



DESIGN REVIEW BOARD STAFF REPORT

February 11, 2021

Agenda Item No. 5

Case No: Design Review 20-8021
Coastal Development Permit 20-8020
Categorical Exemption 15303, Class 3(a)

Project Location: 606 Loretta Drive | APN: 656-053-18

Applicant: Timothy Ngyuyen, Architect
(949) 395-1718 | timoty@moirestudioarch.com

Property Owner: Loc Nguyen

Prepared By: Community Development Department
Elaine Yang | Associate Planner
(949) 497-0748 | eyang@lagunabeachcity.net

REQUESTED ACTION: The applicant requests design review and a coastal development permit to construct a 2,888 square-foot single-family dwelling with an attached 569 square-foot two-car garage on a vacant building site in the R-1 (Residential Low Density) zone. Design review is required for a new structure, elevated decks (399 square feet), grading, retaining walls, trash storage in required front setback, and landscaping.

RECOMMENDATION: Adopt Resolution No. _____, approving Design Review 20-8021, Coastal Development Permit 20-8020, and Categorical Exemption 15303, Class 3(a) for the new home with elevated decks, grading, retaining walls, and landscaping.

ATTACHMENTS

- 1) Exhibit A: Draft Resolution
- 2) Exhibit B: General Plan Goals and Policies
Local Coastal Program Goals and Policies
- 3) Exhibit C: Color and Materials
- 4) Exhibit D: Color Elevations
- 5) Exhibit E: Project Summary Table
- 6) Exhibit F: Proposed Plans

PROPERTY AERIAL PHOTO

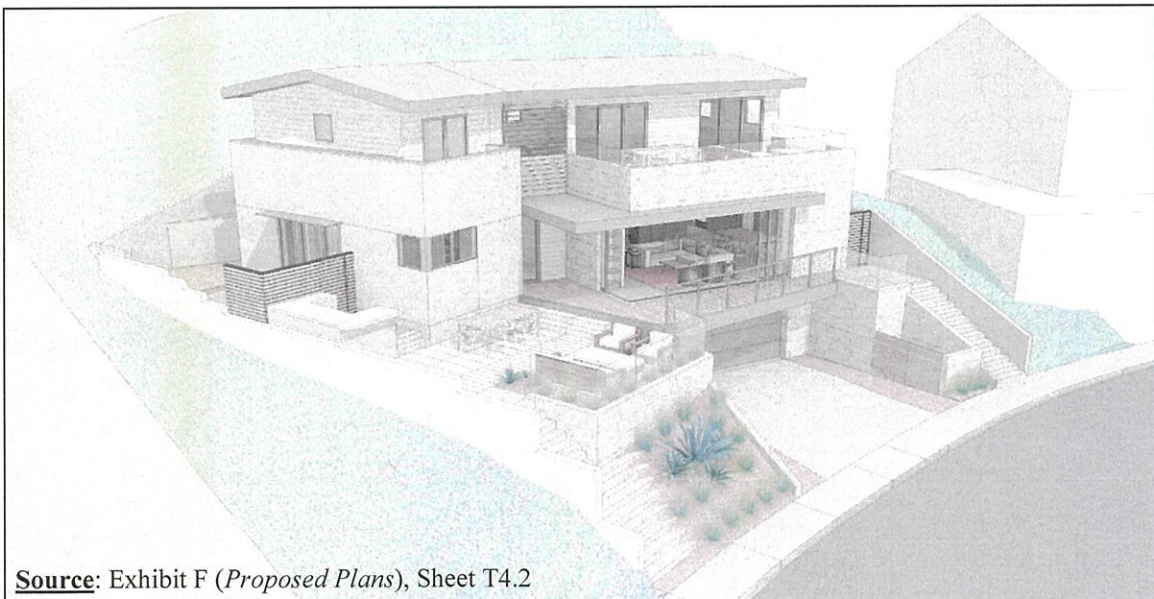


PROPERTY INFORMATION

Land Use Designation	Village Low Density (3-7 DU/AC)
Zoning Designation	R-1 Residential Low Density
Site Constraints	Very High Fire Hazard Severity Zone
Existing Site Improvements	The property is undeveloped.
Prior Approvals	The property has never been subject to design review.

ZONING REVIEW

The proposed project complies with applicable zoning standards and guidelines as shown in the attached project summary table (see Exhibit E).



Source: Exhibit F (*Proposed Plans*), Sheet T4.2

DESIGN REVIEW

Pursuant to [LBMC Section 25.05.040\(H\)](#), physical improvements and site developments subject to design review shall be designed and located in a manner which best satisfies the intent and purpose of design review, the city's village atmosphere and the design review criteria. These guidelines complement the zoning regulations by providing conceptual examples of potential design solutions and design interpretations. The table below lists the guidelines and the proposed project's applicability and compliance. The following project components require Design Review:

- A. New structure;
- B. Elevated decks;
- C. Grading;
- D. Retaining walls;
- E. Trash storage in the required front setback; and
- F. Landscaping.

Design Review Criteria	Consistency (Yes, No, or N/A If Not Applicable)
No. 1 Access	Yes. The proposed project includes a two-car garage accessed from Loretta Drive. Pedestrian access to the property is provided on the west (left) and east (right) sides of the front yard. The proposed design minimizes conflicts between vehicles and pedestrians. The public right-of-way that abuts the front property line is improved with a sidewalk and curb. The project will reconstruct a portion of the curb to accommodate the property's new drive approach
No. 2 Design Articulation	Yes. The proposed project includes terraced retaining walls that follow the natural topography. The development is divided in multiple terraced levels that place outdoor gathering areas towards the front and enclosed living areas towards the back. The front entry/patio cover and varied wall materials and sizes also contribute to the building's articulation.
No. 3 Design Integrity	Yes. The proposed project strikes a balance between contemporary and traditional. The principal facade is broken up into three distinct forms, all rendered in their own material: stucco, stone and horizontal lap siding. This variation breaks up the mass as seen from the street and the choice of ubiquitous materials allows the structure to blend within the fabric of the city. The volumes nearest to the street are modern with clean lines and glass, while the second story structure has a traditionally pitched roofline with a subtle slope. The choice in color and materials are natural and tonal which allows the building to recede rather than call attention to itself.
No. 4 Environmental Context	Yes. The site is undeveloped and more than one-third of the existing terrain, at the rear of the property, will largely be left untouched except for landscaping.
No. 5 General Plan Compliance	Yes. The proposed project complies with the goals and policies of the General Plan as evidenced in the table in Exhibit B.
No. 6 Historic Preservation	N/A

DESIGN REVIEW	
No. 7 Landscaping	Yes. The proposed landscape plan is shown in Exhibit F, sheet L1.1. Independent landscape review was completed by the City's landscape consultant and notes that the proposed landscaping complies with all City standards.
No. 8 Lighting and Glare	Yes. The proposed project provides adequate living for individual and public safety (refer to Exhibit F, sheet L1.3). The proposed materials do not appear to be highly reflective. The applicant proposes white Hardie board siding; however, those walls are partially obscured behind deck guardrails.
No. 9 Neighborhood Compatibility	Yes. The property is located next to similarly sized multi-level single-family dwellings that sit towards the front edge of the property and include largely undeveloped backyards. The neighboring properties also similarly have multiple levels of elevated decks that are located towards the front of the dwellings and garages at the lowest level.
No. 10 Pedestrian Orientation	N/A. This criterion pertains to commercial development.
No. 11 Privacy	Yes. Staff did not receive any comments related to privacy concerns from any neighbors at the time of writing this staff report.
No. 12 Public Art	N/A. This criterion pertains to commercial development.
No. 13 Sign Quality	N/A. This criterion pertains to commercial development.
No. 14 Sustainability	Yes. The proposed project must include the minimum criterion required to comply with the Green Building Code standards and will be reviewed during the building plan check process.
No. 15 Swimming Pools, Spas and Water Features	N/A. The project does not contain any water features.
No. 16 View Equity	Yes. Staff did not receive any comments related to view equity concerns from any neighbors at the time of writing this report.

COASTAL DEVELOPMENT PERMIT

According to the 1993 Coastal Commission certified Post-LCP Certification Permit and Appeal Jurisdiction map, the project site is not located within the appealable area of the Coastal Zone. Pursuant to LBMC Chapter 25.07, the proposed project requires a Coastal Development Permit (CDP) to ensure compliance with the certified Local Coastal Program. The following criteria shall be incorporated into the review of all applications for coastal development permits:

CDP Criteria	Consistency (Yes, No, or N/A if not applicable)
No. 1 The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in the adopted local coastal program land use plan.	Yes. The subject is accessible from an improved street (Loretta Drive) and the proposed improvements will not encroach upon any physical public accessway.
No. 2 The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources.	Yes. There are no known marine sources, environmentally sensitive areas, archaeological or paleontological resources in the project area, which is surrounded by residential development.

COASTAL DEVELOPMENT PERMIT	
No. 3 The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources.	Yes. The subject property is in an established residential neighborhood and there are no recreational or visitor-serving facilities in the vicinity.
No. 4 The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas and will provide adequate buffer areas to protect such resources.	Yes. The subject property is located within an established residential neighborhood, and there are no immediate environmentally sensitive habitats or scenic resources in the vicinity. The subject property is not adjacent to parks or recreation areas.
No. 5 The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards.	Yes. The proposed project will only grade approximately two-thirds of the property in order to develop the dwelling and outdoor improvements and will therefore minimize alterations to natural landforms and undue risk from geological and erosional forces.
No. 6 The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas.	Yes. The neighborhood consists of single-family dwellings and the proposed size, exterior features, and design will be compatible with the existing character of the surrounding area.
No. 7 The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.	Yes. There are no known archaeological or paleontological resources in the project area.
No. 8 The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.	Yes. The project involves a minimal change to existing facilities with the addition of one single-family dwelling in largely developed neighborhood.
No. 9 Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.	Yes. The project does not involve significant changes to existing public services with the construction of one single-family dwelling .

Pursuant to LBMC Section 25.07.012(G), a coastal development permit application may be approved or conditionally approved only after the Design Review Board has reviewed the development project and made all the following findings.

- (1) *The project is in conformity with all the applicable provisions of the general plan, including the certified local coastal program and any applicable specific plans;*

The proposed project is in conformity with the applicable provisions of the General Plan and Certified Local Coastal Program as evidenced in Exhibit B. Therefore, this finding can be made.

- (2) *Any development located between the sea and the first public road paralleling the sea is in conformity with the certified local coastal program and with the public access and public recreation policies of Chapter 3 of the Coastal Act;*

N/A. The site is not located between the sea and Coast Highway.

(3) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

The proposed project complies with the applicable rules and regulations set forth in the Municipal Code and will not cause any significant adverse impacts on the environment. Staff has reviewed the project for compliance with the California Environmental Quality Act and determined that the project is categorically exempt pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act Guidelines. Therefore, this finding can be made.

California Environmental Quality Act (CEQA) Determination

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt pursuant to Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

D.R.B. RESOLUTION Click or tap here to enter text.

A RESOLUTION OF THE OF THE DESIGN REVIEW OF THE CITY OF LAGUNA BEACH APPROVING DESIGN REVIEW 20-8021 AND COASTAL DEVELOPMENT PERMIT 20-8020 FOR A NEW SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE, ELEVATED DECKS, GRADING, RETAINING WALLS, AND LANDSCAPING, AND APPROVING A CATEGORICAL EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT.

606 Loretta Drive (APN: 656-053-18)

WHEREAS, on January 19, 2021, a notice was mailed to all property owners within a 300' radius and tenants within a 100' radius announcing the on 2/11/2021 public hearing of the Design Review Board for the proposed project; and

WHEREAS, on February 11, 2021, the Design Review Board carefully considered the oral and documentary evidence and arguments presented at the duly noticed hearing.

NOW, THEREFORE, THE DESIGN REVIEW BOARD OF THE CITY OF LAGUNA BEACH DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: Design Review 20-8021 for a 2,888 square-foot single-family residence and an attached 569 square-foot garage ("Proposed Project") is approved. The proposed project is exempt from the provisions of the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures.; and

Section 2: The proposed project is consistent with the applicable Title 25 development standards and guidelines for the reasons and factual basis set forth on pages 2 of the Staff Report.

Section 3: The proposed project is consistent with the Design Review criteria related to access, design articulation, design integrity, environmental context, general plan compliance, landscaping, lighting, neighborhood compatibility, privacy, sustainability, and view equity for the reasons and factual basis set forth on pages 3 and 4 of the Staff Report.

Section 4: The Coastal Development Permit criteria can be made for the Proposed Project for the reasons and factual basis set forth on pages 4 and 5 of the Staff Report.

Section 5: The Coastal Development Permit findings can be made for the Proposed Project for the reasons and factual basis set forth on pages 5 and 6 of the Staff Report.

Section 6: Expiration. The proposed project will expire if development has not commenced within two years from the final action of the approval authority on the application. Development, once commenced, shall be pursued in a diligent manner and completed in a

reasonable period of time. An application for extension of the permit must be made prior to the expiration date.

Section 7: Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the approval authority and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

Section 8: Indemnification. The permittee shall defend, hold harmless and indemnify, at his/her/its expense, the City, the City Council and other City bodies and members thereof, officials, officers, employees, agents and representatives (collectively, the City) from and against any and all third-party claims, actions or proceedings to attack, set aside, void or annul the approval of this application for Design Review and Coastal Development Permit, or any associated determination made pursuant to the California Environmental Quality Act. This obligation shall encompass all costs and expenses incurred by the City in defending against any claim, action or proceeding, as well as costs, expenses or damages the City may pay as a result of such claim, action or proceeding. In the event an action or proceeding is filed in court against the City, the Design Review, or any associated determination, the permittee shall promptly be required to execute a formal indemnification agreement with the City, in a form approved by the City Attorney, which shall include, among other things, that the City will be defended by the counsel of its choice, and that the permittee shall deposit with the City sufficient funding, and thereafter replenish the funding, to ensure that the City's defense is fully funded, by the permittee. The deposit amount and replenishment schedule shall be established by the City.

Section 11: Plan Reliance and Modification Restriction. In the absence of specific provisions or conditions herein to the contrary, the attached Staff Report and its Exhibits A (Draft Resolution), B (General Plan Goals and Policies and Local Coastal Goals and Policies), and F (Proposed Plans) are incorporated and made a part of this Resolution. It is required that the Exhibits B and F only include the Conditions of Approval and Plans be complied with and implemented in a manner consistent with the approved use and other conditions of approval. Such exhibits for which this permit has been granted shall not be changed or amended except pursuant to a subsequent amendment to the permit or new permit as might otherwise be required or granted pursuant to the terms of Title 25 of the Laguna Beach Municipal Code.

Section 12: Grounds for Revocation or Modification. Failure to abide by and faithfully comply with Exhibits B and F only include the Conditions of Approval and Plans attached to the granting of the proposed project may constitute grounds for revocation or modification of the permit.

Section 13: Right of Appeal and Effective Date. The applicant or any other owner of property within three hundred feet of the subject property aggrieved by the Design Review Board's decision or by any portion of this decision may appeal to the City Council. Any appeal shall be in written form filed with the City Clerk within fourteen calendar days of the decision and shall specifically state each and every ground for the appeal and be accompanied by payment of the required appeal fee. If no appeal is filed timely, the Design Review Board decision will be effective 14 calendar days after the date of the decision.

Section 14: For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and records of proceedings, the Design Review Board of the City of Laguna Beach hereby approves the proposed project, subject to the conditions of approval and plans in the attached Exhibits B and F only include the Conditions of Approval and Plans.

PASSED on February 11, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Louis Weil, Chair

Nancy Csira, Zoning Administrator

EXHIBIT B

GENERAL PLAN GOALS AND POLICIES	CONFORM (Y, N OR N/A)
Land Use Element (LU) Policy 2.10 Maximize the preservation of coastal and canyon views (consistent with the principle of view equity) from existing properties and minimize blockage of existing public and private views.	Yes, refer to Design Review Criterion No. 16 above.
LU Element Action 7.3.2 Review all applications for new development to determine potential threats from coastal and other hazards. LU Element Action 7.3.3 Design and site new development to avoid hazardous areas and minimize risks to life and property from coastal and other hazards.	Yes, the project is located in an established residential neighborhood and there are no immediate hazardous areas in the vicinity. The property is not an oceanfront property.

LOCAL COASTAL PROGRAM	CONFORM (Y, N OR N/A)
General Plan Land Use Map, excluding Blue Lagoon and Three Arch Bay	Yes, the proposed use is consistent with the underlying land use designation of VLD.
Land Use and Open Space/Conservation General Plan Elements	Yes, refer to General Plan Policies Table above.
Zoning Map	Yes, the proposed use is consistent with the underlying zoning designation of R-1.
Title 25 (Zoning Code)	Yes, refer to Title 25 table above.
Chapter 14.78 Geology Reports	Yes, geotechnical consultant will review applicable geotechnical report to ensure no adverse impacts as a result of the project.
Title 22 (Excavation and Grading)	Yes, the project will comply with all grading requirements and has provided a preliminary grading plan (refer to Exhibit F, sheets C2, C2.1 and C2.2)
Shoreline Protection Guidelines (as adopted by Resolution 88.43)	N/A, the site is not an oceanfront property and does not contain or proposed any shoreline protection devices.
Design Guidelines for Hillside Development (as adopted by Resolution 89.104)	Yes, the proposed dwelling is designed to slope with the site's existing topography.
Fuel Modification Guidelines (of the Safety General Plan Element)	Yes, the project includes a Fuel Modification Plan that was reviewed by the Fire Marshal (See Exhibit F, sheet L1.1)
2004 LCP Amendment that includes Title 16 (Water Quality Control)	Yes, the Water Quality Department conceptually approved the applicant's drainage plan and as a condition of approval, the applicant will be required to obtain approval of applicable NPDES/MS4 permits.
2010 Design Guidelines – A Guide to Residential Development	Yes, refer to the discussion under the Design Review heading above.

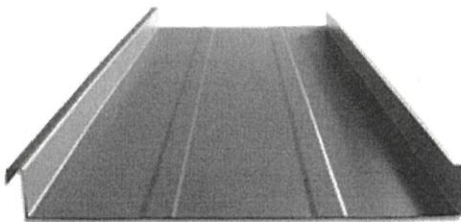
EXHIBIT C

COLOR & MATERIAL SELECTIONS

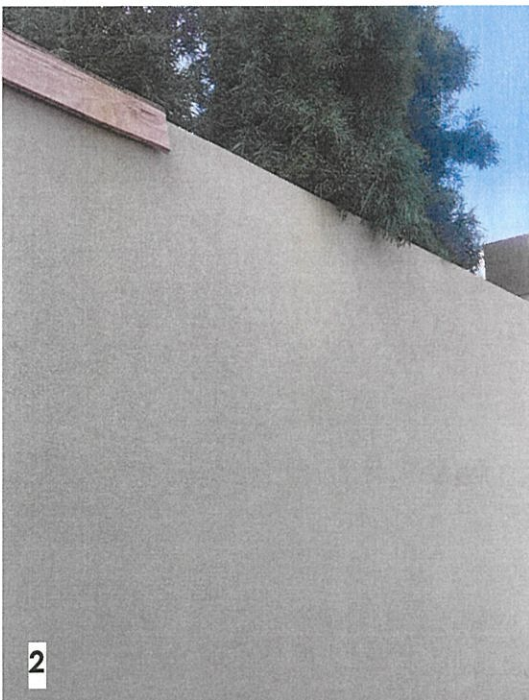
606 Loretta Drive
Laguna Beach, California 92651
APN: 656-053-18

DESIGN REVIEW 20-8021
COASTAL DEVELOPMENT PERMIT 20-8020

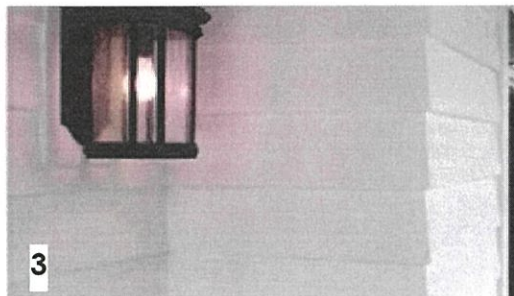
1. ROOFING (TAYLOR METAL MS-100 STANDING SEAM ROOF - 12" WIDE W/ 1" RIB - ZINC GREY)
2. STUCCO (STO LIMESTONE SMOOTH ACRYLIC FINISH)
3. SIDING (JAMES HARDIE HARDIEPLANK SMOOTH LAP SIDING - ARCTIC WHITE)
4. STONE VENEER (HORIZON STONE - 19TH CENTURY STONE - SEDONA)
5. IPE DECORATIVE SLATS (NATURAL WOOD FINISH ON STEEL SUPPORTS PAINTED BLACK)



1



2



3



4



5



moire studio
architects

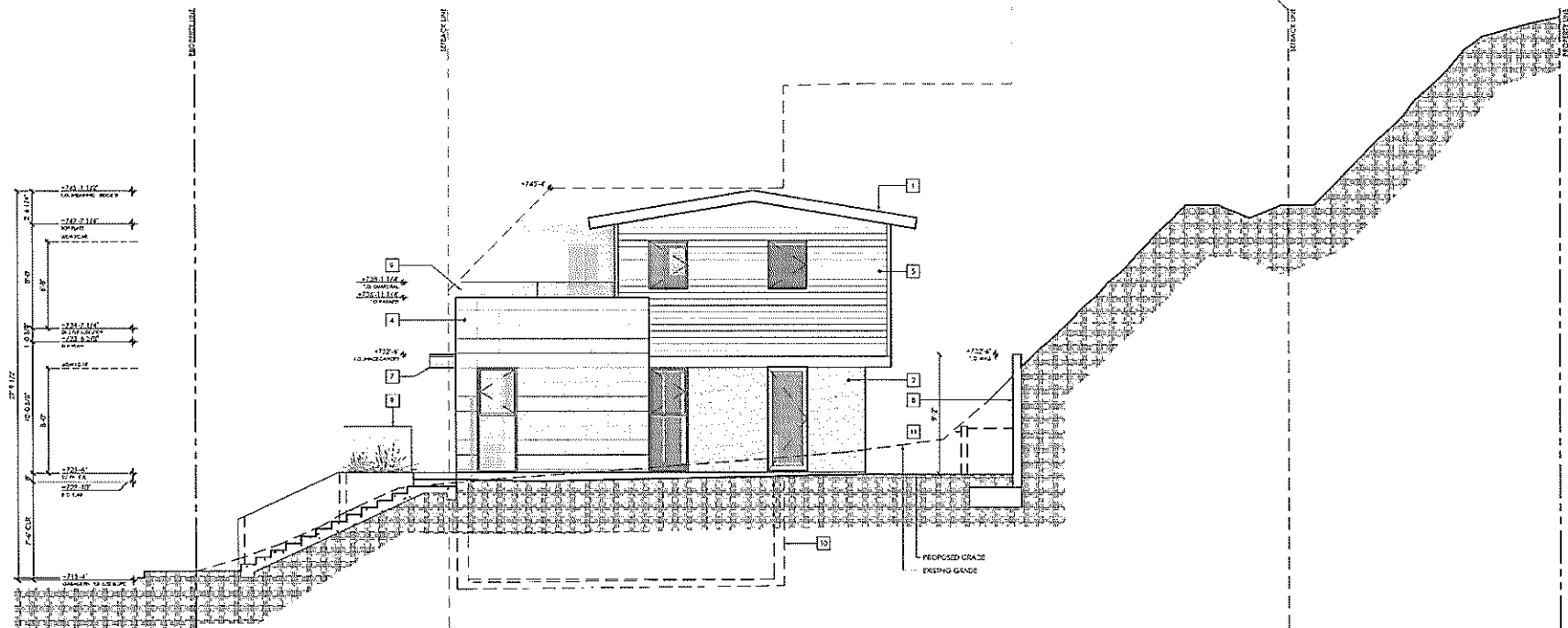
2125 Ocean Park Boulevard
Santa Monica, CA 90405
Tel: 310.395.1718

GENERAL NOTES

1. FOR ALL SCALE DRAWINGS.
2. GO TO SIZE BY INCLUDES FOR INFORMATION FOR BEAMS THAT ARE UNUSUAL OR CONSTRUCTION. ANY ASSUMPTIONS SHOULD BE IN WRITING & NO DEVIATIONS FROM THE DRAWINGS OR SPECS SHALL BE ACCEPTED UNLESS APPROVED.
3. GENERAL CONTRACTOR SHALL VERIFY ALL BEARING DIMENSIONS AND BEARING CAPACITIES. GO TO HOUBER ARCHITECT FOR ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. PROVIDE STRUCTURAL STEEL & WOOD FRAMING PER STRUCTURAL ENGINE. GO TO ENGINEER TO ARCHITECTS FOR ANY MAJOR DISCREPANCIES PRIOR TO COMMENCING WORK.
5. ALL STRUCTURAL FRAMING & DETAILS SHOWN TO INDICATE INTENT ONLY. REFER TO STRUCTURAL DRAWINGS FOR MEMBER SIZES & DETAILS.
6. PROVIDE WOOD SHADING PER GENERAL DRAWINGS FOR WALLS WITH OR WITHOUT DESIGNATED AS A SOLAR PANEL. PROVIDE CORNERWOOD TO 3" EDGE. WALL PANELS ARE SMOOTH & FLUSH ON THE EXTERIOR POSITION.
7. GAMPY ROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS SPECIFIED IN SECTION BUILT.
8. EXTERIOR FINISH INDICATED AT NEW CONSTRUCTION ONLY. (R) EXTERIOR FROM TO REMAIN UNDO.

ELEVATION KEYNOTES

1. STANDING SEAM METAL ROOF (CLASS A MIN.)
2. INTEGRAL CURB OF BRICK
3. 1/2" CURB METAL REVEAL
4. STONE OR BRICK VENEER
5. VENEER CURB OF STONE
6. FIBER AND PAINTED STEEL SCREEN
7. BRICK CANTILEVER AND STRUCTURAL EXTERIOR STRUCTURE
8. POURED IN PLACE CONCRETE OR CMU STEEL WALL
9. FRAMBLESS TEMPERED GLASS GUARDRAIL @ 42" AS F.
10. 1/2" OF BATTERY AT 10' ON GRADE
11. OPTIONAL STEPPED RETAINING WALL PER STRUCTURAL



EAST ELEVATION
SCALE 1/4" = 1'-0"

DATE: _____
DRAWN BY: _____
PROJECT MANAGER: _____

THE HOUSE FOR 3 GENERATIONS

606 LORETTA DRIVE
LAGUNA BEACH, CA 92651

NO.	DATE	SUBMITTAL
05/04/2019	PER SUBMITTAL	
06/11/2019	PER SUBMITTAL 1	
10/15/2019	FOR RESUBMITTAL 2	
12/11/2019	UNDER RESUBMITTAL 3	

SCALE: 1/4" = 1'-0"
DATE: _____
DRAWN BY: _____
PROJECT MANAGER: _____



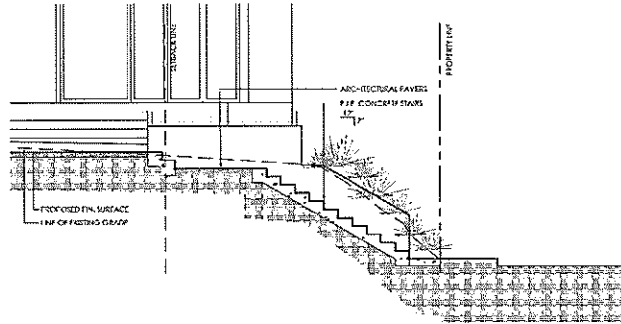
moire studio
ARCHITECTURAL
2125 Ocean Park Boulevard
Laguna Beach, CA 92653
Tel: 949.215.1718

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. GO TO SPEC BY REQUEST FOR INFORMATION. CONDITIONS THAT ARE UNCLEAR, OR CONTRADICTORY, ANY ASSUMPTIONS SHOULD BE IN WRITING & NO DEVIATIONS FROM THE DRAWINGS OR SPECS SHALL BE ACCEPTED UNLESS APPROVED.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FINISH CONDITIONS. GO TO NOTES ARCH-11010 OR ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. PROVIDE STRUCTURAL STEEL & WOOD FRAMING PER STRUCTURAL DRAWING TO BEING TO A.S.C. (SEE ATTENTION ANY MAJOR DISCREPANCIES TO BE CORRECTED BEFORE).
5. ALL STRUCTURAL FRAMING & ACCESS SHALL BE INDICATED IN THIS ONLY. REFER TO STRUCTURAL DRAWINGS FOR MEMBER SIZES & DETAILS.
6. PROVIDE FIBERWOOD SHADING PER STRUCTURAL DRAWINGS. FOR WALLS WITH ONLY A FINISH DESIGNATED AS A 1/2" PANEL, PROVIDE 1/2" CDX PL WOOD. OTHERWISE, THAT WALL SHOULD BE SMOOTH & FINISH ON THE INSIDE AS NOTED.
7. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIAL AS SPECIFIED IN SECTION 05410.
8. EXTERIOR FINISH INDICATED AT "NEW CONSTRUCTION ONLY. (E) EXTERIOR FINISH TO REMAIN U.S.A.O.

ELEVATION KEYNOTES

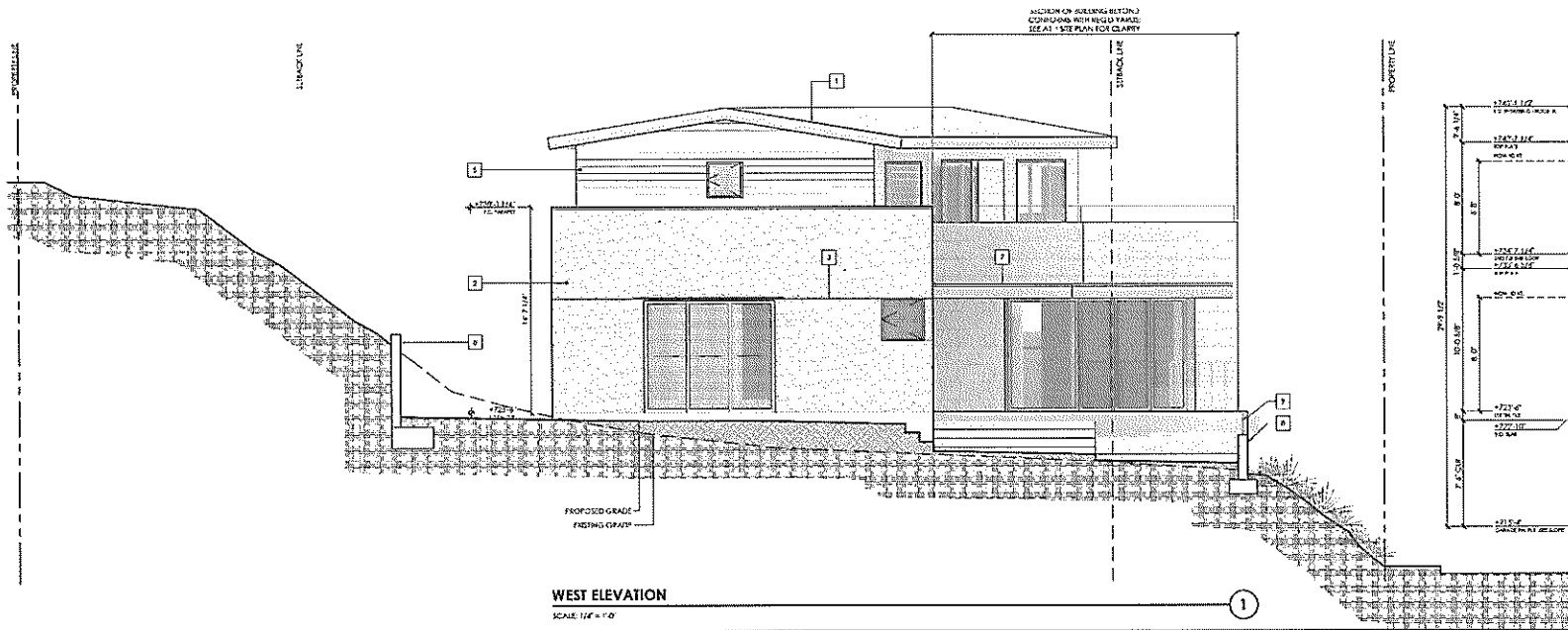
1. STAIRING SLAB/STAIR RISE (CLASS A PANEL)
2. INTERIOR FLOOR FINISH
3. 1/2" CONCRETE REVEAL
4. SLOPE ON SPICE TYPICAL
5. FIBER CEMENT LAY UP
6. RED AND PANTED STEEL SCREEN
7. SHADE CANOPY / ARCH. STRUCTURAL WINDOW STRUCTURE
8. POURED IN PLACE CONCRETE ON CHISEL SITE WALL
9. FRAMBLESS, TEMPERED GLASS GLAZING @ 4" A.P.F.
10. 1/2" OF INSULATION WITH FLOW CURTAIN
11. OPTIONAL 1" TYPED RETAINING WALL PER STRUCTURAL



WEST ELEVATION THROUGH STAIR

SCALE: 1/4" = 1'-0"

2



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1

NO.	DATE	SUBMITTA
1	04/08/2024	FINAL SUBMITTAL
2	04/11/2024	FINAL APPROVAL
3	04/11/2024	FINAL APPROVAL
4	04/11/2024	FINAL APPROVAL
5	04/11/2024	FINAL APPROVAL
6	04/11/2024	FINAL APPROVAL
7	04/11/2024	FINAL APPROVAL
8	04/11/2024	FINAL APPROVAL
9	04/11/2024	FINAL APPROVAL
10	04/11/2024	FINAL APPROVAL
11	04/11/2024	FINAL APPROVAL

PA / 04
DRAWN BY: [Name]
PROJECT NUMBER: [Number]

EXTERIOR ELEVATIONS

A6.3

606 LORETTA DRIVE | Project Summary Table
 DRB 2/11/2021 | DR 20-8021 & CDP 20-8020

USE	SFR	ZONE	R1	LOT SLOPE (%)	35.6%
ZONING STANDARDS					
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)	
LOT AREA	6,000 SF	6,837.8 SF	NO CHANGE	YES	
LOT WIDTH (AVG.)	70'-0"	N/A	69'-10"	NO	
LOT DEPTH (AVG.)	80'-0"	N/A	97'-4"	YES	
MAX. BUILDING ABV. GR/FLR	30'-0"	N/A	29'-9 1/2"	YES	
MAX. HEIGHT ABV. RLL	15'-0"	N/A	3'-7 1/2"	YES	
SETBACKS:					
Front Yard	19'-6" PER 25.50.004(E)(3)	N/A	20'-0"	YES	
Rear Yard	20'-0"	N/A	37'-3"	YES	
Side Yards (combined/each)	14'-0" / 10' + 4"	N/A	10'-0" + 4'-0"	YES	
LOT COVERAGE (BSC)	37.61% (2,571 SF)	N/A	1,482.8/6,837.8=21.69%	YES	
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	
LANDSCAPE OPEN SPACE	22.23% (1,520 SF)	N/A	3,938 SF = 57.6%	YES	
IRRIGATED AREA	N/A	N/A	1,342 SF	N/A	
PARKING	2 COVERED SPACES	N/A	2 COVERED SPACES	YES	
PROJECT DATA					
DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL	
LIVING AREA:					
BASEMENT	N/A	292 SF	292 SF	N/A	
FIRST FLOOR	N/A	1,482 SF	1,482 SF	N/A	
SECOND FLOOR	N/A	1,114 SF	1,114 SF	N/A	
TOTAL		2,888 SF	2,888 SF		
GARAGE	N/A	569 SF	569 SF	N/A	
ELEVATED DECK/TERRACE	N/A	399 SF	399 SF	N/A	
MECHANICAL	N/A	N/A	N/A	N/A	

SITE WORK					
GRADING (CUBIC YARDS)	OUTSIDE BUILDING FOOTPRINT	INSIDE BUILDING FOOTPRINT	POOL/SPA	TOTAL	
CUT	259 CY	262 CY	N/A	521 CY	
FILL	23 CY	22 CY	N/A	45 CY	
NET EXPORT	236 CY	240 CY		476 CY	
IMPERVIOUS SURFACES	LOT AREA		% OF LOT AREA		
	EXISTING	PROPOSED	EXISTING	PROPOSED	
STRUCTURE	N/A	1,483 SF	N/A	21.7%	
HARDSCAPE (INCL. DRIVEWAY)	N/A	1,164 SF	N/A	17.0%	
TOTAL	N/A	2,647 SF	N/A	38.7%	
POOL/SPA DETAILS					
	DIMENSIONS (L x W x D)		VOLUME/GALLONS		
POOL	N/A	N/A	N/A		
SPA	N/A	N/A	N/A		
	TOTAL		N/A		
EXTERIOR BUILDING LIGHTING					
EXISTING EGRESS DOORS	N/A		PROPOSED EGRESS DOORS	5	
EXISTING FIXTURE COUNT	N/A		PROPOSED FIXTURE COUNT	14	
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS	
SURFACE MTD. DOWN	4	300	4	3500K LED	
WALL SCONCE	4	300	7	3500K LED	
STEP LIGHT	2	240	4	3500K LED	
			TOTAL	15	
LANDSCAPE LIGHTING					
EXISTING FIXTURE COUNT	N/A		PROPOSED FIXTURE COUNT	11	
FIXTURE TYPE	WATTAGE	N/A	LUMENS	QUANTITY	COMMENTS
PATH LIGHT	2		150	8	3500K LED
STEP LIGHT	2		240	2	3500K LED
			TOTAL	10	
			COMBINED TOTAL	25	

EXHIBIT F
'Proposed Plans'