

OC PLANNING REPORT

**DATE:** October 17, 2019

**TO:** Orange County Zoning Administrator

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

**SUBJECT:** Public Hearing on Planning Application PA19-0193 for a Coastal Development Permit, Variance and Use Permit

**PROPOSAL:** A request for a Coastal Development Permit, Variance and Use Permit approvals required for the construction of a detached garage with associated grading.

The Use Permit is required to address a reduced minimum driveway depth of 5 feet 10 inches where the Zoning Code requires an 18-foot minimum depth.

The Variance is required to permit the proposed garage to observe a front yard setback of 5 feet 5 inches where the Zoning Code would require a setback of 15 feet.

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

**ZONING:** R1 "Single Family Residence", with a CD "Coastal Development" Overlay and an SR "Sign Restrictions" Overlay

**LOCATION:** The project is located in the community of Emerald Bay at 1025 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN: 053-021-28)

**APPLICANT:** Jun Y Cho, Property Owner  
David Frith, Architect

**STAFF** Kevin Canning, Contract Planner

**CONTACT:** Phone: (714) 667-8847 Email: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

**RECOMMENDED ACTIONS:**

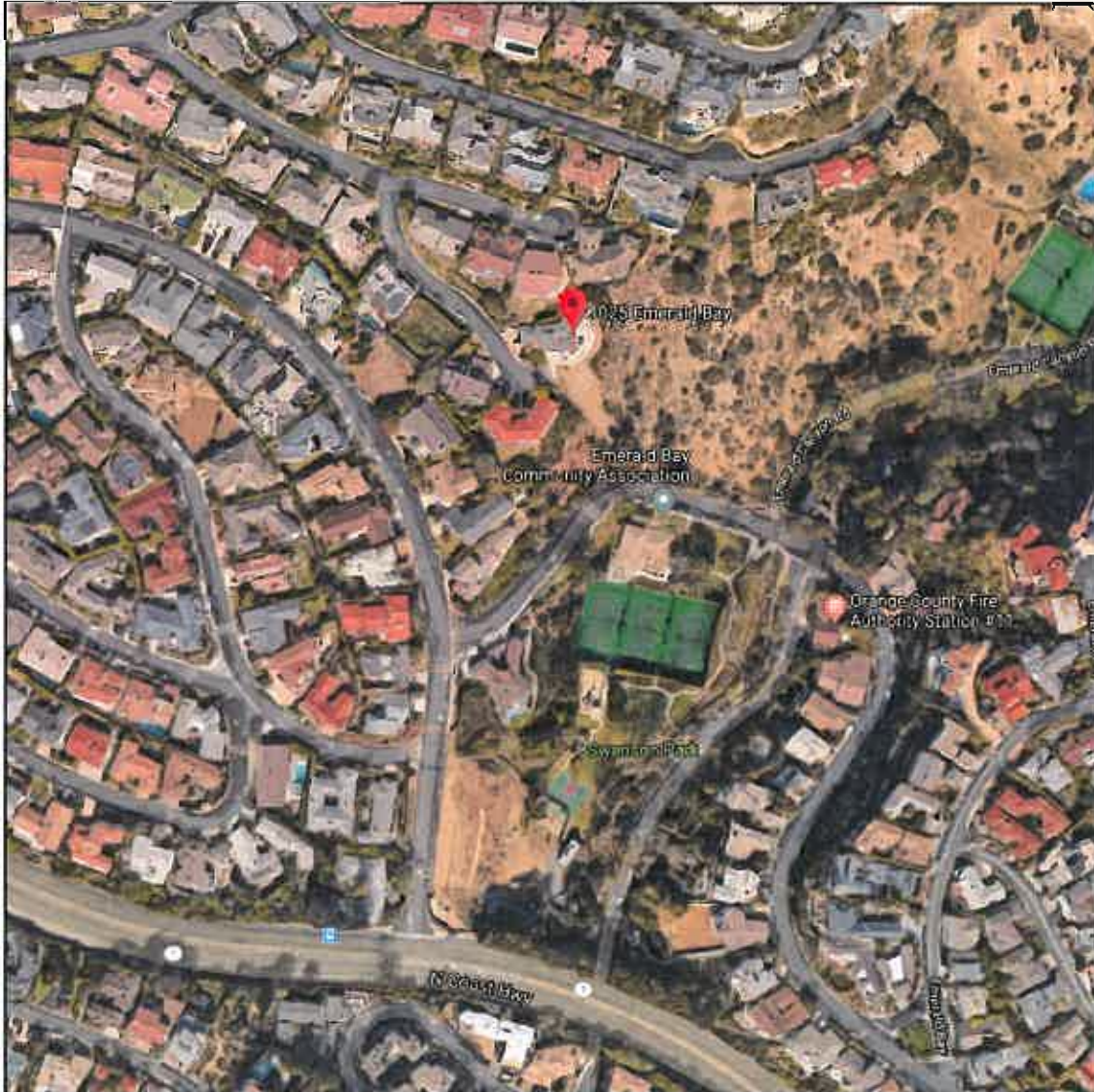
OC Development Services/Planning recommends the Zoning Administrator:

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Planning Application PA19-0193 for a Coastal Development Permit, Variance and Use Permit subject to the attached Findings and Conditions of Approval.

## BACKGROUND AND EXISTING CONDITIONS

The subject property is Lot 92 of Tract 1092 recorded in 1946. The property is approximately 11,816 square feet in area and is located adjacent to an internal open space/park area within the Emerald Bay community. There property is currently developed with a single-family home with a two-car garage.

**Aerial of Project Site**



## PROPOSED PROJECT

The owners are proposing to add a second two-car garage on an existing raised concrete pad area located on the property but at a slightly lower elevation than the main residence. The new garage would be physically attached to the existing structure by the roof to create a breezeway but there would be no direct access between the new garage and the existing home. The proposal also includes removing and relocating a retaining wall within the front yard area in order to create a wider driveway to the new garage. The project is proposed to be limited to the raised concrete pad area so only minor grading will be necessary. The proposed project requires a Coastal Development Permit for the new

structure, a Variance to permit the new garage to be located closer to the front property line than the Zoning Code would otherwise permit. This reduced setback also would require approval of a Use Permit to allow a shorten driveway depth.

**SURROUNDING LAND USE**

The project site is a residential use and is surrounded on three sides by existing residential uses. The zoning and existing land use for surrounding properties is as follows:

Direction	Zoning Description	Existing Land Use
Project Site	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling
North	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling
South	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling
East	“Open Space” (OS)(CD)(SR) District	Open Space
West	“Single-Family Residence” (R1)(CD)(SR) District	Single-Family Dwelling

**DISCUSSION/ANALYSIS**

Below is a table comparing the development standards for R1 “Single-Family Residence” District with the proposed project:

**Project Comparison with R1 “Single-Family Residence” District Site Development Standards**

STANDARD	REQUIRED	PROPOSED
Building Site Area	7,200 square feet	11,816 square feet (existing)
Maximum Building Height (of proposed garage)	35 feet maximum	12 feet 6 inches
Structural Front Setback (of proposed garage)	15 feet <sup>1</sup>	5 feet 5 inches <sup>2</sup>
Structural Side Setback (of proposed garage)	5 feet minimum	9 feet
Structural Rear Setback (of proposed garage)	25 feet	36 feet
Garage setback/driveway depth (to garage door)	18 feet <sup>3</sup>	5 feet 10 inches min. 13 feet 5 inches max. <sup>4</sup>

<sup>1</sup> Zoning Code Section 7-9-128.5 – average setback of adjacent residence on one side only plus Code requirement

<sup>2</sup> Indicates Variance requested by the applicant

<sup>3</sup> Indicates Use Permit requested by the applicant

<sup>4</sup> Garage setback/driveway depth is measured to curb (Zoning Code Section 7-9-137.1)

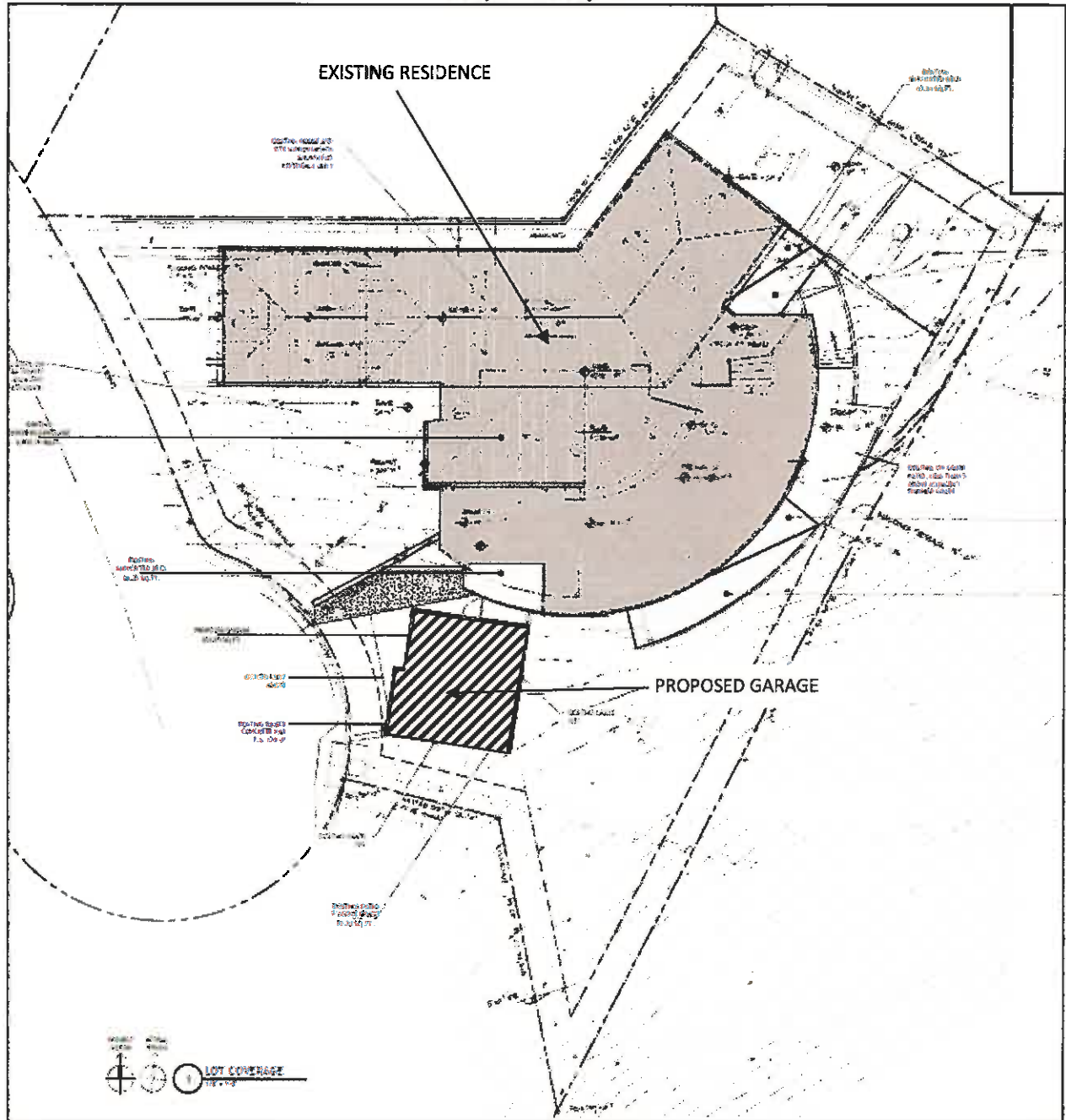
Coastal Development Permit

Within the Coastal Development Overlay zone, and specifically within the Emerald Bay Local Coastal Program (LCP), the construction of a structure, with the associated site grading, requires the approval of a Coastal Development Permit (Zoning Code Sections 7-9-118.3, 7-9-118.4, 7-9-118.5 and Emerald Bay Local Coastal Program Section III.A.). The proposed project conforms to the goals and objectives of the LCP through its design and the application of standard conditions of approval, included within Attachment 2. The project is consistent with the approved intensity of development, as well as the

applicable Land Use Policies contained in LCP Section E regarding resources Management - Watershed, Environmental Hazards – Geologic and Fire Hazard.

The project is compatible with surrounding development in its size, design and massing. The subject property is not within the 'appealable jurisdiction' area of the LCP.

### Proposed Project



### Variance



Zoning Code Section 7-9-128.5 provides that in situations where a building site has an adjacent structure with a reduce front setback on one side but a vacant site or an open space area on the other side, the subject site may use the average of the reduced setback plus the normal Code required setback. The subject site has an existing single-family residence to the south with a 10-foot front setback. To the north are down slopes within the rear yard areas of residences on an upper street. The average of the 10-foot setback and the required 20-foot front setback would be 15 feet.

#### Average Setbacks



The applicants wish to place the proposed garage on an existing raised concrete pad. This pad area is supported at the rear by an approximate 6-foot retaining wall that faces the adjacent open space area. If the required 15-foot front yard setback were to be observed, significant additional grading and fill would be necessary to extend the pad area to accommodate the new garage. By placing the garage at a minimum of 5 feet 5 inches from the front property line, the additional grading and fill facing the open space will be avoided.

**Existing Concrete Pad (Front and Rear Views)**



Zoning Code Section 7-9-150.3 requires that certain findings be made in order to approve a variance request, as follows:

- a. 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. (The special circumstances shall be specified in the adopted finding.)*
- b. 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.*

Staff finds that special circumstances exist in the existing conditions and topography of the subject site. The granting of the Variance request would avoid additional grading facing the open space area. Staff does note that while the existing slope face area below the subject site is not currently of an especially aesthetic character, the goal of avoiding grading where reasonable alternatives exist is beneficial to and consistent with goals of the adopted local coastal program. Staff also finds that the approval of the request would not be a grant of special privileges due to the unique physical location of the subject property and also recognizing that the community's overall topography has warranted similar setback variances in the past.

Use Permit – Driveway Depth

Related to the front yard setback variance request, due to the angle of the driveway and its location on a cul de sac, the proposed driveway will have a minimum driveway depth of 5 feet 10 inches on one side and 13 feet 5 inches on the other. The Zoning Code Section 7-9-137.1 would require an 18-foot distance (with rollup doors) to the curb. Staff notes that this request is for an additional two-car enclosed garage and that the property does have an existing two-car garage.

The zoning code allows for alternatives to off-street parking regulations subject to the approval of a Use Permit pursuant to Section 7-9-145.7 of the zoning code based upon the following findings by the approving authority finds:

- (1) Applicable off-street parking requirements are excessive or inappropriate due to the nature of the specific use involved or because of special circumstances applicable to the property; and
- (2) The proposed off-street parking facilities comply with the intent of these regulations as specified by section 7-9-145.1.

Staff recommends that Finding 1 can be made based upon the topography of the site which limits the opportunity for a full (second) driveway at this location thus necessitating the location of the garage more towards the frontage street. Additionally, the subject site is located at the end of a cul de sac that serves only five other residential properties thus a minimal amount of traffic would be expected.

Staff recommends that Finding 2 can be made because the property already meets its minimum required off-street parking requirement with the existing garage design and although also at an angle to the street it does provide an area for at least space for one unenclosed off-street parking space.

### **REFERRAL FOR COMMENT AND PUBLIC NOTICE**

A Notice of Hearing was mailed to all property owners of record within 300 feet of the subject site and all occupants of dwelling units within 100 feet of the site (Coastal Development Permit Requirement) on October 4, 2019. Additionally, a notice was posted at the project site, the County Hall of Administration and at the County Administration South building, 601 N. Ross Street, as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions, Orange County Fire Authority, and the Emerald Bay Community Association. All comments by County Divisions and OCFA have been addressed through incorporation of proposed Conditions of Approval provided as Appendix 2. The Emerald Bay Community Association approved the proposed project at their Board meeting on June 4, 2019.

### **CEQA COMPLIANCE**

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15300-15332). Following is a brief analysis of the project's consistency with Class 1 and Class 3 categorical exemptions.

#### *Class 1 Categorical Exemption*

The Class 1 (Section 15301) exemption provides for the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. Examples include:

*(I) Demolition and removal of individual small structures listed in this subdivision:*

- (1) One single-family residence. . .*

The project includes the construction of a second two-car garage for an existing residence. Accessory structures are listed in the Class 1 exemption.

#### *Class 3 Categorical Exemption*

The Class 3 (Section 15303) exemption consists of construction and location of limited numbers of new, small facilities or structures. Examples of the exemption include:

- (a) One single-family residence or a second dwelling unit in a residential zone. . .*

*(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The proposed project is eligible for a Class 3 exemption because construction of a garage is specifically included in the list of examples.

Section 15300.2 of the Guidelines includes criteria where, if applicable to a project, would except a project from a Class 3 exemption. None of the exceptions listed in Section 15300.2, such as location in a sensitive environment, etc., apply to the project. Each component of the project, including the demolition of the existing residence and accessory structures, and the reconstruction of the residence and accessory structures, meets criteria outlined in the Class 1 and Class 3 exemptions. The project will not result in a cumulative impact, significant environmental effect, and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any less than significant short-term construction related concerns.

## CONCLUSION

Staff has reviewed the applicant's request for a Coastal Development Permit, Variance and Use Permit and found the proposed project to be compliant with the Emerald Bay Local Coastal Program. It is an allowed Principal Permitted Use in the "Single-Family Residence" District and has been found to be compatible with adjacent residential uses, including similar previous approvals. Staff supports approval of the project subject to the Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:

  
Richard Vuong, Division Manager  
Planning, OC Development Services

Concurred by:

  
Colby Cataldi, Deputy Director  
OC Public Works/Development Services

## ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter
4. EBCA Board Approval
5. Site Photos
6. Project 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 deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., 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.





# Attachment 1

## Findings

### PA190193

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1 **GENERAL PLAN** **PA190193**

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** **PA190193**

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** **PA190193**

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** **PA190193**

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 **PUBLIC FACILITIES** **PA190193**

That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

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6 **COASTAL DEVELOPMENT PERMIT 1** **PA190193**

That the development project proposed by the application conforms to the certified Local Coastal Program.

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7 **COASTAL DEVELOPMENT PERMIT 2** **PA190193**

That the project conforms to the public access and public recreation policies of the California Coastal Act.

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8 **COASTAL DEVELOPMENT PERMIT 3** **PA190193**

That the approval of this application will result in no modification to the requirements of the certified land use plan.

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9 **COASTAL DEVELOPMENT PERMIT 4** **PA190193**

That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

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10 **CATEGORICALLY EXEMPT** **PA190193 (Custom)**

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

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11 **FISH & GAME - EXEMPT** **PA190193**

That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

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12 **NCCP NOT SIGNIFICANT** **PA190193**

That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.

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13 **VARIANCE 1** **PA190193**

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, specifically its location, shape and slope.

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14 **VARIANCE 2** **PA190193**

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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15 **PARKING MODIFICATION 1** **PA190193**

That there are special circumstances applicable to the subject building site which, when applicable off-street parking requirements are strictly applied, are excessive or inappropriate due to the nature of the property, specifically its location, shape and slope.

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16 **PARKING MODIFICATION 2** **PA190193**

That the proposed off-street parking facilities comply with the intent of the regulations

as specified by section 7-9-145.1 in that the proposed project would add a second two-car garage and that the residence otherwise does comply with the intent with the existing two-car garage.



**Attachment 2**  
**Conditions of Approval**  
PA190193

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**1** **BASIC/ZONING REGULATIONS** **PA190193**

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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**2** **BASIC/TIME LIMIT** **PA190193**

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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**3** **BASIC/CHANGED PLAN** **PA190193**

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 Planning, for approval. If the Director, OC Planning, 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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**4** **BASIC/COMPLIANCE** **PA190193**

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 Zoning Administrator.

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**5** **INDEMNIFICATION** **PA190193**

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, Subdivision Committee, 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, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's 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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**6 BASIC/APEAL EXACTIONS PA190193**

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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**7 GEOLOGY REPORT PA190193**

Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Building and Safety Division, for approval. The report shall include the information and be in the form as required by the Grading and Excavation Code and Grading Manual.

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**8 CONSTRUCTION NOISE PA190193**

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:

(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.

(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

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.

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**9 EROSION AND SEDIMENT CONTROL PLAN PA190193**

Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, 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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Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Building and Safety Division:

1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the Manager, Building and Safety Division
  2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Local Drainage Manual.
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A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

C. Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Permit Services.

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# BEACH BUS STUDIOS

architecture + design

Attachment 3

July 29, 2019

County of Orange, OC Public Works, OC Planning  
Land Use Planning  
300 North Flower Street  
Santa Ana, CA 92703

RE: Letter of Project Proposal and Scope of Work:  
The Jun Cho Residence Garage Addition and Variance Request

Owner: Mr. Jun Cho  
1025 Emerald Bay  
Laguna Beach, CA  
APN: 053-021-30

The project proposes to add a new two car covered garage over an existing concrete driveway. The expansion will cause the garage to encroach into the front setback.

## How the proposed use is justified:

### Compatibility-

The proposed garage is 5 feet from the property line. The adjacent garage has a similar setback.

As far as size and projection, there will be no conditions or situations that are not compatible as setbacks have been reduced for many years in Emerald Bay.

### General Welfare-

This proposed garage extension (addition) will in no way effect public health and safety and the general welfare of residents, visitors or others concerned and the Emerald Bay Homeowners Association has approved the project.

## Required justifications:

### Special Circumstances-

This area of Emerald Bay has many conditions inconsistent with the general plan and zoning regulations. This variance is for an encroachment into the required 20 foot setback. This setback is similar to other setbacks that not only exist on this block but throughout this community. The variance request is not to obtain additional square footage or to construct a larger dwelling but to enhance a condition of covered garage to allow the parking of two vehicles.

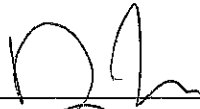
### No Special Privileges-

The granting of a variance for the proposed garage will go unnoticed in this area-especially because the extension is adjacent to the existing second floor overhang. Other properties enjoy the same conditions and setback requirements by either "Grandfather Conditions" or by variance. This request will not change, effect or grant special conditions to an area that already enjoys the benefits of a setback modification to their property.

This request will allow a property owner to enjoy the benefits of parking in his covered garage.

Sincerely,

Agent for Owner



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David Frith, Architect



Emerald Bay Community Association  
Architectural Committee Meeting

Final Committee Recommendations  
May 28, 2019  
Board Approved – June 4, 2019

**APPLICANT:** CHO  
**ADDRESS:** #1025  
**PROJECT:** 2910 TRACT: 1092 LOT: 92 & 93  
**SCOPE OF WORK:** < 10% REMODEL WITH MEDIUM STRUCTURAL  
RETAINING WALL  
**SUBMITTAL:** PRELIMINARY  
**ARCHITECT:** David Frith  
Phone: (949) 376-3080 Lic. # C-27535

*(Architecture review by Jill Chambers)*

**FINAL COMMITTEE RECOMMENDATION: APPROVAL**

**HISTORY OF SUBMITTALS:**

- April 2019 CONCEPT ACKNOWLEDGED

**SUMMARY OF PROPOSED ARCHITECTURAL IMPROVEMENTS:**

The plans submitted indicate an existing 5,724.98 SF two-story plus basement residence with a 570.2 SF garage. A 427.4 SF (previously 550 SF) 2-car detached garage is proposed to be built on an existing parking pad with existing foundation. The new total gross area is shown as 6,722.4 SF. The existing gross deck area is shown on the Submittal Application as 2,397.8 SF. There is no proposed change to the deck areas.

Changes since Concept submittal:

- The configuration of the proposed garage has been revised with two single car garage doors, one set back, to accommodate one full size space and one off-street space.
- The proposed garage structure has been detached form the house structure
- The roof of the proposed garage is connected to the adjacent raised deck of the house to create an overhang roof over the “man” door to the garage
- The roof structure over the garage is curved to respond to the geometry of the existing house.
- An existing retaining wall adjacent to the new garage is shown to be removed and replaced to allow access to the side door of the garage.

The addition does not increase the square footage (by 25%), change the overall exterior architectural style or propose height above the height envelope. Therefore, existing non-conforming elements may remain.

No new non-conforming elements may be added.

**STAFF ARCHITECTURAL FINDINGS:**

1. ARCHITECT STAMP (Section B.2): Plans are stamped and signed. **OK**
2. ARCHITECTURAL REVIEW - SUBMITTAL COMPLETENESS (Section B.5): Submittal is generally complete enough for review. **OK**

3. **LOT COVERAGE (Section C.1):** The lot coverage is shown on the Plan Submittal Application as 38.96% (4,604 / 11,816.72). This is a reduction from what was submitted at Concept and is due to the smaller garage and areas previously included in the Lot Coverage calculation at Concept that do not contribute to Lot Coverage (cantilevered portions of decks and raised patios < 5 feet) . The existing areas to be included were verified on-site with the Architect and EBCA Staff Architect, Jill Chambers. They are accurately shown and verified on the updated overlays provided. **The Cover Sheet indicates the existing Lot Coverage is 35.96% (4,318 / 11,816.72). The proposed size and added Lot Coverage is not indicated on the Cover Sheet.**

4. **SETBACKS (Section C.2):** Architectural projections of any kind into required front yard setback are not allowed. Minimum side yard setbacks are 5'-0". **The Committee reserves the right to ask for increased setbacks.**

The proposed added garage is setback a minimum of 5'-5" from the PL at the south corner.  
**OK**

**The roof of the proposed garage projects into the front yard setback. The Architect has prepared an alternative for the Committee's feedback. The staking reflects the roof and garage as submitted with the roof encroachment.**

**FENCES WALLS AND HEDGES (Section E.3)** Walls not more than 4 feet in height above the curb elevation may be allowed in the front yard Setback area. **Walls also must be held back a minimum of 18" from the curb.**

There are existing site walls and stairs are within the setback. These are existing non-conforming. **An existing retaining wall is to be relocated and replaced with a sloped wall that extends into the 5 foot setback to the curb. The wall is approximately 3' to 5' tall. The portion in the front yard Setback is < 4' high however it is within 18" of the curb.**

5. **UTILITY EASEMENTS (Section C.3):** Portions of retaining walls, stairs and planters are allowed within the Utility Easements. No change. **OK**

6. **PARKING (Section C.4):** The submittal application indicates the existing house area is shown on the submittal application as 5,724.98 SF. The existing garage is shown at 570.2 SF and a new 427.44 SF garage of which 742 SF counts towards required parking and is not included in the parking calculation. Therefore, the existing required parking area is 5,980.64 SF. This requires 5 spaces. **The existing garage has 2 conforming parking spaces. One, 10'-0" x 21'-6" and an off-street parking space (8'-8" x 18'-0"). There is an off-street parking space on the driveway apron and room for a compact space as well as 2 off-street spaces on the existing parking pad for a total of 6 parking spaces. The proposed new garage provides for 2 enclosed spaces on the existing parking pad and does not reduce the total number of parking spaces provided. OK**

**Overlays were provided but they are not at the same scale as the plans and not all existing floors are included. The existing floor area cannot be verified however the existing area is consistent with the previously Approved plans.**

7. **SERVICE YARD (Section C.5):** The existing Service Yard is shown to the left of the house in the east side yard. **OK**

- 8. **BACKFLOW PREVENTION DEVICES (Section C.8):** New residences and renovations/remodels/additions which include the addition of 2 or more plumbing fixtures require a backflow prevention device. **N/A**
- 9. **NUMBER OF STORIES (Section D.1):** 2-stories and a basement. No change. **OK**
- 10. **BUILDING HEIGHT (Section D.2):** The height of any Structure on any Lot or Parcel in this Tract shall not exceed fifteen (15) feet in height above the highest level of the Lot or Parcel upon which it is built, and shall not exceed twenty (20) feet above the Natural Grade of the Lot or Parcel.

A previous 1960 Topo prepared by Toal Engineering is submitted. It is not certified, however it is consistent with the 1960s Topo used to review the original house. **OK**

The main ridge of the existing house appears to be as much as 3'-4" above the 20 foot height limit as measured off the previously used 1960 Topo (existing non-conforming). The proposed garage is within the height envelope. **OK**

- 11. **COMPATIBILITY (Section D.3):** The materials of the proposed garage are shown to stucco to match existing. The roof is shown as standing seam copper to match existing and the curved roof overhang proposed integrates with the existing house geometries. The scale seems appropriate with the neighboring properties however, as staked the setback is not consistent with what it shown on the plans.
- 12. **NON-CONFORMING STRUCTURES (Section D.4):** A pre-existing, non-conforming Structure or portions of a Structure may be retained where the proposed alteration does not increase the square footage by 25% or more, increase the height of the Structure such that it is above the height envelope for the Tract and there is no change to the existing broad style of architecture.

No new non-conforming elements may be added.

**Existing non-conforming elements:**

- **Encroachments of stairs and walls in the front yard setback**
- **Portion of the existing main roof ridge appear to be over the height envelope.**

**New non-conforming elements:**

- **The roof overhang of the proposed garage projects into the front yard setback**
- **The relocated retaining wall is within 18" of the curb**
- **From the review of the staking and measurements at the site, it appears the garage is within the front yard setback.**

- 13. **ROOFS (Section D.5):**

Roof pitch: Proposed 3:12, existing shown as 3:12 and 1:12 **OK**

Flat roof: <15%. **OK**

Roof materials: Copper to match existing. Noted as Class 'A'. **OK**

Roof Equipment: None indicated. **OK**

Parapet: No change. **OK**

14. ROOF DECKS (Section D.6): Existing, no change. **OK**
15. MATERIALS AND COLORS (Section D.7): New stucco walls and garage doors are shown to match existing. New "man" door and garage door not indicated. **Required at Final**
16. **WINDOWS AND DOORS (Section D.8):** Garage includes 2, single car garage doors, a man door and 3 windows. Window glazing is to be opaque or screened to eliminate light pollution or glare. **Provide cutsheets at time of Final for garage door and new door.**
17. ANTENNAS (Section D.9): No change. **OK**
18. SOLAR PANELS (Section D.10). None shown. **OK**
19. SKYLIGHTS (Section D.11): Existing, no change. **OK**
20. ARCHITECTURAL EXTERIOR LIGHTING (Section D.12): Light fixtures must be down lit or shielded to prevent glare or be a nuisance to neighbors. Light fixtures must be complementary to the architectural style of the residence. None shown. **OK**
21. **GUTTERS AND DOWNSPOUTS (Section D.13): Not shown.**
22. **OTHER COMMENTS:**
  - A previous 1960 Topo was submitted to verify the lot area.
  - Overlays were provided to verify areas
  - A certified staking plan was submitted.
  - **Staff walked the site with the Architect to determine and verify the existing areas such as decks (supported vs. cantilevered) and raised patios that would be included in Lot Coverage under the current Architectural Regulations.**
  - **No changes to landscaping proposed however, the existing planting will behind the existing retaining wall to the left of the proposed garage will be disturbed.**

**FINAL COMMITTEE RECOMMENDATIONS:**

1. The Committee initially recommended disapproval of the plans submitted. The following items were adequately addressed by the Tuesday meeting. Therefore, the Committee recommends **Approval.**
2. The applicant may resubmit for Preliminary taking the comments above and the following into consideration.
  - a. The Committee visited the site and reviewed the staking and finds:
    - i. The drawings submitted are not consistent with the depth of the existing parking pad on site.
    - ii. The front of the garage at the right-hand corner is within the front yard setback. There is not adequate depth to accommodate the garage as drawn.
    - iii. The Committee is willing to consider a proposal that meets the required setbacks.



- b. Remove roof overhang encroachment and push the proposed garage out of the front yard setback. **The roof was removed from the setback and the face of the garage was pushed back 2'-0" reducing the interior depth to 19'-6". The revised garage area and lot coverage were reduced accordingly. The mechanical space in the existing garage will be revised so a full 21'-6" depth parking space can be accommodated. OK**
  - c. Show window glazing at garage windows as frosted or opaque to prevent light pollution or glare. **Done**
  - d. Eliminate one light fixture from the front of the garage. **Done (2 fixtures remain)**
  - e. Clearly identify small railing material shown on floor plan (as can be seen on Sheet 6.1) **Noted to match existing**
  - f. Graphically show copper roof ribs/seams on roof plan for clarity **OK**
  - g. Show the new garage area and updated Lot Coverage on the Cover Sheet **Added OK**
  - h. Clearly note the portions of the existing house and site improvements as "existing" and the sheets indicating the existing conditions, "for reference only" **OK**
  - i. Pull edge of proposed new retaining wall away from the curb 18" **OK**
  - j. Note planting behind new retaining wall to be replaced in kind or provide a planting plan. **OK**
3. FINAL submittal requirements:
- a. Submit photos representing the proposed garage door style, materials and color.
  - b. Submit cut sheets of any additional exterior light fixtures at the garage as applicable.
4. Note:
- c. Approvals are only valid for one year. See extension request requirements in the Architectural Regulations for additional information.
  - d. All future submittals must be accompanied by a detailed scope of work and highlighting revisions to previous scope of work, if any.
  - e. If it becomes necessary or desirable for the Association to utilize its easements within private property boundaries, it is the responsibility of the owner of such property to remove improvements (whether previously approved by the Association or not) to provide access and to replace or repair improvements subsequent to Association access at no cost to the Association.
  - f. Any changes to the Final approved plans must be submitted for Architectural Committee's review prior to construction.

Emerald Bay Community Association  
Architectural Committee Meeting

Final Committee Recommendations  
May 28, 2019  
Board Approved – June 4, 2019

- g. If existing non-conforming elements are removed during the course of construction, then they must comply with all of the current Architectural Regulations.
- h. The Committee reserves the right to reclassify a project at any time before or after construction begins.

**Dave Frith (Architect) appeared to discuss the submittal.**

**At their meeting on June 4, 2019 the Board voted to approve the recommendation of the Architectural Committee.**



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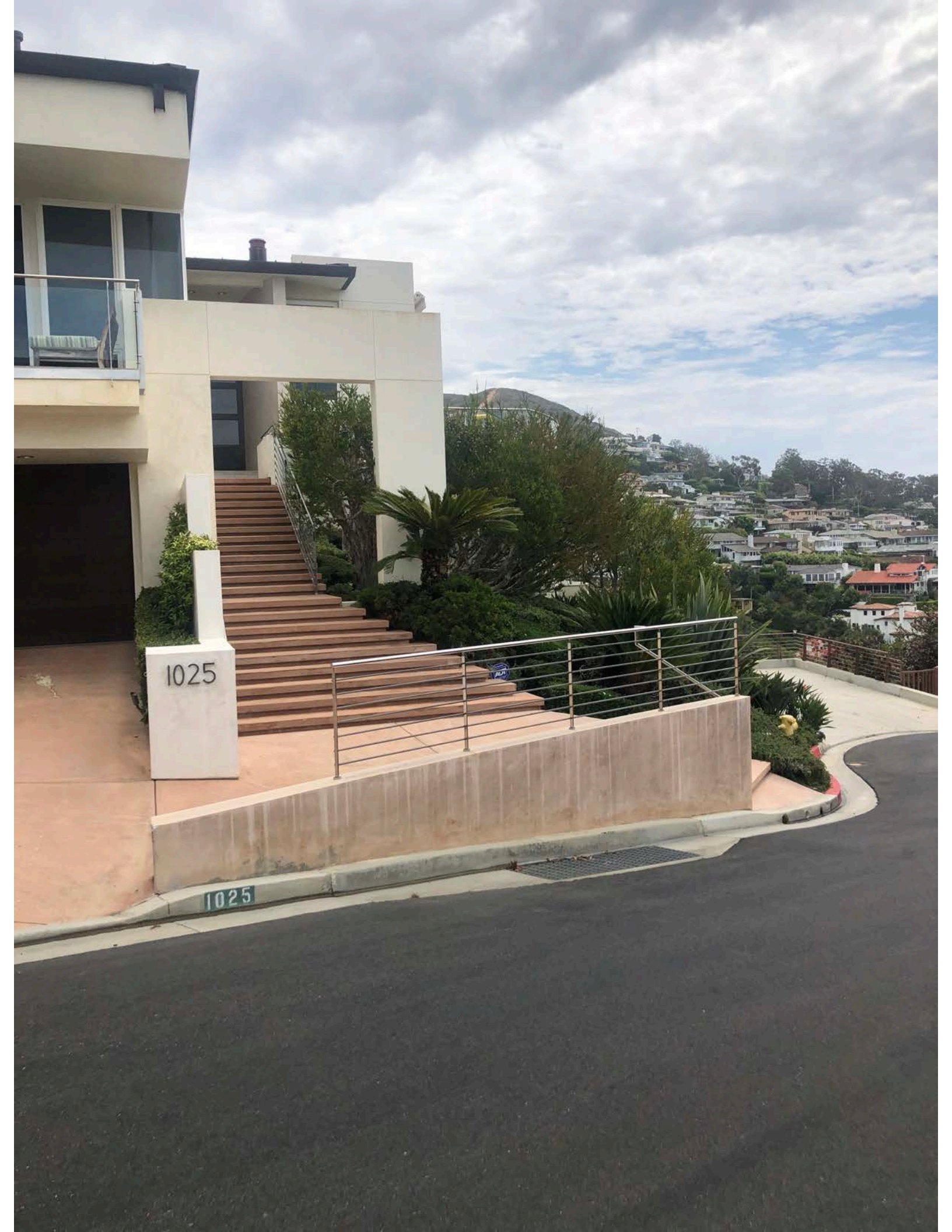
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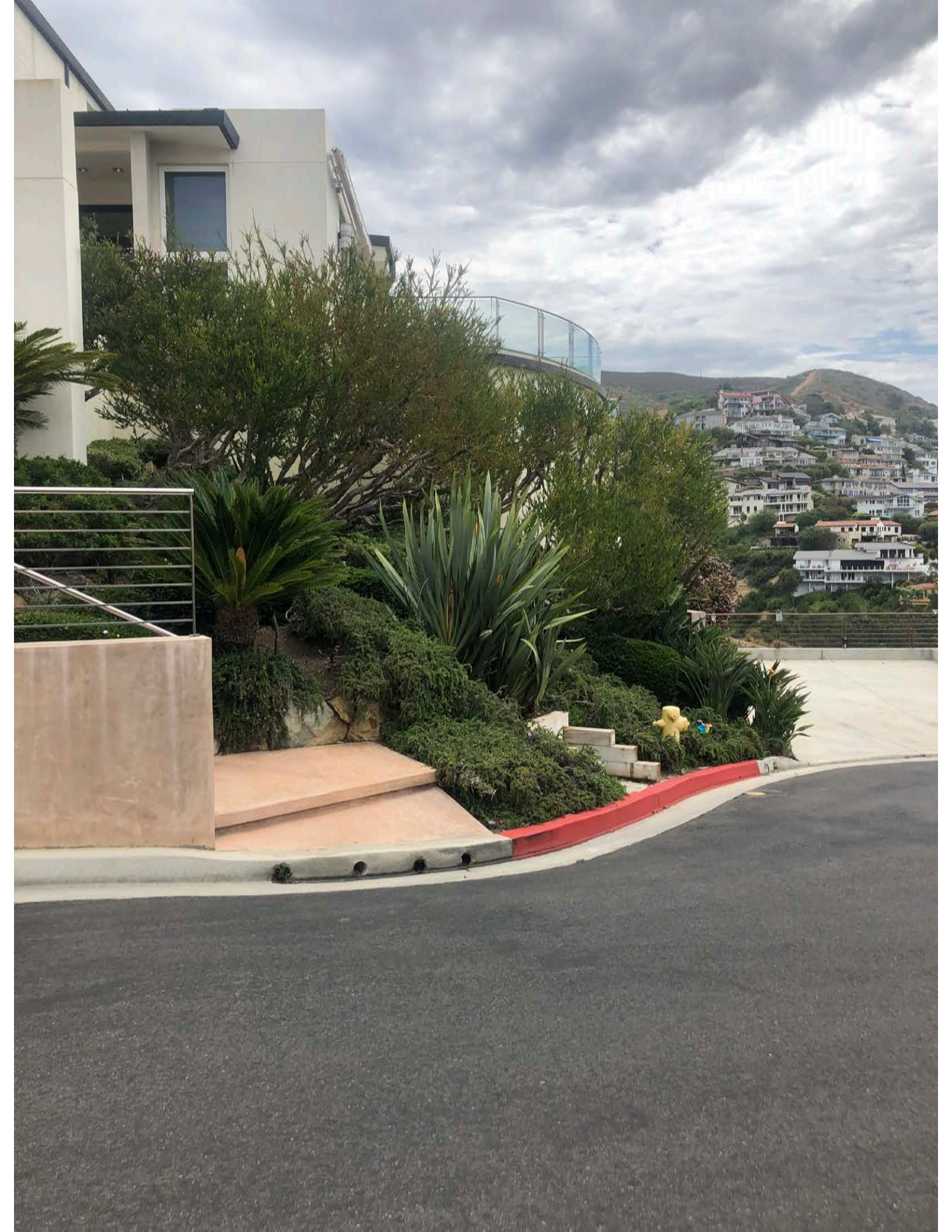


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# CHO RESIDENCE

1025 EMERALD BAY  
LAGUNA BEACH, CA 92651

## PROJECT CONSULTANTS

ARCHITECT  
BEACH BUS STUDIOS  
349 THIRD STREET  
LAGUNA BEACH, CA 92651  
(949) 376-3080  
CONTACT: DAVE FRITH  
dave@beachbusstudios.com

STRUCTURAL ENGINEER  
CORE STRUCTURE, INC.  
23172 PLAZA POINTE DR., SUITE 145  
LAGUNA HILLS, CA 92653  
(949) 954-7244  
CONTACT: AMIR DEIHIMI

## PROJECT INFORMATION

PROJECT ADDRESS  
1025 EMERALD BAY  
LAGUNA BEACH, CA 92651

OWNERS  
JUN CHO

LEGAL DESCRIPTION  
TRACT 1092  
LOTS 92 & 93  
APN 053-021-30  
COUNTY OF ORANGE

OCCUPANCY TYPE R-3 / U  
CONSTRUCTION TYPE V-B

LOT AREA 11,816.72 SQUARE FEET  
BUILDING FOOTPRINT 4,318 SQUARE FEET  
EXISTING LOT COVERAGE 35.96%

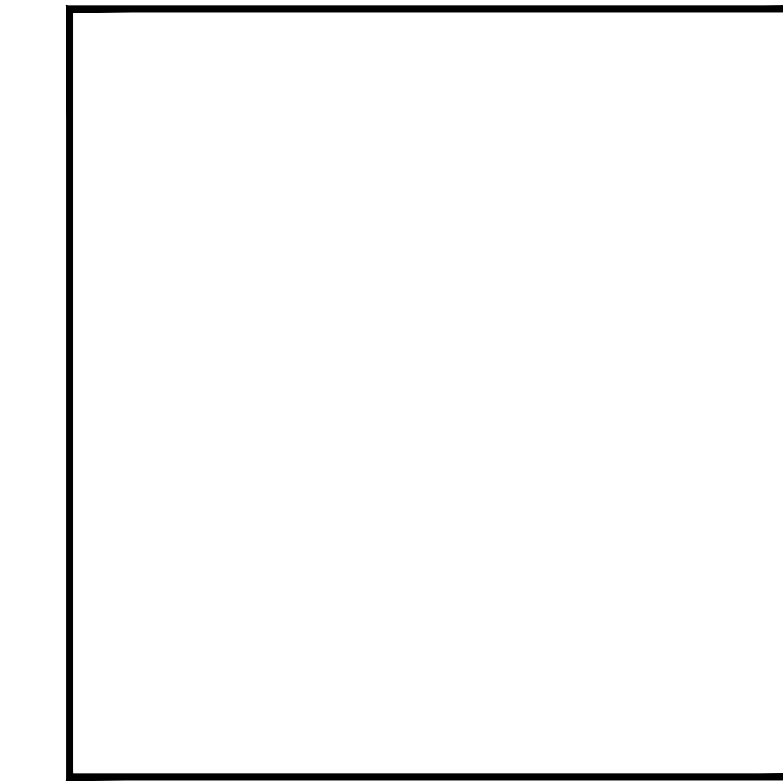
### LOT COVERAGE

LOT SIZE	11816.72
EXISTING	
BUILDING COVERAGE	3,995.29
RAISED PARKING PAD	73.23
SUPPORTED DECK	181.01
CANTILEVERED DECK (NOT INCLUDED IN LOT COVERAGE)	242.72
EXISTING TOTAL	4,249.53
EXISTING LOT COVERAGE	35.96%
PROPOSED	
PROPOSED BUILDING COVERAGE	+323.59
PROPOSED TOTAL	4,573.12
PROPOSED LOT COVERAGE	38.70%

## SCOPE OF WORK

- NEW GARAGE AT EXISTING PARKING PAD WITH FINISHES TO MATCH EXISTING HOUSE.
- NEW RETAINING WALL TO REPLACE EXISTING RETAINING WALL AT DRIVEWAY.

COUNTY OF ORANGE APPROVAL STAMP



## SHEET INDEX

### ARCHITECTURAL

A001	COVER SHEET
A002	CAL GREEN
A003	CAL GREEN
A004	SITE PLAN
A005	ENLARGED SITE PLAN
A100	GARAGE NEW WORK PLANS
A200	GARAGE POWER AND CEILING PLANS
A300	EXTERIOR ELEVATIONS
A400	BUILDING SECTIONS
A500	EXTERIOR DETAILS
A600	DOOR & WINDOW SCHEDULES
A601	DOOR & WINDOW DETAILS
A700	STAKING PLAN
A800	AREA CALCULATIONS
A801	BASEMENT AREA CALCULATIONS
A802	LOWER LEVEL AREA CALCULATIONS
A803	UPPER LEVEL AREA CALCULATIONS
A900	1960 TOPO WITH PROPOSED ROOF PLAN
A901	1960 TOPO W/ BASEMENT FLOOR PLAN
A902	1960 TOPO W/ ROOF PLAN

### STRUCTURAL

S-0.10	GENERAL NOTES & REQUIREMENTS
S-0.11	GENERAL NOTES & REQUIREMENTS
S-1.0	PARTIAL FOUNDATION & ROOF FRAMING PLAN
HF1	STRUCTURAL DETAILS
HF2	HARDY FRAME FOUNDATION DETAILS
HF3	HARDY FRAME DETAILS

## GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH, BUT SHALL NOT BE LIMITED TO THE LATEST EDITION AND ORDINANCES OF:
  - CALIFORNIA BUILDING CODE 2016
  - CALIFORNIA RESIDENTIAL CODE 2016
  - CALIFORNIA ELECTRICAL CODE 2016
  - CALIFORNIA MECHANICAL CODE 2016
  - CALIFORNIA PLUMBING CODE 2016
  - CALIFORNIA FIRE CODE 2016
  - CALIFORNIA GREEN BUILDING STANDARDS CODE
  - APPLICABLE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24
- 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- A STAMPED SET OF APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH IS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY ON-SITE UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS, OTHER THAN PLAN CHECK AND BUILDING PERMIT FEES PROVIDED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR SUCCESSFUL COMPLETION OF THE WORK. ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE ARCHITECT AND OWNER HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR PERSONAL, BODILY INJURY, DEATH OR PROPERTY DURING THE COURSE OF THE CONTRACT. FIRE INSURANCE SHALL BE MAINTAINED BY THE OWNER.
- TEMPORARY POWER AND WATER, WORKERS' TOILET FACILITIES, PARKING AND MATERIAL STORAGE SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ANY AND ALL DAMAGE CAUSED BY THE WORKERS.
- ALL CONSTRUCTION WASTE & DEBRIS MUST BE CONTAINERIZED AT ALL TIMES. UPON COMPLETION OF THE WORK, ALL AREAS SHALL BE LEFT BROOM CLEAN AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
- RECESSED BOXES, EQUIPMENT, CABINETS AND THE LIKE, 8" X 8" OR LARGER, IN "1" HOUR RATED WALLS, SHALL MAINTAIN A 1-HOUR CONSTRUCTION RATING.
- DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUDS, CENTERLINE OF COLUMN, FACE OF MASONRY, FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- DOOR LOCATIONS NOT ESTABLISHED BY DIMENSIONS SHALL BE CENTERED IN WALL OR BE LOCATED 4 1/2" FROM ADJACENT WALL TO ALLOW FOR DOOR CASING.
- ANY DRILLING OR NOTCHING OF STUDS FOR ELECTRICAL WIRING, UTILITY LINES, BRACING ETC. SHALL CONFORM TO LOCAL CODE.
- ALL GUARDRAILS SHALL BE A MINIMUM OF 42" HIGH. INTERMEDIATE MEMBERS SHALL NOT ALLOW A 4" DIAMETER OBJECT TO PASS THROUGH.
- PROVIDE A MINIMUM STUD SIZE OF 2 X 6 WHERE USING 2" PLUMBING FIXTURES.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE INSTALLED WITH BREAK RETAINERS AND MANUFACTURERS LABELS.
- WHERE LANDSCAPE IRRIGATION LINES ARE INSTALLED, ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED BACKFLOW PREVENTION DEVICES MAY BE UTILIZED.
- ALL INTERIOR FINISH MATERIALS SHALL MEET CLASS III FLAME SPREAD CLASSIFICATION, PER LOCAL CODE.
- NAILING INSPECTION IS REQUIRED FOR ALL DRYWALL AND LATH AFTER INSTALLATION BEFORE TAPING AND FINISHING. CORNER BEADS TO BE NAILED. DRYWALL BOARD SPACING TO BE 3/8" MAXIMUM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET FROM ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- EQ EMERGENCY GAS SHUT OFF VALVES TO BE INSTALLED ON ALL GAS FUEL LINES.
- THE ARCHITECT SHALL BE PROVIDED A KEY OR COMBINATION TO THE LOCK ON JOB SITE GATES FOR ACCESS TO THE CONSTRUCTION SITE AT ALL TIMES.
- MECHANICAL SUBCONTRACTOR TO PROVIDE THE ARCHITECT WITH A SCHEMATIC LAYOUT FOR ALL MECHANICAL UNITS, DUCT RUNS, AND REGISTER LOCATIONS AND SIZES FOR REVIEW AND APPROVAL PRIOR TO ANY MECHANICAL ROUGH IN.
- PROVIDE STRUCTURAL OBSERVATION PER CITY OF LOS ANGELES REQUIREMENTS.
- DRAFT STOPPING (AT 10' INTERVALS HORIZONTAL AND VERTICAL SHALL BE PROVIDED WITHIN A CONCEALED FLOOR/CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, ATTICS, MANSARDS, OVERHANGS, OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION PER LOCAL CODE.
- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN A NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY & HEALTH (CAL/OSHA, 714-558-4451). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.
- IT IS THE CONTRACTOR OR OWNER RESPONSIBILITY TO PROVIDE ONE HARD SET OF PLANS WITH THE COUNTY APPROVAL STAMP IN THE FIELD FOR THE INSPECTOR TO VIEW.

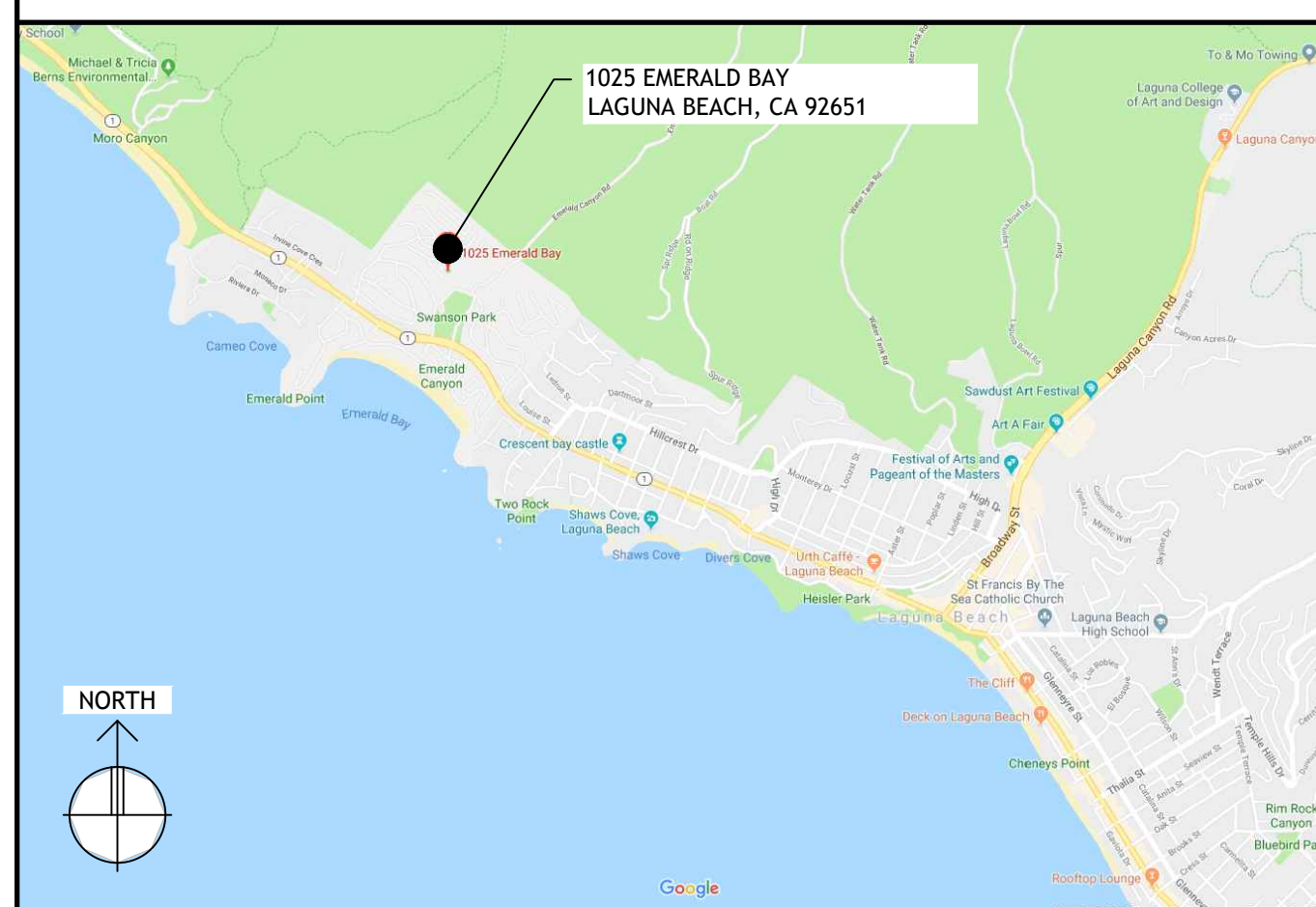
## COUNTY OF ORANGE NOTES

- THE PERMIT APPLICATION FOR THIS PROJECT IS DEEMED TO HAVE BEEN EXPIRED 180 DAYS AFTER THE DATE FILING. CONTACT COUNTY BUILDING DEPARTMENT TO OBTAIN WRITTEN 180-DAY EXTENSION(S). [CRC R105.3.2]
- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN A NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY & HEALTH (CAL/OSHA, 714-558-4451). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.
- NEW ONE-FAMILY DWELLINGS SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CRC SECTION R313.3 OR NFPA 13D. SUBMIT 3 SETS OF AUTOMATIC SPRINKLER PLANS TO OFCA FOR APPROVAL (714) 573-6100 [CRC R313]
- THE SUPPORTING CONSTRUCTION OF FLOOR ASSEMBLIES WITH FIRE RESISTANCE RATED BY SECTION R302.3 SHALL BE OF EQUAL OR GREATER FIRE-RESISTANCE RATING THAN THE FIRE-RATED ASSEMBLY BEING SUPPORTED. [CRC R302.3.1]
- THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC R302.4.1.1 OR R302.4.1.2.
- MEMBRANE PENETRATIONS OF FIRE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC SECTION R302.4.2.
- FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C., HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES. [CRC R302.11]
- ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. [CRC R317.1, ITEM 1]
- SILLS AND SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND AND GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY AND CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. [CRC R317.1, ITEM 3&4]
- FIELD CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWAP M4. [CRC R317.1.1]
- THE MIN. WIDTH OF HALLWAYS SHALL NOT BE LESS THAN 36". [CRC R311.6]
- AN ELEVATOR PERMIT WILL BE REQUIRED FROM THE ELEVATOR DIVISION OF CAL/OSHA.
- IT IS THE CONTRACTOR OR OWNER RESPONSIBILITY TO PROVIDE ONE HARD SET OF PLANS WITH THE COUNTY APPROVAL STAMP IN THE FIELD FOR THE INSPECTOR TO VIEW.

## NPDES NOTES

- IN CASE OF EMERGENCY CALL BRIAN BARTLETT, 949-290-4564
- 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 BMPs 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%.
- 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 OF 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.

## VICINITY MAP



REFERENCE ONLY

# PA19-0193



BEACH BUS STUDIOS  
architecture + design

349 THIRD STREET  
LAGUNA BEACH, CA 92651  
949.376.3080

PROJECT:

CHO RESIDENCE

1025 EMERALD BAY  
LAGUNA BEACH, CA 92651

CLIENT:

JUN CHO

PROFESSIONAL SEAL:



SIGNATURE DATE

ARCHITECT OF RECORD:

DAVID B. FRITH

SUBMISSION DATE

CONCEPT SUBMITTAL 04.03.2019

PRELIMINARY SUBMITTAL 05.06.2019

ORANGE COUNTY PLAN REVIEW 05.31.2019

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PROJECT NO: 19111

SCALE: AS NOTED

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BEACH BUS STUDIOS  
architecture + design

349 THIRD STREET  
LAGUNA BEACH, CA 92651  
949.376.3080

PROJECT:

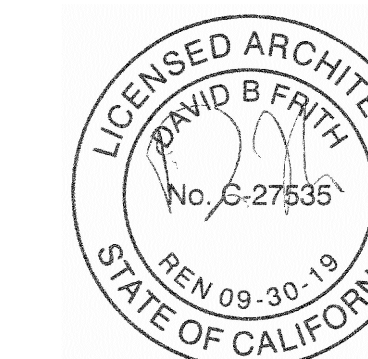
**CHO RESIDENCE**

1025 EMERALD BAY  
LAGUNA BEACH, CA 92651

CLIENT:

JUN CHO

PROFESSIONAL SEAL:



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECT OF RECORD:

DAVID B. FRITH

SUBMISSION DATE

CONCEPT SUBMITTAL 04.03.2019

PRELIMINARY SUBMITTAL 05.06.2019

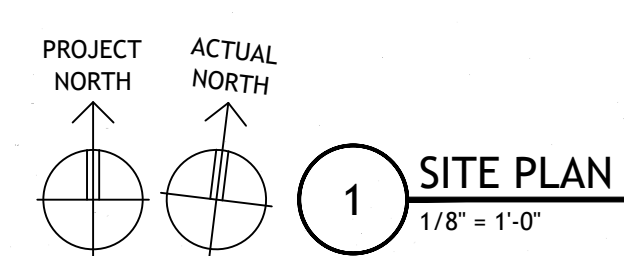
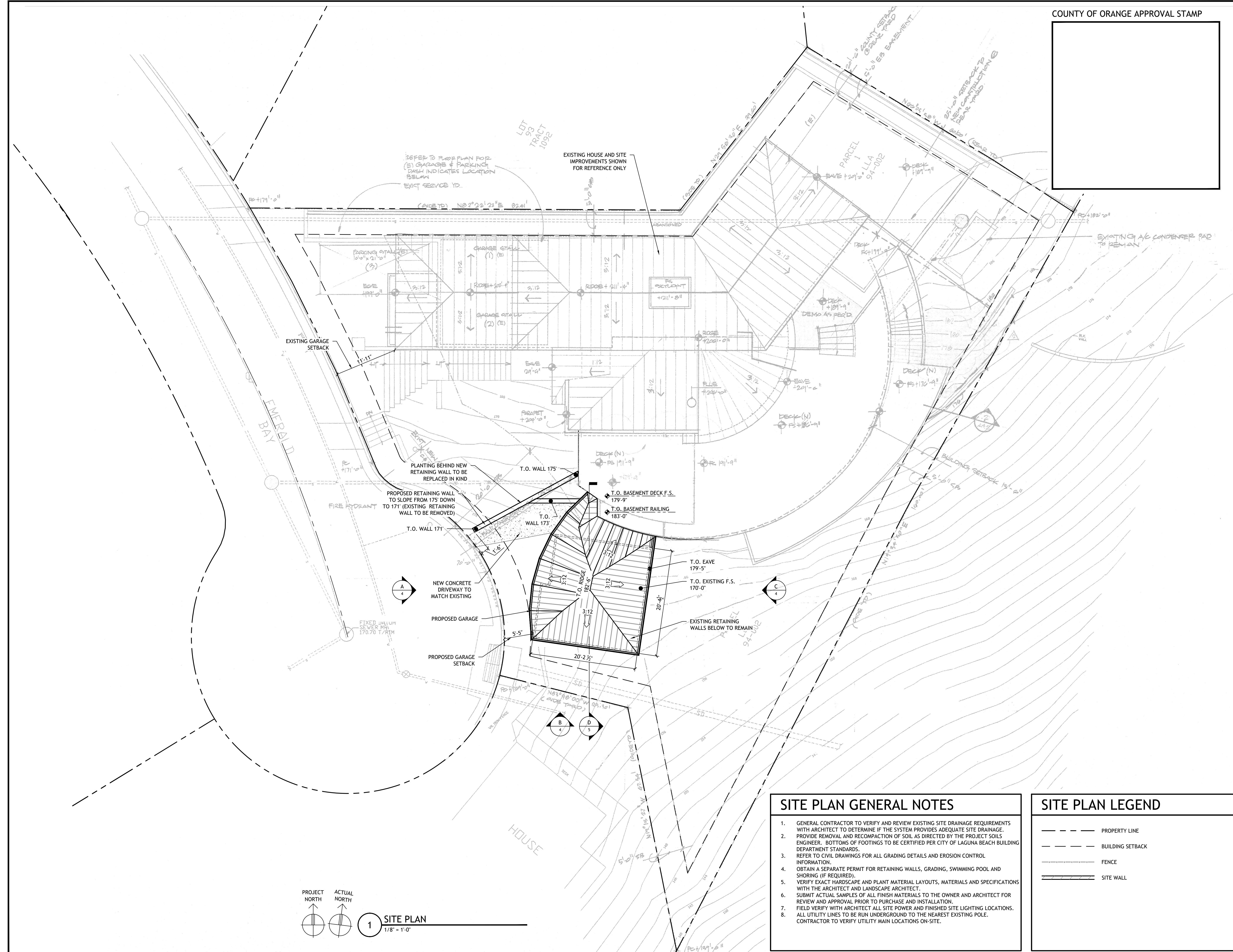
ORANGE COUNTY PLAN REVIEW 05.31.2019

PROJECT NO: 19111

SCALE: AS NOTED

SITE PLAN

A004



- SITE PLAN GENERAL NOTES**
1. GENERAL CONTRACTOR TO VERIFY AND REVIEW EXISTING SITE DRAINAGE REQUIREMENTS WITH ARCHITECT TO DETERMINE IF THE SYSTEM PROVIDES ADEQUATE SITE DRAINAGE.
  2. PROVIDE REMOVAL AND RECOMPACTION OF SOIL AS DIRECTED BY THE PROJECT SOILS ENGINEER. BOTTOMS OF FOOTINGS TO BE CERTIFIED PER CITY OF LAGUNA BEACH BUILDING DEPARTMENT STANDARDS.
  3. REFER TO CIVIL DRAWINGS FOR ALL GRADING DETAILS AND EROSION CONTROL INFORMATION.
  4. OBTAIN A SEPARATE PERMIT FOR RETAINING WALLS, GRADING, SWIMMING POOL AND SHORING (IF REQUIRED).
  5. VERIFY EXACT HARDSCAPE AND PLANT MATERIAL LAYOUTS, MATERIALS AND SPECIFICATIONS WITH THE ARCHITECT AND LANDSCAPE ARCHITECT.
  6. SUBMIT ACTUAL SAMPLES OF ALL FINISH MATERIALS TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
  7. FIELD VERIFY WITH ARCHITECT ALL SITE POWER AND FINISHED SITE LIGHTING LOCATIONS.
  8. ALL UTILITY LINES TO BE RUN UNDERGROUND TO THE NEAREST EXISTING POLE. CONTRACTOR TO VERIFY UTILITY MAIN LOCATIONS ON-SITE.

**SITE PLAN LEGEND**

---	PROPERTY LINE
- - - - -	BUILDING SETBACK
----	FENCE
=====	SITE WALL





BEACH BUS STUDIOS  
architecture + design

349 THIRD STREET  
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949.376.3080

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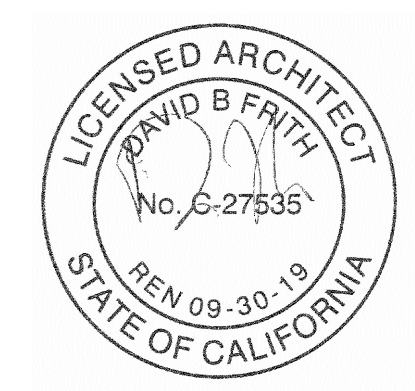
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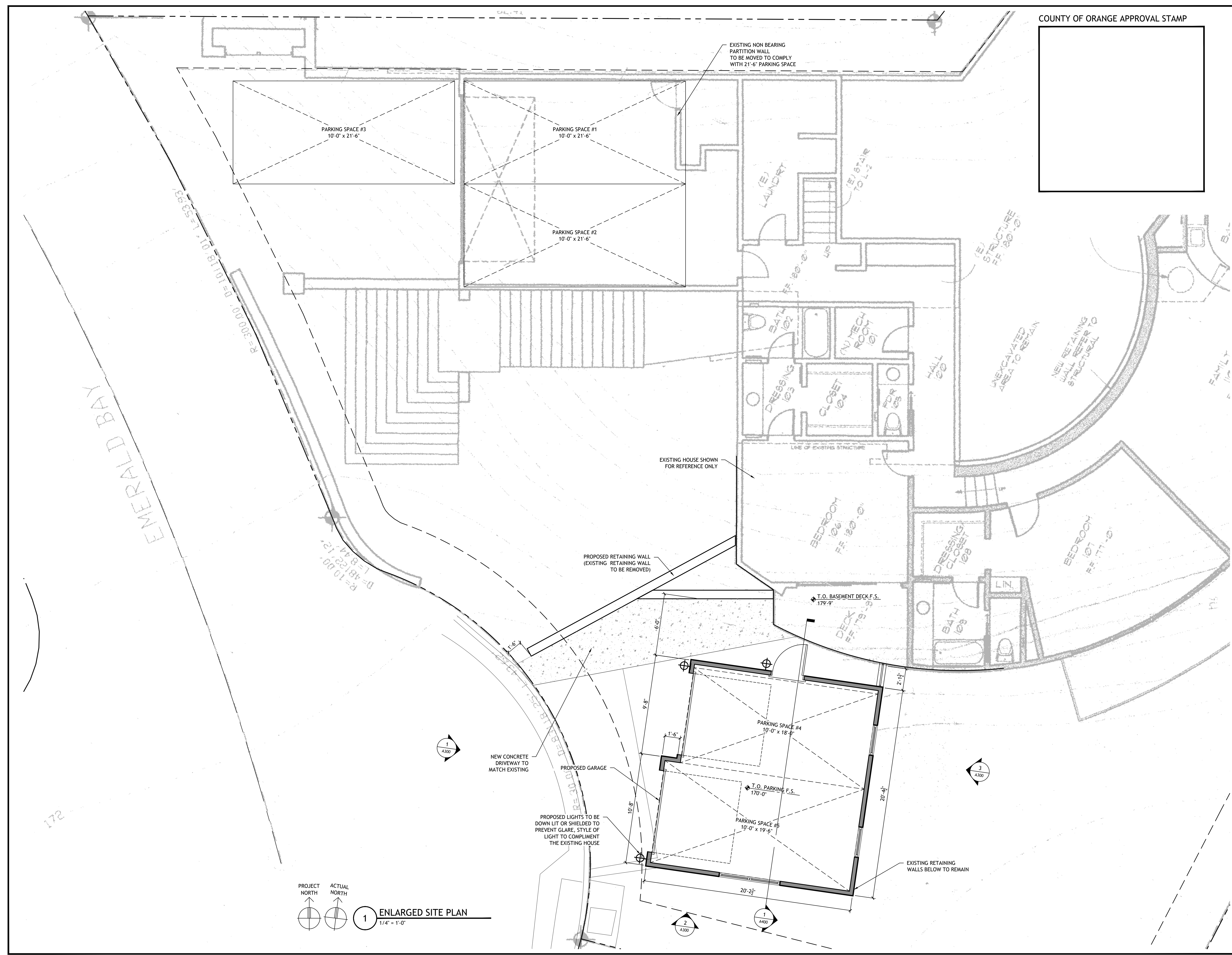
ORANGE COUNTY PLAN REVIEW \_\_\_\_\_ 05.31.2019

PROJECT NO: 19111

SCALE: AS NOTED

ENLARGED SITE PLAN

A005

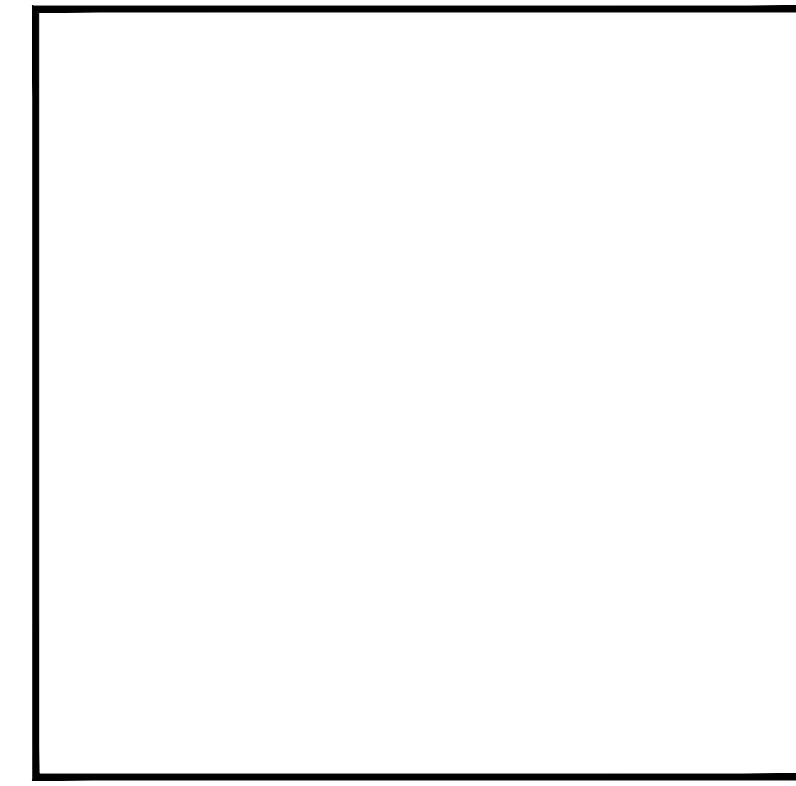


PROJECT NORTH ACTUAL NORTH  
**1** ENLARGED SITE PLAN  
1/4" = 1'-0"









PROJECT:

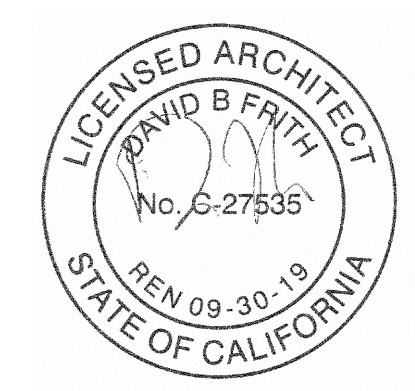
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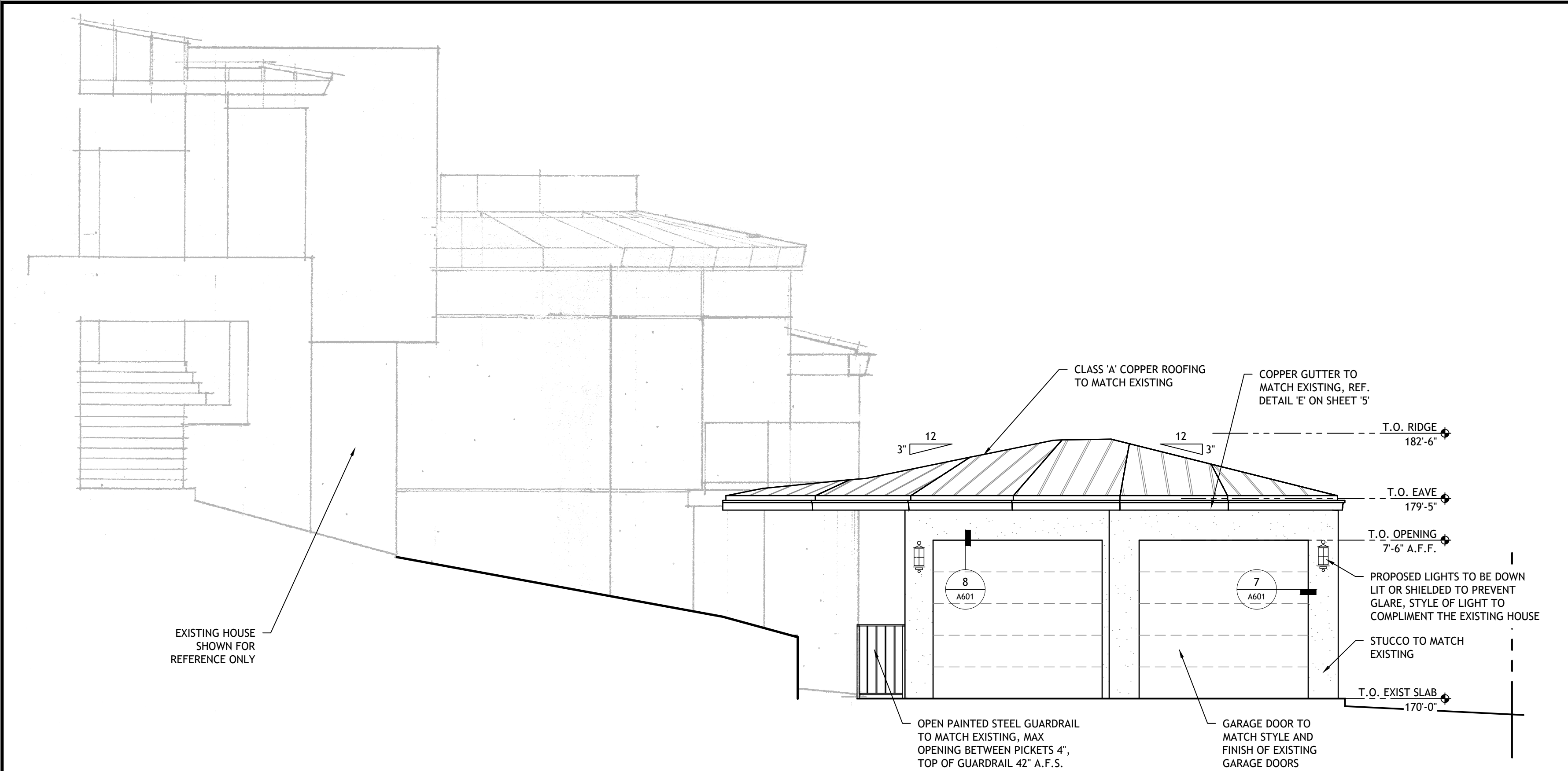
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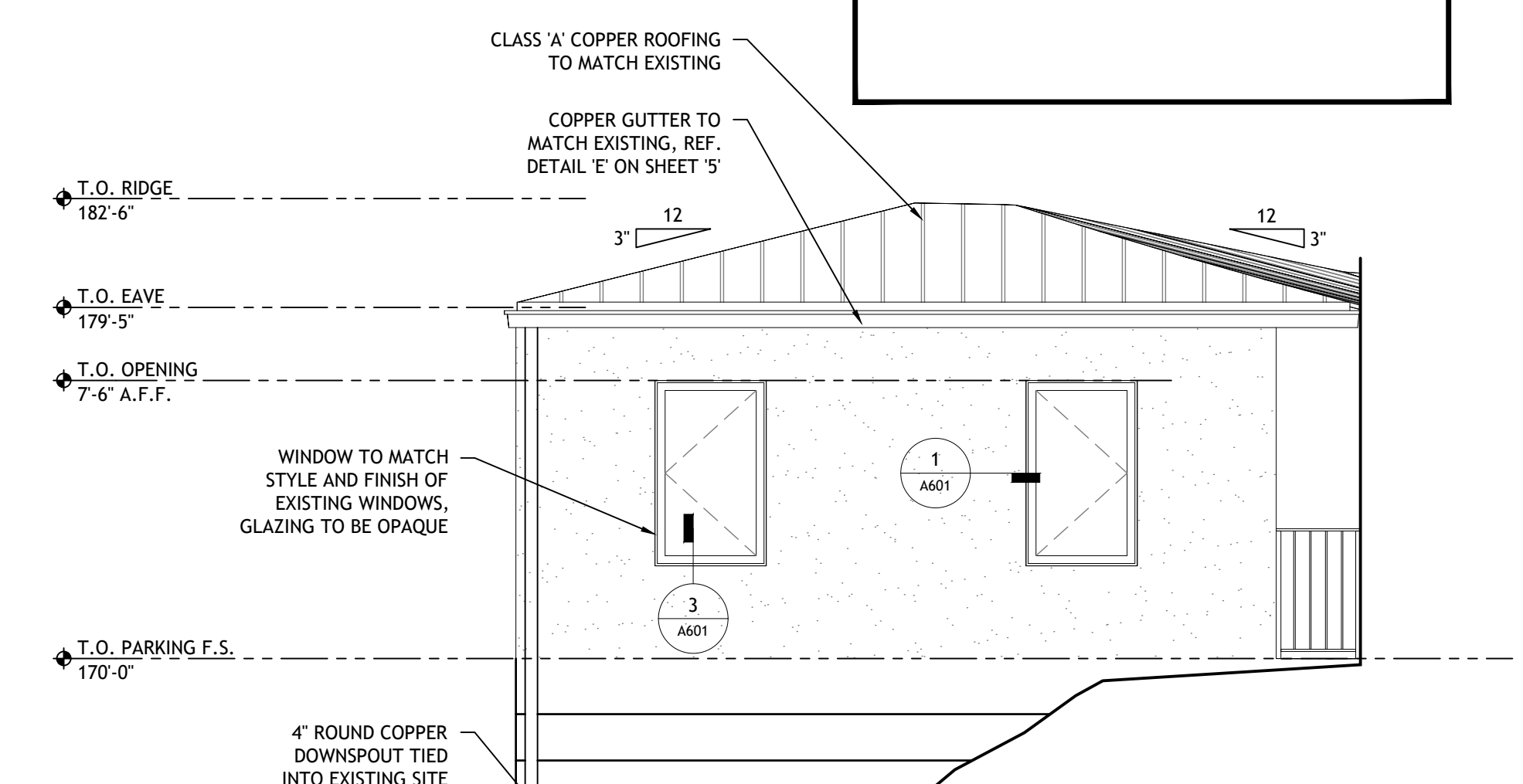
SCALE: AS NOTED

**EXTERIOR ELEVATIONS**

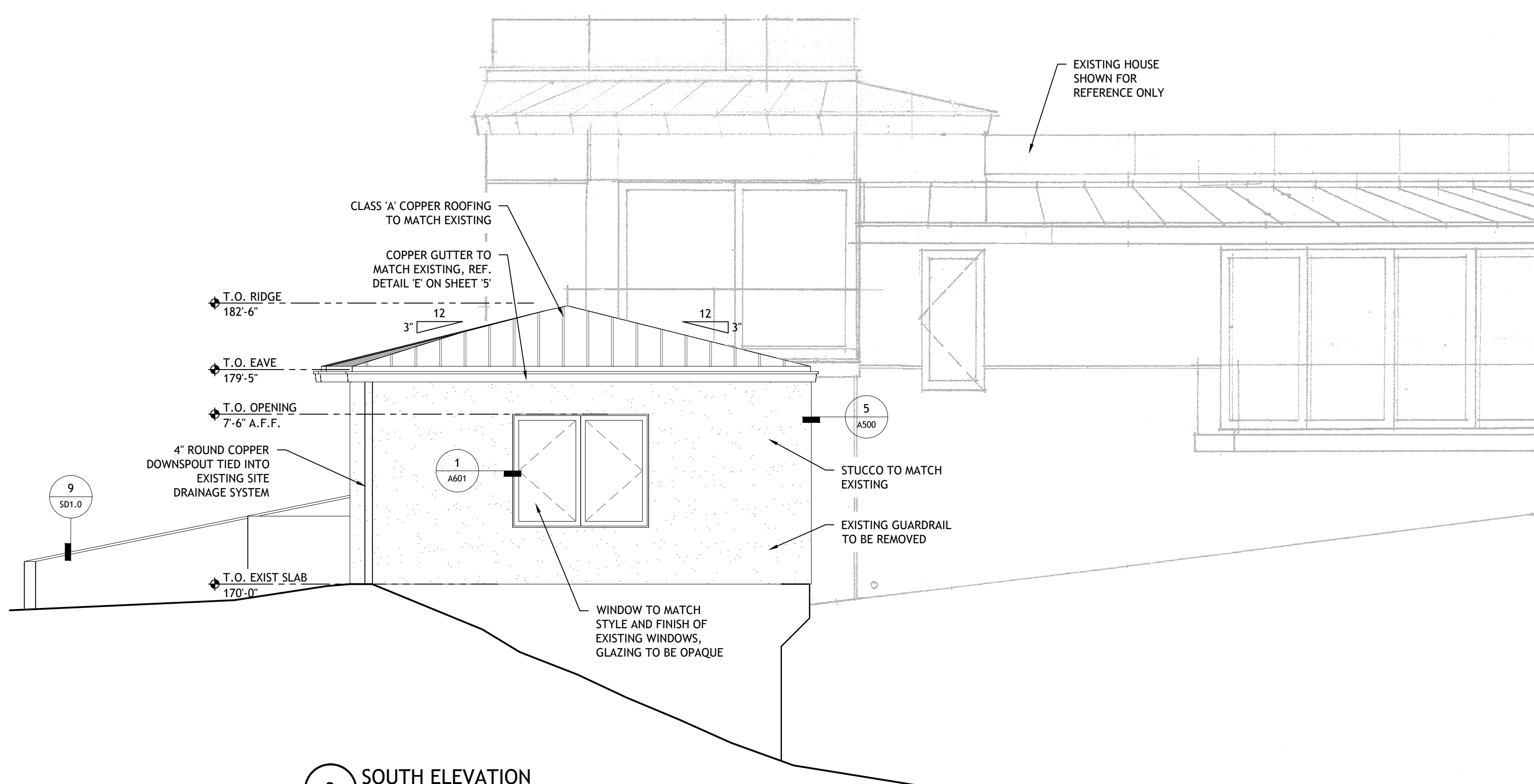
**A300**



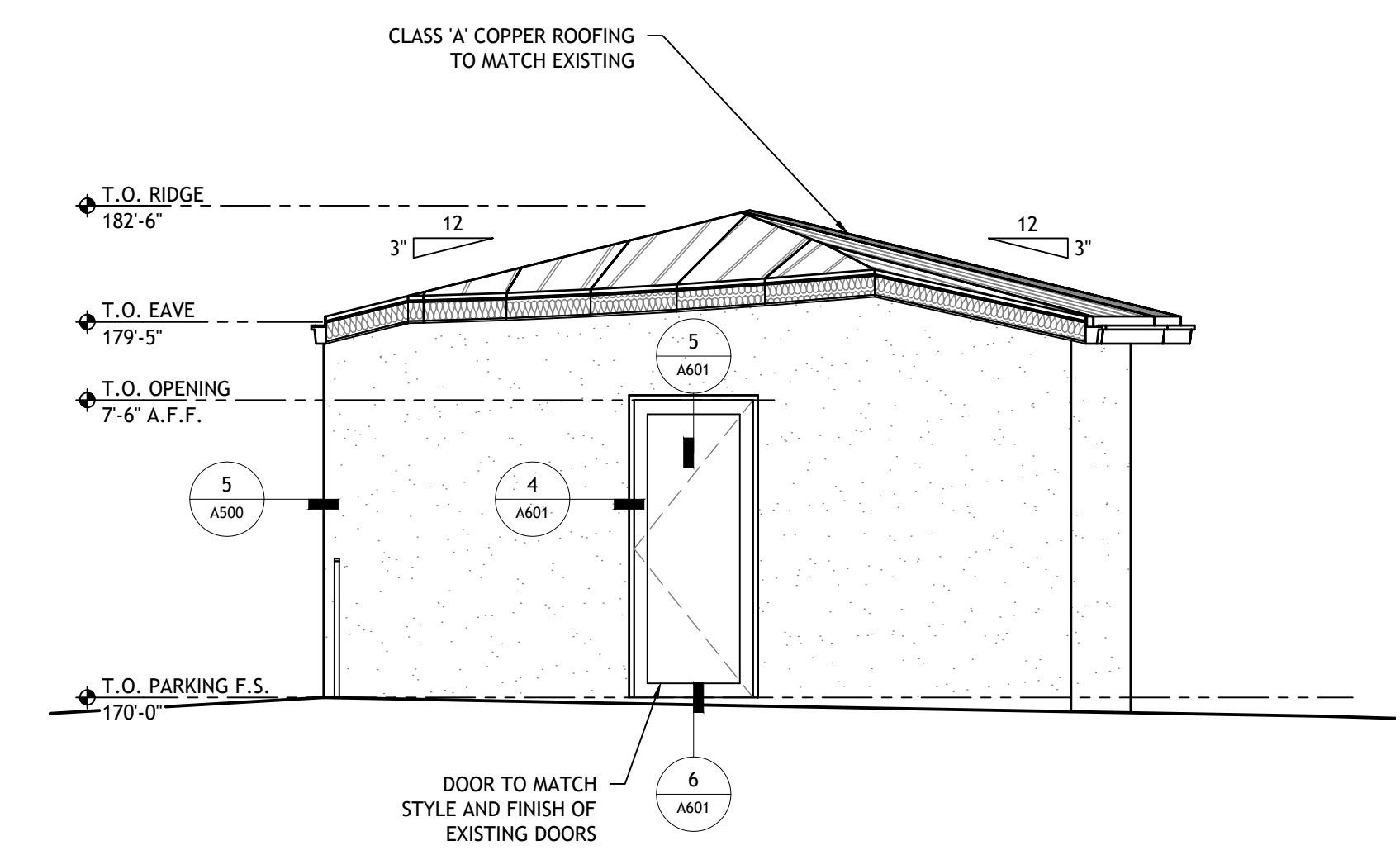
**1 WEST ELEVATION**  
1/4" = 1'-0"



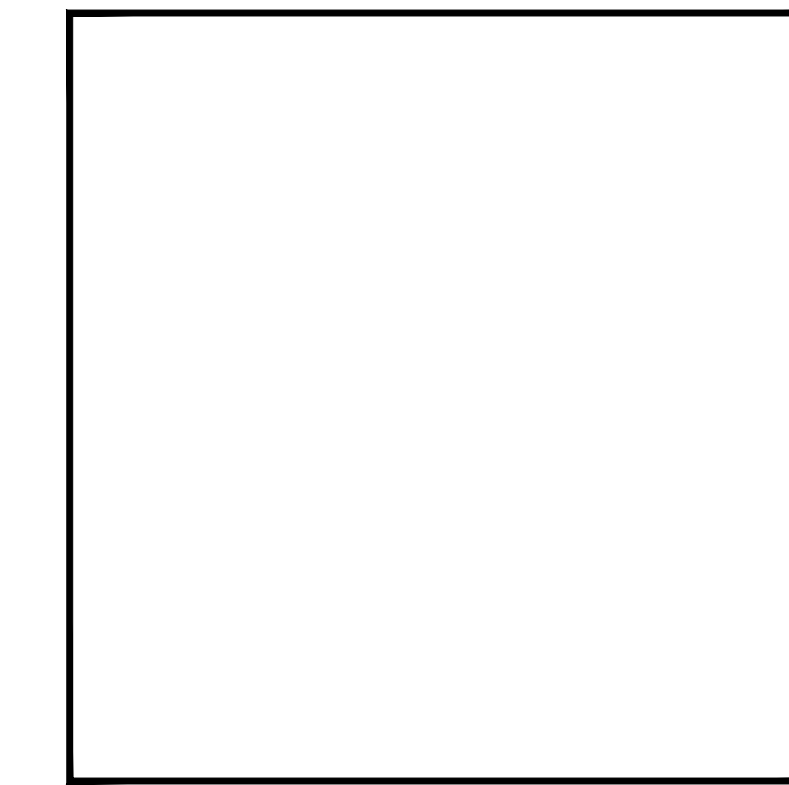
**2 EAST ELEVATION**  
1/4" = 1'-0"



**3 SOUTH ELEVATION**  
1/4" = 1'-0"



**4 NORTH ELEVATION**  
1/4" = 1'-0"



**PA19-0193**



**BEACH BUS STUDIOS**  
architecture + design

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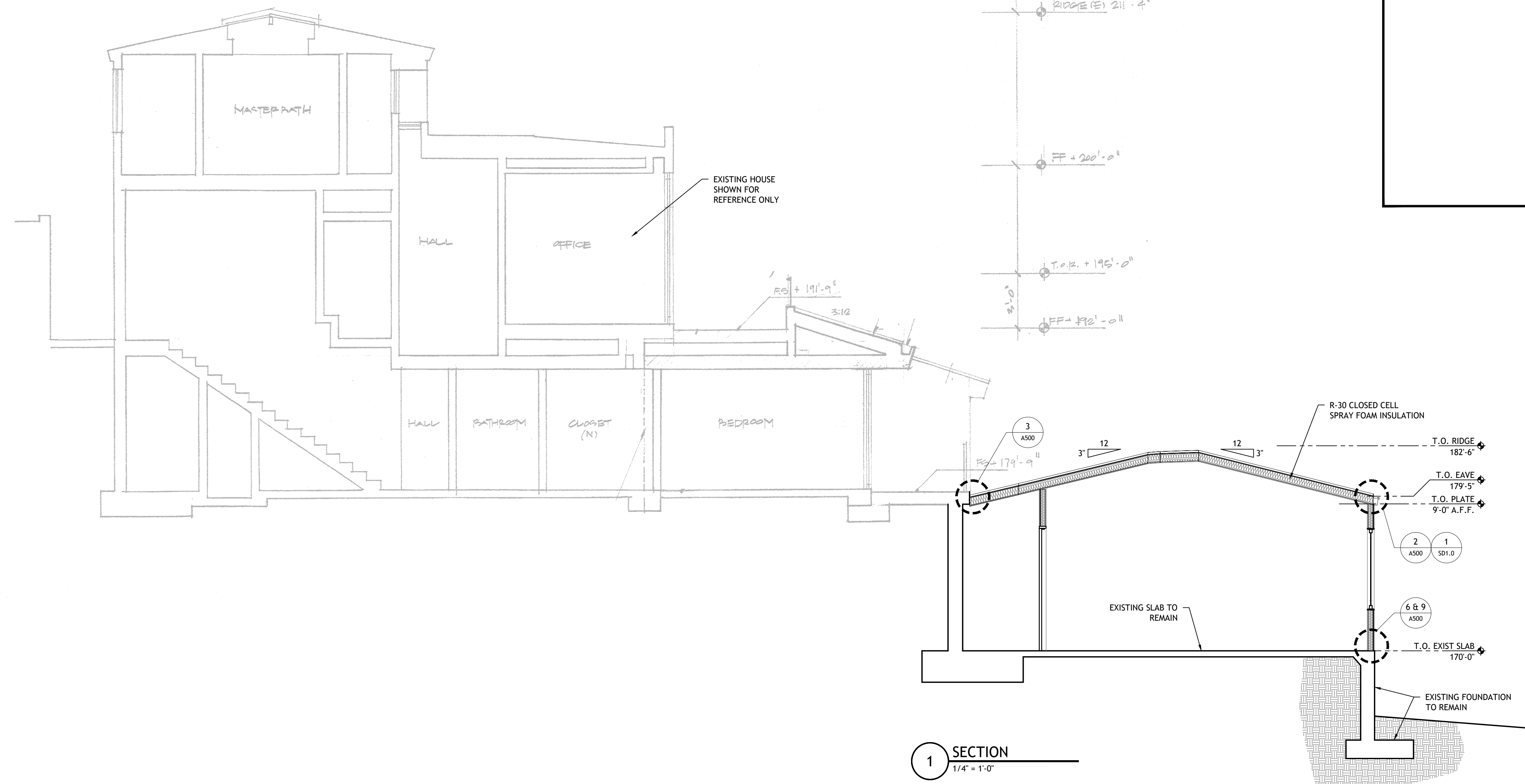
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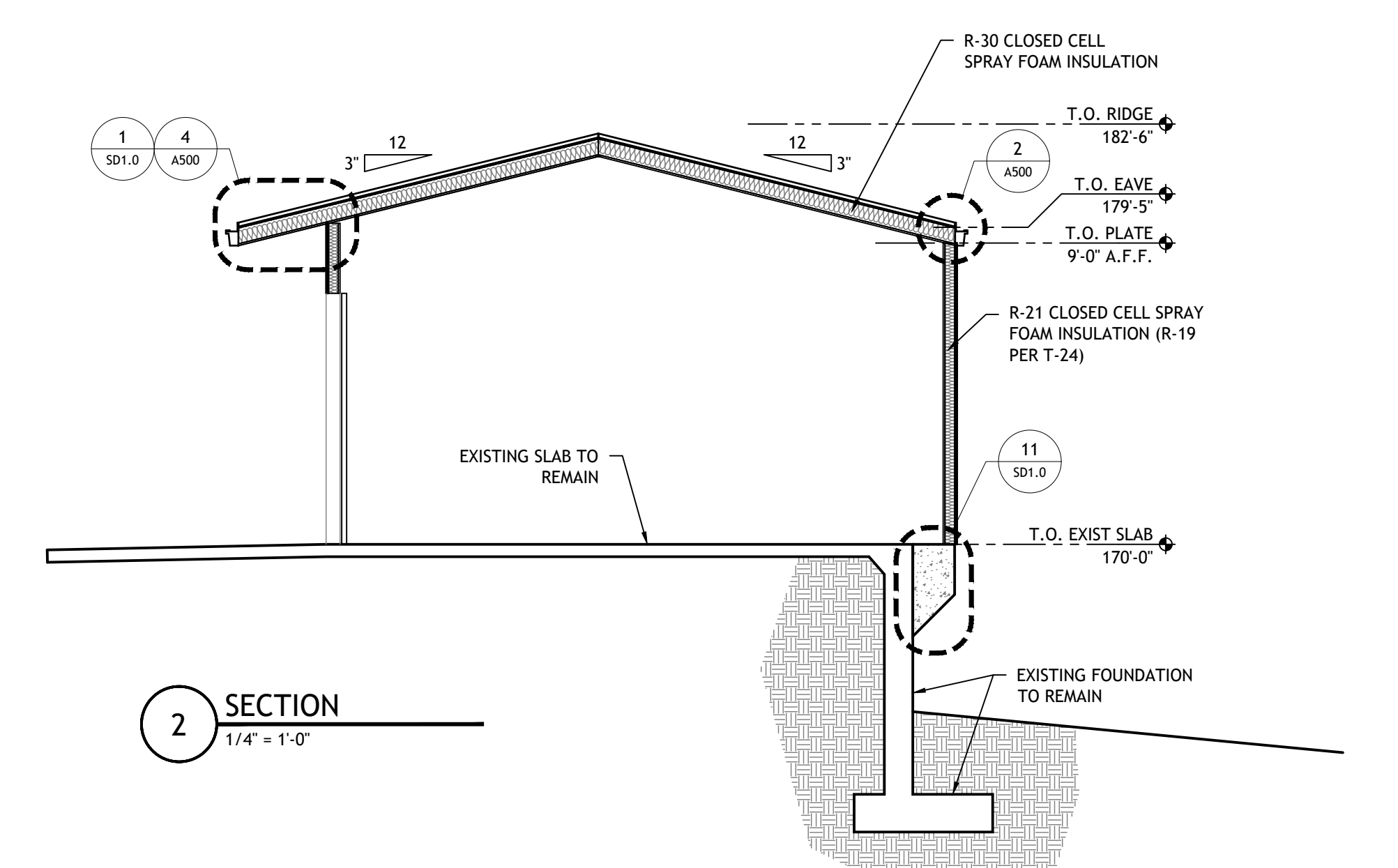
SCALE: AS NOTED

**BUILDING SECTIONS**

**A400**



**1 SECTION**  
1/4" = 1'-0"



**2 SECTION**  
1/4" = 1'-0"