STRUCTURAL DETAILS
S5	ROOF PLAN
S6	BEST PRACTICES
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T24.2	TITLE 24 SHEET

ALL WORK TO BE IN COMPLIANCE  
2019 CALIFORNIA BUILDING CODE TITLE 24 PART 2  
2019 CALIFORNIA PLUMBING CODE TITLE 24 PART 3  
2019 CALIFORNIA ELECTRICAL CODE TITLE 24 PART 4  
2019 CALIFORNIA MECHANICAL CODE TITLE 24 PART 5  
2019 CALIFORNIA RESIDENTIAL CODE TITLE 24 PART 6  
2019 CALIFORNIA GREEN BUILDING STANDARDS TITLE 24 PART 11  
2019 CALIFORNIA ENERGY CODE TITLE 24 PART 7  
COUNTY OF ORANGE MUNICIPAL CODE TITLE 18

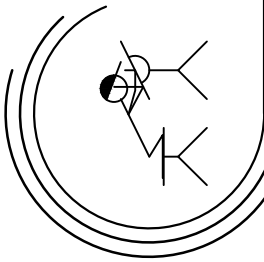


VICINITY MAP

#### REVISIONS

#### BY

JERRY MONTOYA  
3517 DEERFORD ST.  
LAJUNO, CA 90712  
(951) 331-4073  
jermont13@aol.com



DESIGN DRAFTING SERVICES

SITE PLAN  
FOR: DICK FINKLE  
3212 YELLOWTAIL DRIVE  
UNINCORPORATED ORANGE COUNTY, CA 90720  
562 240-5315

#### DRAWN

JMM

CHECKED

#### DATE

07-07-21

#### SCALE

1/8" = 1'-0"

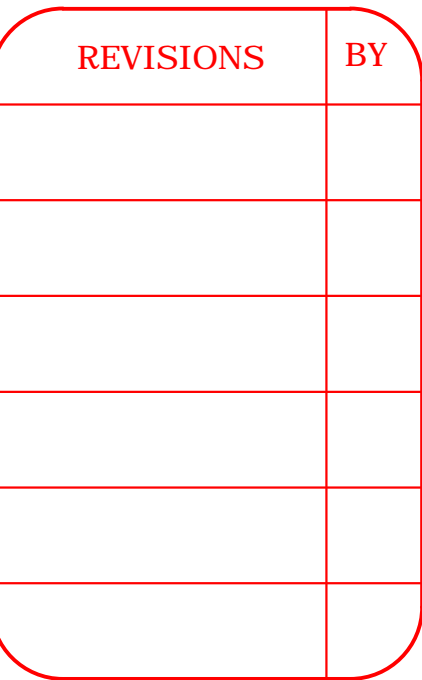
#### JOB NO.

20-45

#### SHEET

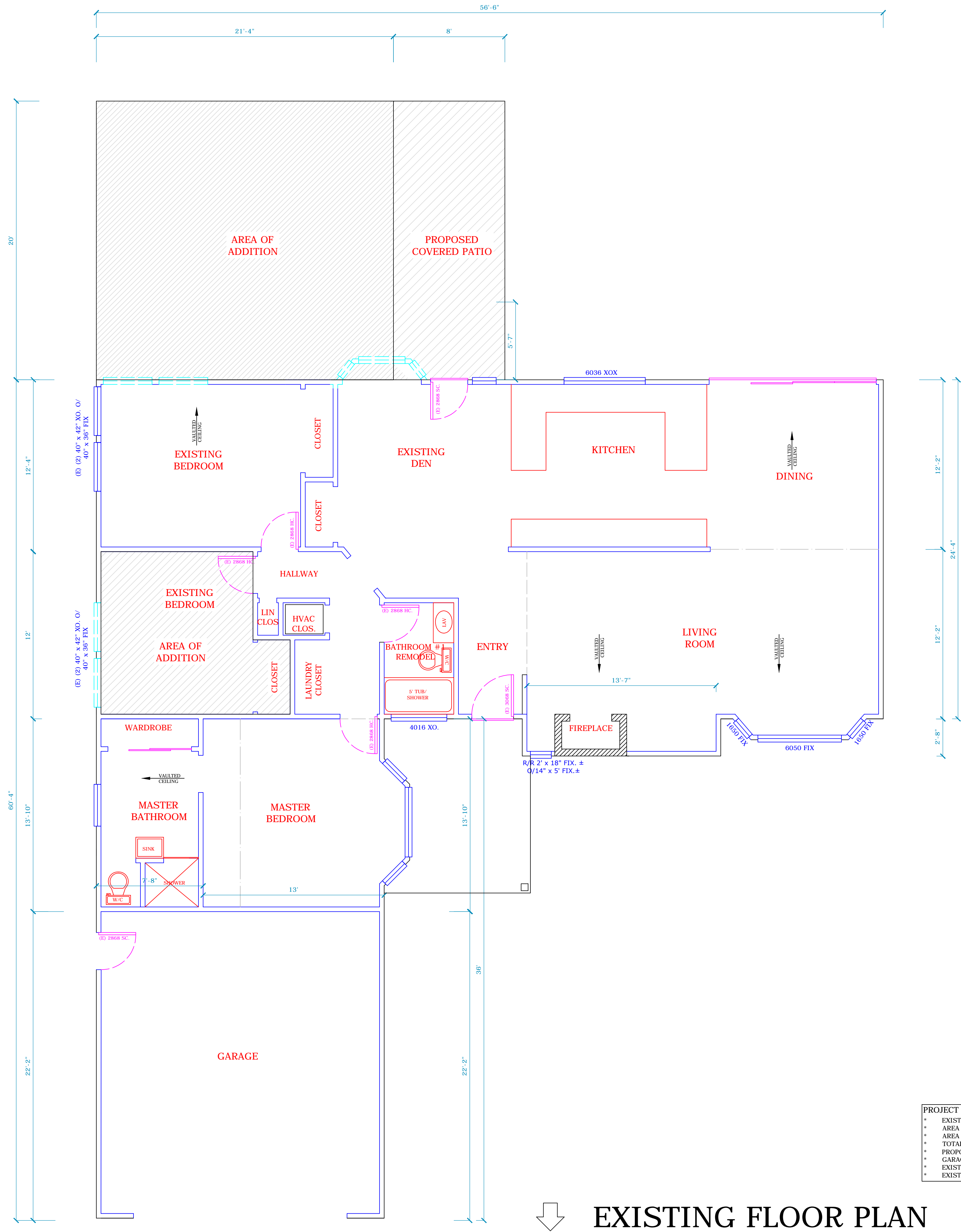
A1





A diagram of a fish-shaped cell. It has a large, clear central vacuole. The nucleus is located near the top left, containing a nucleolus. There are several small, dark, oval-shaped organelles (mitochondria) scattered throughout the cytoplasm. The cell is surrounded by a wavy line representing the cell membrane.

DRAWN
JMM
CHECKED
DATE
07-07-21
SCALE
1/8" = 1'-0"
JOB NO.
20-45
SHEET
A1.1



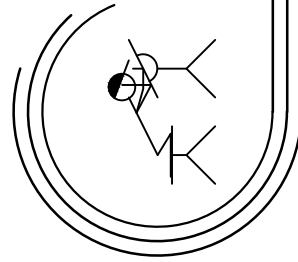
PROJECT DATA:	
* EXISTING LIVING SPACE	1699.0 SF.
* AREA OF ADDITION	427.0 SF.
* AREA OF REMODEL	168.0 SF.
* TOTAL	2126.0 SF.
* PROPOSED COVERED PATIO	160.0 SF.
* GARAGE	455.0 SF.
* EXISTING COVERED PORCH	127.0 SF.
* EXISTING COVERED PATIO	600.0 SF.

EXISTING WALL	
DEMO WALL	

EXISTING FLOOR PLAN

REVISIONS	BY

NEW LANTANA  
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(949) 331-1077  
(949) 331-1073  
EMAIL: kclum13@nod.com



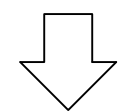
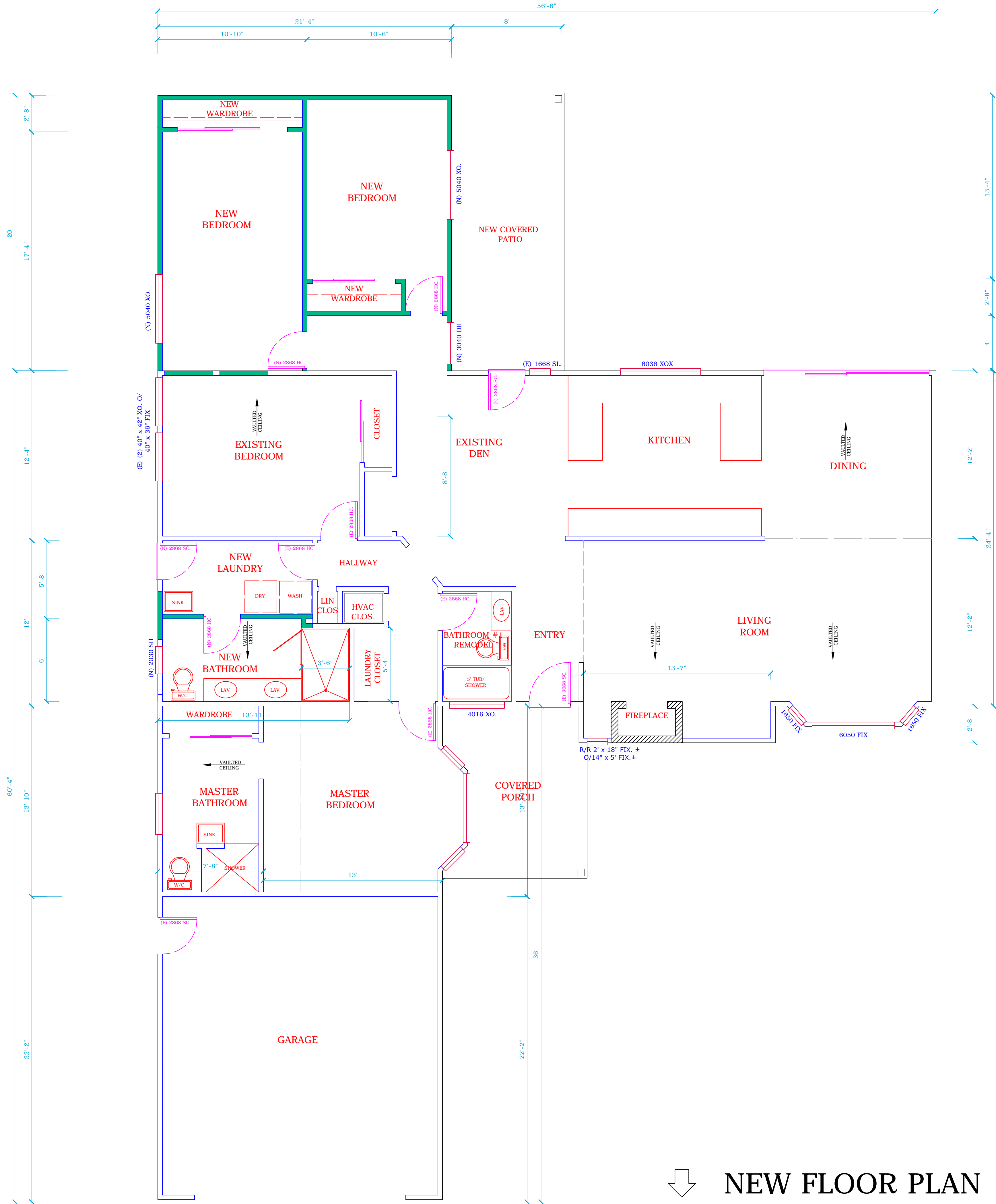
DESIGN   DRAFTING   SERVICES

EXISTING FLOOR & DEMO PLAN  
FOR: DICK FINKLE  
3212 YELLOWTAIL DRIVE  
UNINCORPORATED ORANGE COUNTY, CA 90720  
562 240-5315

DRAWN JMM
CHECKED
DATE 07-05-21
SCALE 1/4" = 1'-0"
JOB NO. 20-45
SHEET

A2





NEW FLOOR PLAN

PROJECT DATA:	
* EXISTING LIVING SPACE	1899.0 SF.
* AREA OF ADDITION	427.0 SF.
* AREA OF REMODEL	168.0 SF.
* TOTAL	2126.0 SF.
* NEW COVERED PATIO	120.0 SF.
* GARAGE	455.0 SF.
* EXISTING COVERED PORCH	127.0 SF.
* EXISTING COVERED PATIO	600.0 SF.

EXISTING WALL	<div></div>
NEW WALL	<div></div>

REVISIONS	BY

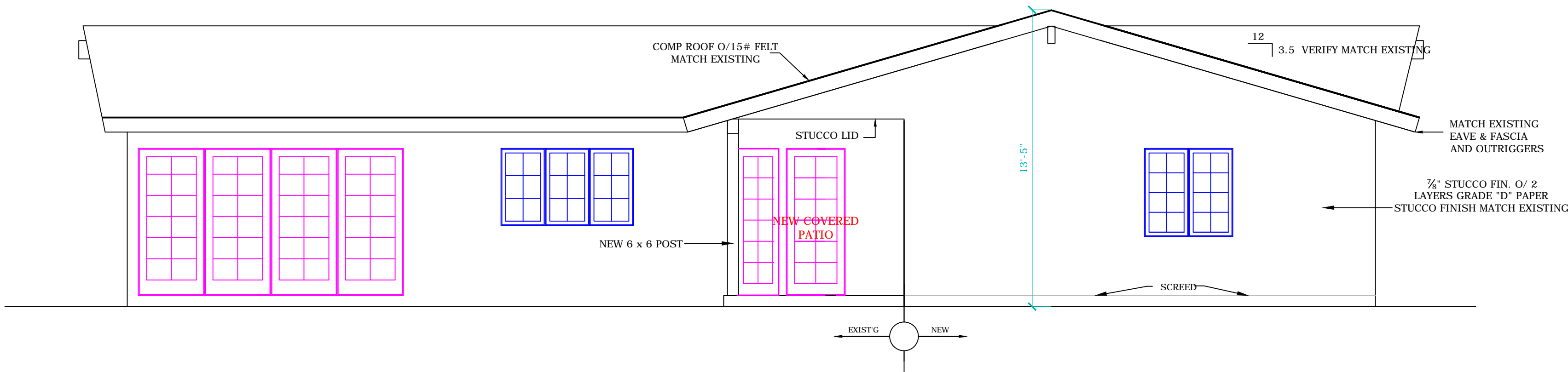
NEW FLOOR PLAN  
FOR: DICK FINKLE  
3212 YELLOWTAIL DRIVE  
UNINCORPORATED ORANGE COUNTY, CA 90720  
562 240-5315

NEW LANTANA  
3817 DEERWOOD ST.  
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(949) 240-5316  
EMAIL: k@newlanta.com

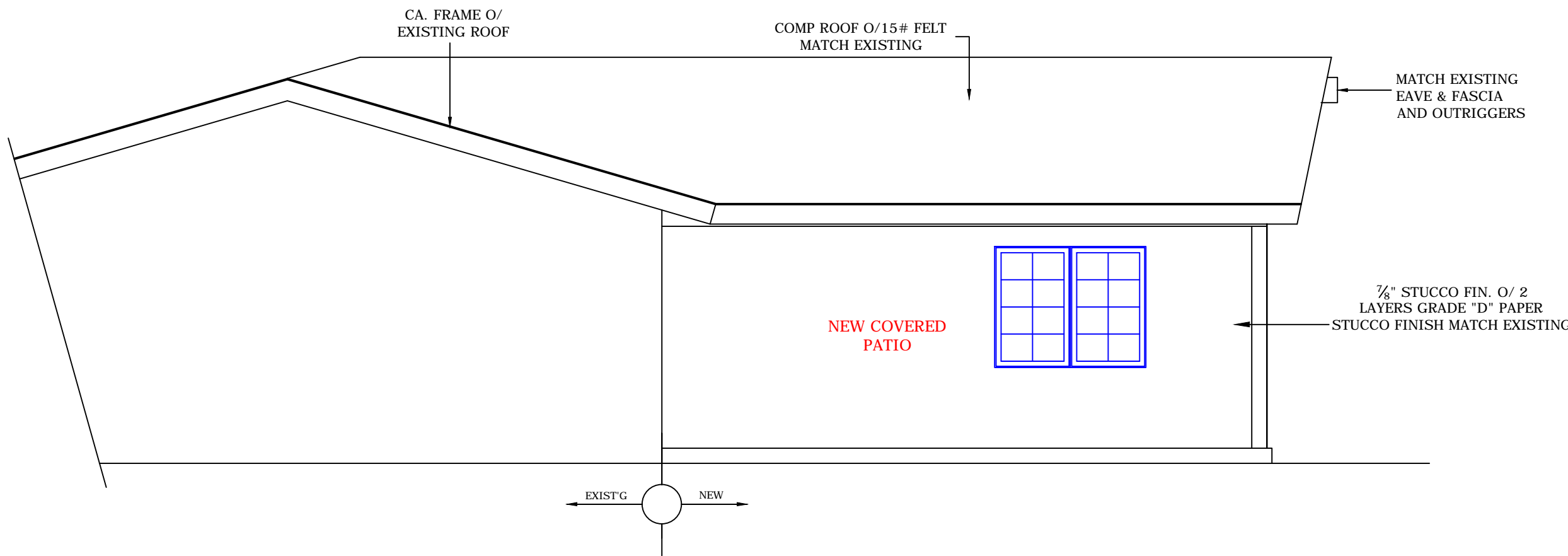
DESIGN  
DRAFTING  
SERVICES

DRAWN JMM
CHECKED
DATE 07-05-21
SCALE 1/4" = 1'-0"
JOB NO. 20-45
SHEET

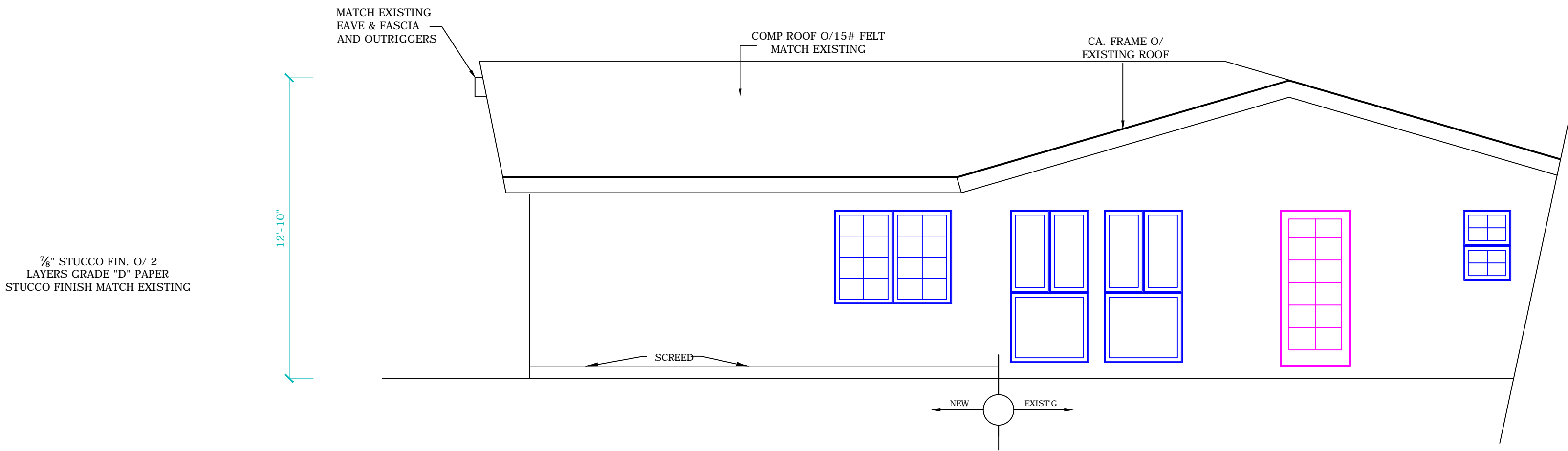
A3



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

REVISIONS	BY



DESIGN   DRAFTING   SERVICES

NEW JAVIERA  
3817 DEERWOOD ST.  
LANEWOOD, CA 90712  
(949) 381-0073  
EMAIL: kevin138@nd.com

EXTERIOR ELEVATIONS  
FOR: DICK FINKLE  
3212 YELLOWTAIL DRIVE  
UNINCORPORATED ORANGE COUNTY, CA 90720  
562 240-5315

DRAWN JMM
CHECKED
DATE 07-07-21
SCALE 1/4" = 1'-0"
JOB NO. 20-45
SHEET

A4