CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **JANUARY 26, 2026**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
JEFF ROSALER, INTERIM DIRECTOR
DANNY GIOMETTI, SENIOR PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP25-0020 AND MINOR SITE DEVELOPMENT PERMIT SDP25-0029(M) TO PERMIT A 1,084 SQUARE FOOT ADDITION TO AN EXISTING, SINGLE-STORY, SINGLE-FAMILY DWELLING WITH A NON-CONFORMING 12-FOOT FRONT YARD SETBACK AND DRIVEWAY LENGTH (20-FEET REQUIRED)**

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP25-0020 and Minor Site Development Permit SDP25-0029(M) (Action Document 1).

OWNER: Steve and Beth Gex

APPLICANT: William Peters, Peters and Associates

REQUEST: Approval of a Coastal Development Permit for a 1,084 square foot addition to an existing, single-family dwelling in the Coastal Zone and a Minor Site Development Permit to expand a nonconforming structure, conforming as to use.

LOCATION: 93 Monarch Bay Drive (APN: 670-121-48)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on December 22, 2025, published within a newspaper of general circulation on January 9, 2026, and posted on December 22, 2025, at Dana Point City Hall and the Dana Point and Capistrano Beach Branch Post Offices.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of an addition and remodel to an existing residence. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.

ISSUES:

- Is the proposal consistent with the City's adopted General Plan/Local Coastal Program?

- Is the proposal compatible with an enhancement to the surrounding neighborhood and City?

- Does the project satisfy all the findings required pursuant to the City's Zoning Code for approving a Coastal Development Permit and a Site Development Permit?

BACKGROUND:

The subject site is a 10,550 square foot; previously improved lot located in the Monarch Bay Community. The lot borders the Three Arch Bay residential community in Laguna Beach along the rear property line and is surrounded by similar, single-family dwellings (SFDs) on all sides. The site is designated as Residential Single Family 4 DU/AC (RSF 4) on the City's Zoning Map and Residential 3.5 - 7 DU/AC on the Land Use Policy Diagram of the City's General Plan Land Use Element. The lot is also located within the City's Coastal Overlay District and the Appeal Jurisdiction of the California Coastal Commission (CCC) (Supporting Document 2 – Vicinity Map).

Existing site improvements include a 2,540 square foot one-story SFD and an attached, 570-square foot, three-car garage constructed in 1968. The site also contains existing hardscaping which includes a mixture of concrete, pavers, walls and an in-ground spa as well as a variety of landscaping. The attached garage and driveway was originally constructed 12 feet from the front property line where a 20-foot front yard setback and driveway are required under the RSF 4 zoning standards and is therefore considered nonconforming with respect to the front yard setback and driveway length (Supporting Document 3 – Site Photos).

The subject property lies within the appealable area of the Coastal Zone and includes scope of work exceeding limitations or including items identified under Section 9.69.040(b)(2) of the Dana Point Zoning Code (DPZC Exemptions), necessitating the need for the subject Coastal Development Permit. Additionally, pursuant to DPZC Section 9.63.030(a), nonconforming structures may be expanded by more than ten (10) percent of the existing gross floor area provided that the proposed expansion meets the current requirements of the zoning code and positively contributes to the neighborhood.

DISCUSSION:

COASTAL DEVELOPMENT PERMIT CDP25-0020

The applicant proposes 1,084 square feet of additions to the existing single-family dwelling, resulting in a total living area of 3,624 square feet. The additions are planned in three separate areas of the home, and the fully remodeled interior will feature an expanded entry,

living room, and kitchen, along with four bedrooms and four bathrooms. The new construction will maintain the existing ridgeline, with a maximum building height of 13 feet, 7 inches measured from the structure's lowest point.

The exterior improvements include stacked-stone and fiber-shingle wall finishes, white casement windows, a slate-colored roof, and copper gutters. These additions and façade upgrades are part of a comprehensive improvement plan for the property. Additional site improvements include new landscaping and hardscaping elements such as a spa, trellis, solar panels, and several freestanding and retaining walls. Staff have reviewed the proposed freestanding and retaining walls and determined that they do not require a Site Development Permit (SDP(M) and will be reviewed via future building permits. The landscape plan incorporates a variety of drought-tolerant plantings throughout the site (Supporting Document 4 – Plans).

Table 1 summarizes the applicable RSF 4 development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF 4 Development Standards

Development Standard	Requirement	Proposed/ Existing	Compliant with Standard
Front Setback & Driveway	20 ft minimum	12-feet	No(1)
Side Setback	5 ft minimum	5 ft	Yes
Rear Setback	25 ft minimum	25-feet	Yes
Height	26 ft maximum (3:12 pitch))	13'-7"	Yes
Maximum Lot Coverage	45% maximum	40%	Yes
Minimum Landscape Coverage	25% minimum	25.6%	Yes
Parking Required	2 parking spaces	3 parking spaces	Yes

(1) *Existing legal nonconforming conditions*.

With the exception of the existing nonconforming front yard setback and driveway length, the project as designed complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits.

The applicant has also received approval from the Monarch Bay Association's Architectural Control Committee for the proposed additions, and authorization is included as Supporting Document 5.

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, a Coastal Development Permit is required for projects located within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission with a scope of work exceeding limitations or including items identified under Section 9.69.040(b)(2) of the DPZC (Exemptions). Since the project includes additions exceeding limitations within the

Exemptions section of the DPZC, a CDP approval by the Planning Commission is required. Section 9.69.070 of the DPZC identifies the following findings required to approve a Coastal Development Permit:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*

2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*

3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*

4. *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.*

5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*

6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*

7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1. The project complies with all the applicable provisions of the DPZC for the issuance of a CDP as the proposed SFD does not impact public access, contain or impact any Environmentally Sensitive Habitat Areas as the parcel and surrounding parcels have been previously developed.

SITE DEVELOPMENT PERMIT SDP25-0029(M)

Pursuant to DPZC Section 9.63.030(a) (Expansion, Improvement and Maintenance of Nonconforming Structures), nonconforming structures which are conforming as to use may be expanded provided that the proposed expansion meets the current requirements of this code and positively contributes to the neighborhood. Furthermore, an expansion of more than ten (10) percent of the existing gross floor area may be permitted with the approval of an SDP(M). As described in the background, the existing home is nonconforming because the garage was built 12 feet from the front property line, where a 20-foot

front-yard setback is required. The reduced front yard setback also resulted in an existing nonconforming driveway length. Since the project proposes additions that exceed ten percent of the home's existing floor area and the structure is nonconforming with respect to the front setback, the improvements may be considered and approved through the requested SDP(M).

Section 9.71.050 of the DPZC identifies the following findings required to approval a Site Development Permit:

1. *Compliance of the site design with development standards of this Code.*

2. *Suitability of the site for the proposed use and development.*

3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*

4. *Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1. The project complies with all the applicable provisions of the DPZC for the issuance of a SDP as the proposed additions to the existing nonconforming SFD comply with current RSF 4 development standards including but not limited to setbacks, height and lot coverage and the overall design does not exacerbate the existing nonconforming condition.

CORRESPONDENCE:

To date, no correspondence has been received.

CONCLUSION:

Based on the above analysis, Staff determines that the required findings can be made. Staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit CDP25-0020 & SDP25-0029(M) subject to the findings and conditions of approval contained therein.

ATTACHMENTS

ACTION DOCUMENT:

1. Draft Planning Commission Resolution No. 26-01-26-XX

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Site Photos
4. Plans
5. HOA Approval Letter

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 26-01-26-XX

RESOLUTION NO. 26-01-26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, FOR COASTAL DEVELOPMENT PERMIT CDP25-0020 AND MINOR SITE DEVELOPMENT PERMIT SDP25-0029(M) TO PERMIT A 1,084 SQUARE FOOT ADDITION TO AN EXISTING, SINGLE-STORY, NON-CONFORMING, SINGLE-FAMILY DWELLING LOCATED AT 93 MONARCH BAY DRIVE

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Steve and Beth Gex, (the "Owners") are the owner of real property commonly referred to as 93 Monarch Bay Drive (APN: 670-121-48) (the "Property"); and

WHEREAS, the Owners authorized William Peters, Peters and Associates (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit and Minor Site Development Permit for a 1,084 square foot addition to an existing, nonconforming, single-family dwelling (SFD); and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section(s) 15301 (Class 1 – Existing Facilities) because the project includes additions to an existing SFD; and

WHEREAS, the Planning Commission did, on the 26th day of January 2026, hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP25-0020 and Minor Site Development Permit SDP25-0029(M).

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

A) The above recitations are true and correct and incorporated herein by this reference.

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Findings:

B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP25-0020, subject to conditions:

1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code **in that proposed additions are in conformity with the requisite Residential Single Family 4 (RSF 4) and General Development (Chapter 9.05) standards within the Dana Point Zoning Code (DPZC). Additionally, the proposed project will further General Plan Urban Design Element Goal Number 2, which states that development should "preserve the individual positive character and identity of the City's communities" by renovating the SFD's exterior, resulting in a design that is compatible and complimentary to new and/or renovated neighboring SFD's.**

2. That the proposed development, if located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that although the subject site is located between the nearest public roadway and the ocean, the lot is located within a previously developed, residentially zoned, private community and does not alter existing public access and public recreation areas.**

3. That the proposed development conforms with Public Resources Code Section 21000 and following and that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment **in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facilities), since the project consists of an addition and remodel to an existing residence. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.**

4. That the proposed development 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 **in that the subject property is an already developed residential parcel located in a fully developed private residential neighborhood,**

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and the site does not contain nor is adjacent to environmentally sensitive habitats and scenic resources in adjacent parks and recreation areas. Furthermore, the project is not within close proximity of these types of areas.

5. That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is a previously developed property located within an established residential area, and the proposed improvements require minimal landform alteration and will be constructed in conformance with applicable regulations for geological and erosional forces, flood, and fire thereby minimizing undue risks from these or other hazards.**

6. That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that, the proposed development is located on a previously developed site with the same use with no visually degraded areas and the development includes additions to a single-family dwelling which match the existing structure height and will utilize updated finish materials and architecture that will be compatible with the surrounding neighborhood.**

7. That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or other applicable adopted plans and programs **in that the proposed project conforms with all other applicable development standards and City regulations regarding the development standards of the Residential Single Family 4 (RSF 4) Zoning District, and the Residential 3.5-7 DU/AC designation in the City's General Plan.**

C) Based on the evidence presented, the Planning Commission adopts the following findings and approves Minor Site Development Permit SDP25-0029(M), subject to conditions:

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that although the existing single-family dwelling is legal nonconforming with respect to the front-yard setback and driveway length, DPZC Section 9.63.030(a) permits the expansion of nonconforming structures when the proposed work meets current Zoning Code requirements and positively contribution to the neighborhood. In this case, the proposed addition complies**

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with all applicable RSF 4 development standards and includes comprehensive exterior upgrades to the façade, hardscape, and landscape areas. As a result, the overall site design not only meets the requirements of the DPZC but also enhances the character of the neighborhood.

2. That the site is suitable for the proposed use and development **in that the proposed additions comply with all current and applicable development standards of the RSF 4 Zoning District and satisfy the provisions of DPZC Section 9.63.030(a) governing the expansion of nonconforming structures that are conforming as to use.**

3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines i**n that, consistent with Goal 2 of the Urban Design Element of the General Plan, the proposed addition maintains the individual character and eclectic architectural style of the Monarch Bay community by incorporating updated materials and construction methods that complement the original structure. Further, pursuant to Policy 5.2 of the Urban Design Element, the additions are located along the exterior of the existing dwelling and incorporate large windows and doors "*…that takes advantage of the City's favorable climate, enhancing indoor–outdoor connections and spatial relationships (Coastal Act/30250)*".**

4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture **in that the site and structural design of the proposal consists of additions to an existing single-family dwelling complying with all RSF 4 Zoning District development standards and are appropriate for the site and the continued single-family residential use. Additionally, the project proposes additional site improvements, including upgrades to the building facade, hardscaping and landscaping, resulting in a comprehensive site update that is compatible with and well-integrated into the existing structure without following a specific architectural style.**

D) <u>California Environmental Quality Act</u>

1. Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) **since the project consists of an addition and remodel to an existing residence. Moreover, there are no**

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unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.

Conditions:

A. General:

1. Approval of this application permits a 1,084 square foot addition to an existing, single-story, single-family dwelling with a non-conforming 12 foot front yard setback located at 93 Monarch Bay Drive. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code. (PLN)

2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced with such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions. (PLN)

3. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing. (PLN)

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit. (PLN)

5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its

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agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation. (PLN)

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site. (PLN)

7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. (PLN)

8. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays. (BLD)

9. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. (BLD)

10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation. (PWE)

11. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements. (PWE)

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12. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits. (PWE)

13. Separate review, approval, and permits are required for:

    - Separate structures
    - Freestanding/Retaining walls
    - Site walls over 3 ft.
    - Landscaping
    - Pools and Spas
    - Fire sprinklers

    (BLD)

14. The applicant shall submit a drainage plan addressing the proposed construction in compliance with all City of Dana Point standards for review and approval. The drainage plan shall clearly show all drainage from proposed improvements being directed to an approved outlet. (PWE)

B. Prior to building plan check submittal, the applicant shall meet the following conditions:

15. Building(s) shall comply with the current editions of the Building Code with all local amendments. (BLD)

16. Electronic building plan check submittal shall include the following construction documents:

    - Building Plans with Electrical/Plumbing/Mechanical plans
    - Energy Calculations
    - Structural Calculations
    - Soils/Geology Report
    - Drainage Plan

    All documents prepared by a registered-design-professional shall be wet-stamped & signed. (BLD)

17. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance. (PWE)

18. Minimum roofing classification is Class "A". (BLD)

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19. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the property line. (BLD)

20. Separate review, approval, and permits are required for separate structures. (BLD)

21. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6. (BLD)

22. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi. (BLD)

23. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CAL Green requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures. (BLD)

C. Prior to the issuance of a building permit or release on certain related inspections, the applicant shall meet the following conditions:

24. Prior to commencement of framing, the applicant shall verify, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the City, from finish wall materials to property-lines included as part of these entitlements. The City's standard "Setback Certification" form shall be obtained from the Project Planner and be prepared by a licensed civil engineer/surveyor and shall be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval. (PLN)

25. Approval is required from:

    - Planning Department
    - Public Works
    - Obtain Orange County Fire Authority Approval.
    - Obtain "*Will Serve*" letter from Water District.
    - Provide an SDG&E service work order for proposed service location. (BLD)

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D. Prior to the final permit sign off, the applicant shall meet the following:

26. All permanent BMP's, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record. (PWE)

27. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required. (BLD)

28. The applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to building final project sign-off. (PLN)

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 26th day of January, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Eric Nelson, Chair
Planning Commission

ATTEST:

_____
Jeff Rosaler, Interim Director
Community Development Department

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SUPPORTING DOCUMENT 2: Vicinity Map

Vicinity Map

93 Monarch Bay – CDP25-0020; SDP25-0029(M)

January 26, 2026



SUPPORTING DOCUMENT 3: Site Photos

Site Photos

93 Monarch Bay – CDP25-0020; SDP25-0029(M)

January 26, 2026




CRMLS


CRMLS


CRMLS

SUPPORTING DOCUMENT 4: Plans

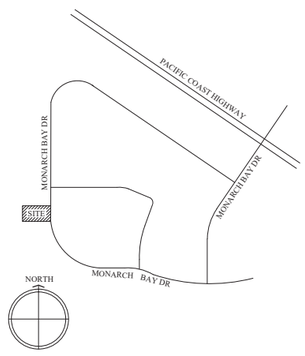
ATTACHMENT

ALTERATIONS & ADDITIONS TO

GEX RESIDENCE

93 MONARCH BAY DRIVE
DANA POINT
CALIFORNIA

VICINITY MAP



SITE & BUILDING DATA

OCCUPANCY GROUP	R-1
TYPE OF CONSTRUCTION	TYPE OF CONSTRUCTION
FIRE SPRINKLERS	NONE
NUMBER OF STORIES	1 STORY

	REQUIRED BY CITY	REQUIRED BY H.O.A.	EXISTING (E)	PROPOSED ADDITIONS (N)	PROPOSED TOTAL	CONFORMS
USE	RESIDENTIAL		S.F.R.	S.F.R.	S.F.R.	YES
ZONE	RSF-4		RSF-4	RSF-4	RSF-4	YES
LOT AREA	MIN. 8,700 S.F.		10,550 S.F.		10,550 S.F.	YES
LIVING AREA			2,540 S.F.	1,084 S.F.	3,624 S.F.	
TRELLIS AREA (X .5)			0 S.F.	19 S.F.	19 S.F.	
GARAGE			570 S.F.	6 S.F.	576 S.F.	
TOTAL (FOOTPRINT)		4,220 S.F.	3,110 S.F.	1,109 S.F.	4,219 S.F.	YES
LOT COVERAGE	45 % ALLOWED	40 % ALLOWED	30 %		40 %	**YES**
LANDSCAPE %	25 %				25.6 %	YES
LANDSCAPE AREA	2,638 S.F.				2,702 S.F.	YES
PAD ELEV.	N/A	N/A	120.32'-NAVD88			**
MAX.BLDG.HGT.	28'-0"	12'-0"	13'-7"	13'7(E) / 12'0(N)		NEW-Y / EX-NO
MAX.BLDG.ELEV.		132.32'	133.91'	132.32-N-133.91-E		YES / NO
FRONT SETBACK	20'-0"	20'-0"	12'-0 / 20'-0" GARAGE (EL) / HOUSE (E+N)	20'-0"		NO / YES
REAR SETBACK	25'-0"	25'-0"	25'-0"	25'-0"		YES
SIDE SETBACK (N)	5'-0"	5'-0"	5'-0"	5'-0"		YES
SIDE SETBACK (S)	5'-0"	5'-0"	5'-0"	5'-0"		YES

SCOPE OF WORK

1. DEMO - HARD SCAPE, PLANTERS & WALLS, EXISTING SPA, CONC. TILE ROOF MATERIAL, WALLS AND ROOF FRAMING AS SHOWN, EXISTING PLUMBING & ELECTRICAL AS NEEDED.
2. BUILD ADDITIONS AS SHOWN ON SITE PLAN AND ALTERATIONS AS SHOWN ON FLOOR PLANS.
3. NEW KITCHEN, BATHS, BEDROOMS, GARAGE DOORS, ETC. AS SHOWN ON PLANS.
4. NEW ELECTRIC, PLUMBING & MECHANICAL.
5. NEW SPA & EQUIPMENT, NEW HARDSCAPE, EXTERIOR TRELLIS& SOLAR PANELS ON THE ROOF AS SHOWN ON PLANS. THE SPA WILL REQUIRE A SEPARATE PERMIT.

NOTE:
NEW LANDSCAPING, SPA, HARDSCAPE & FIRE SPRINKLERS WILL BE DONE UNDER SEPARATE PERMITS.

DANA POINT - APPLICABLE CODES

2022 CA BUILDING CODE & STANDARDS
2022 CA RESIDENTIAL CODE
2022 CA ELECTRICAL CODE
2022 CA MECHANICAL CODE
2022 CA PLUMBING CODE
2022 CA ENERGY CODE
2022 CA GREEN BUILDING STANDARDS CODE
CITY OF DANA POINT - MUNICIPAL CODE

SHEET INDEX

T-1 TITLE SHEET
A-1 SITE PLAN
A-2 ROOF PLAN + STAKING PLAN
A-3A DEMOLITION PLAN + CALC'S
A-3 FLOOR PLAN
A-4 ELEVATIONS
A-5 SECTIONS

PETERS ASSOCIATES
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Seal / Signature:

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Project
ALTERATIONS & ADDITIONS TO THE:
GEX RESIDENCE
93 MONARCH BAY DR.
MONARCH BAY
DANA POINT, 92629
CALIFORNIA

OWNER:
STEVE & BETH GEX

APPLICANT / CONTACT
WILLIAM PETERS
PETERS & ASSOCIATES
24072 AVENIDA CORONA
DANA POINT, CA 92629
949-412-4428
williamapeters@yahoo.com

OWNER
STEVE & BETH GEX
93 MONARCH BAY DR.
MONARCH BAY
DANA POINT, 92629
CALIFORNIA

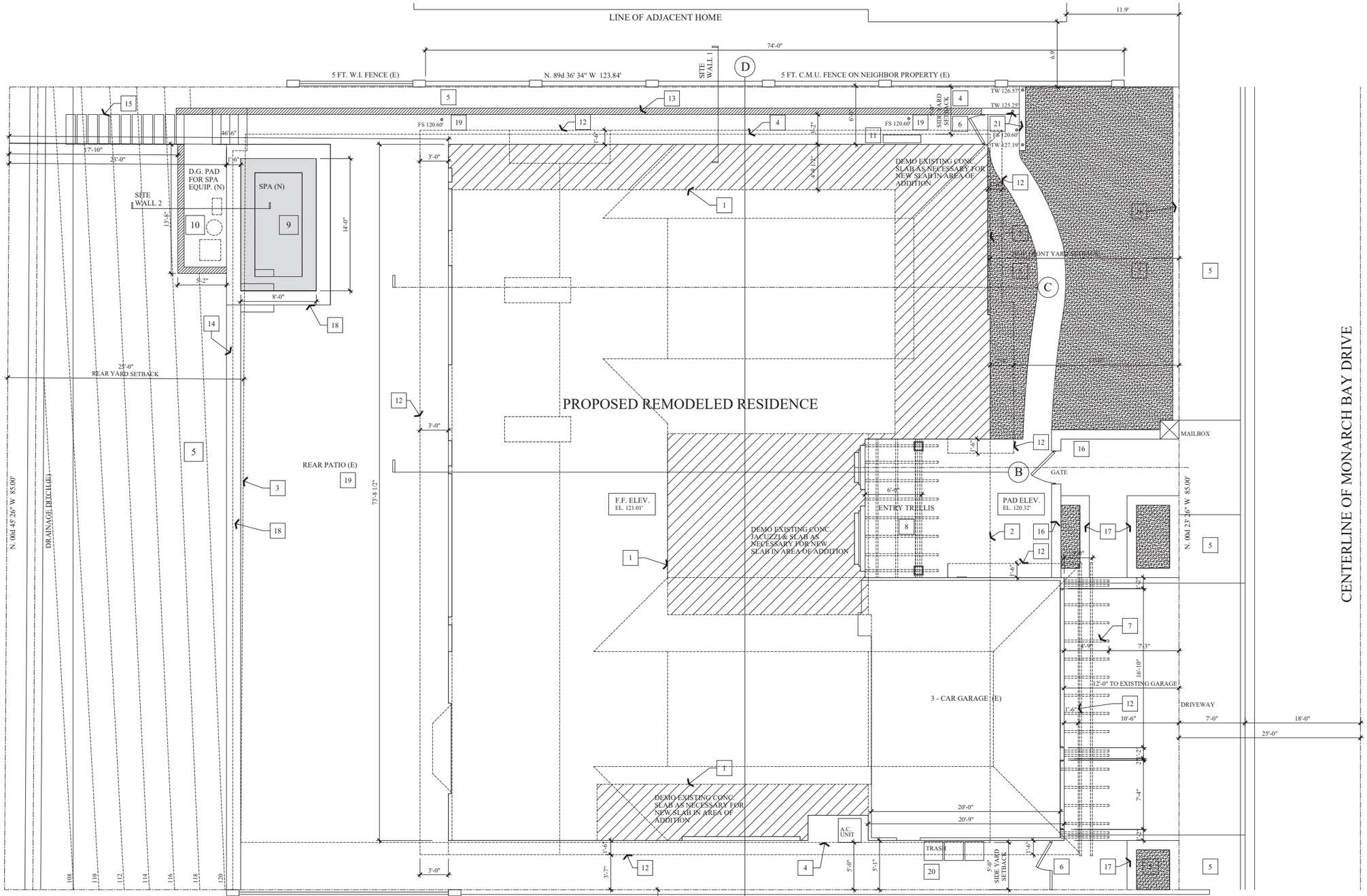
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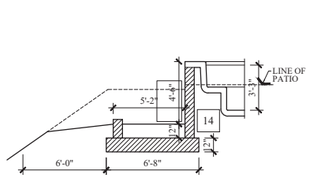
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Date: 11 / 30 / 2025
Job No.:
Association Submittal:
Bldg. Dept. Submittal:
Bid Issue:
Construction Issue:

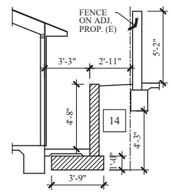
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TITLE SHEET

Sheet No.:
T - 1





SITE WALL 2



SITE WALL 1

NORTH

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

EXISTING FOOTPRINT

PROPOSED ADDITIONS

SITE PLAN KEYNOTES

1	EXISTING HOUSE FOOTPRINT	8	TRELLIS & COLUMNS (N)	15	(N) STEPS ON GRADE TO REPLACE EXIST.
2	20' FRONT YARD SETBACK LINE	9	SPA (N)	16	42" MAX. HGT. FENCE WALL (N)
3	25' REAR YARD SETBACK LINE	10	SPA EQUIP. (MAX. HT. 42") (N)	17	24" HIGH PLANTER WALLS (N)
4	5' SIDE YARD SETBACK LINE	11	A.C. UNIT (CONDENSER) (N)	18	20" HIGH SEAT WALL (N)
5	PLANTING AREAS	12	LINE OF EAVES (SEE DIMENSIONS)	19	NEW SLAB AT SAME ELEV. AS EXIST'G
6	SOLID GATE	13	4'-10 HIGH RETAINING WALL (N)	20	TRASH AREA
7	LATTICE CANTILEVERED 40% (N)	14	4'-6 MAX. RETAINING BETW/ SPA SPA EQUIP. AREA (N) SEE DET.	21	EXISTING RETAINING WALLS IN FRONT YARD SETBACK TO REMAIN

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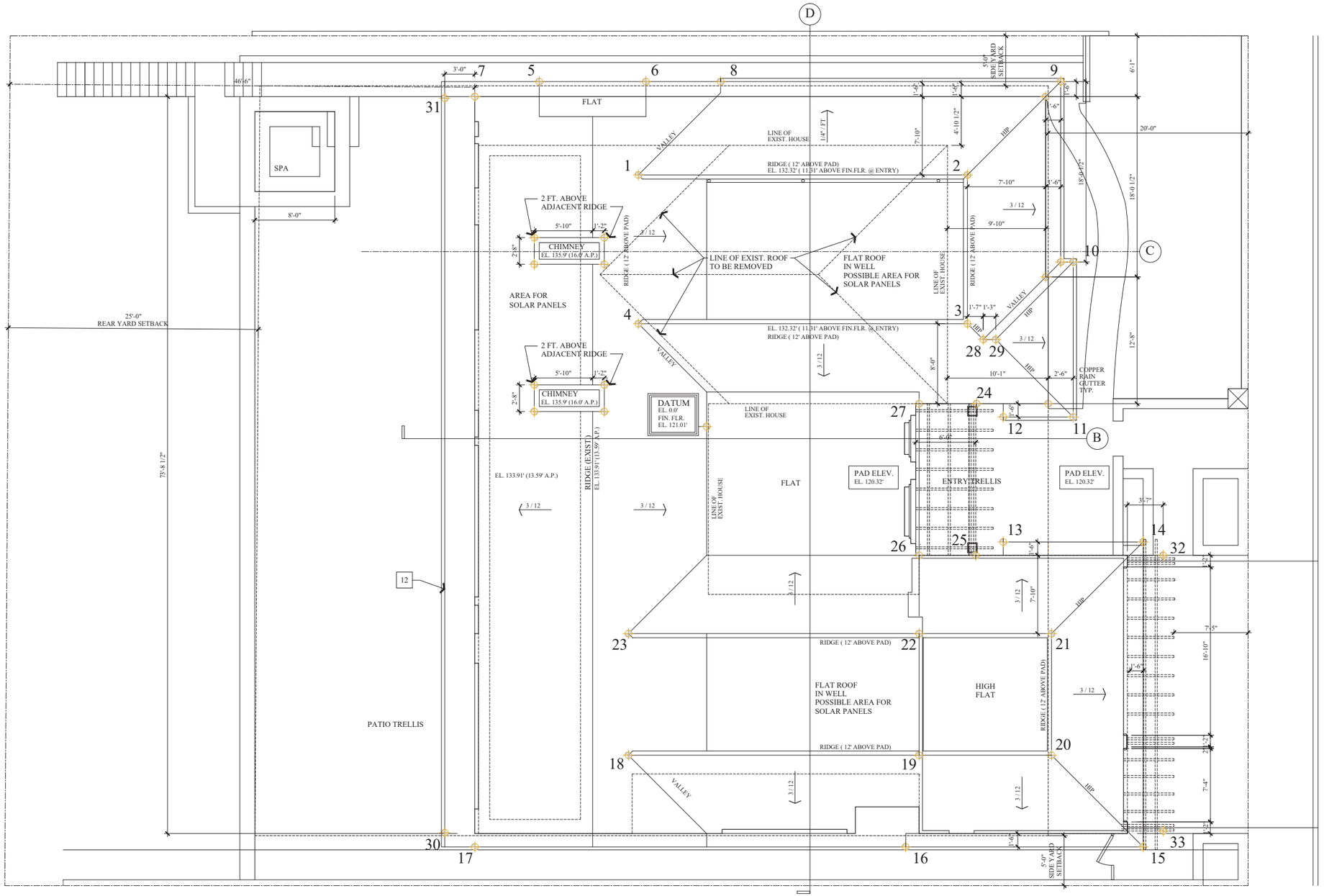
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SITE PLAN

Sheet No.:
A - 1



NORTH

ROOF PLAN & STAKING PLAN

1/4" = 1'-0"

STAKE ELEVATIONS		
ELEV ABOVE ASSOC. PAD	ELEV ABOVE DATUM POINT	STAKING POINTS
EL. 12.00'	EL. 11.31'	1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23
EL. 9.62	EL. 8.93'	8, 9, 10, 11, 12, 13, 14, 15, 16,
EL. 10.12'	EL. 9.43'	7, 17
EL. 10.50'	EL. 9.81'	24, 25, 26, 27
EL. 9.20'	EL. 8.51'	28, 29, 30, 31

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Date:

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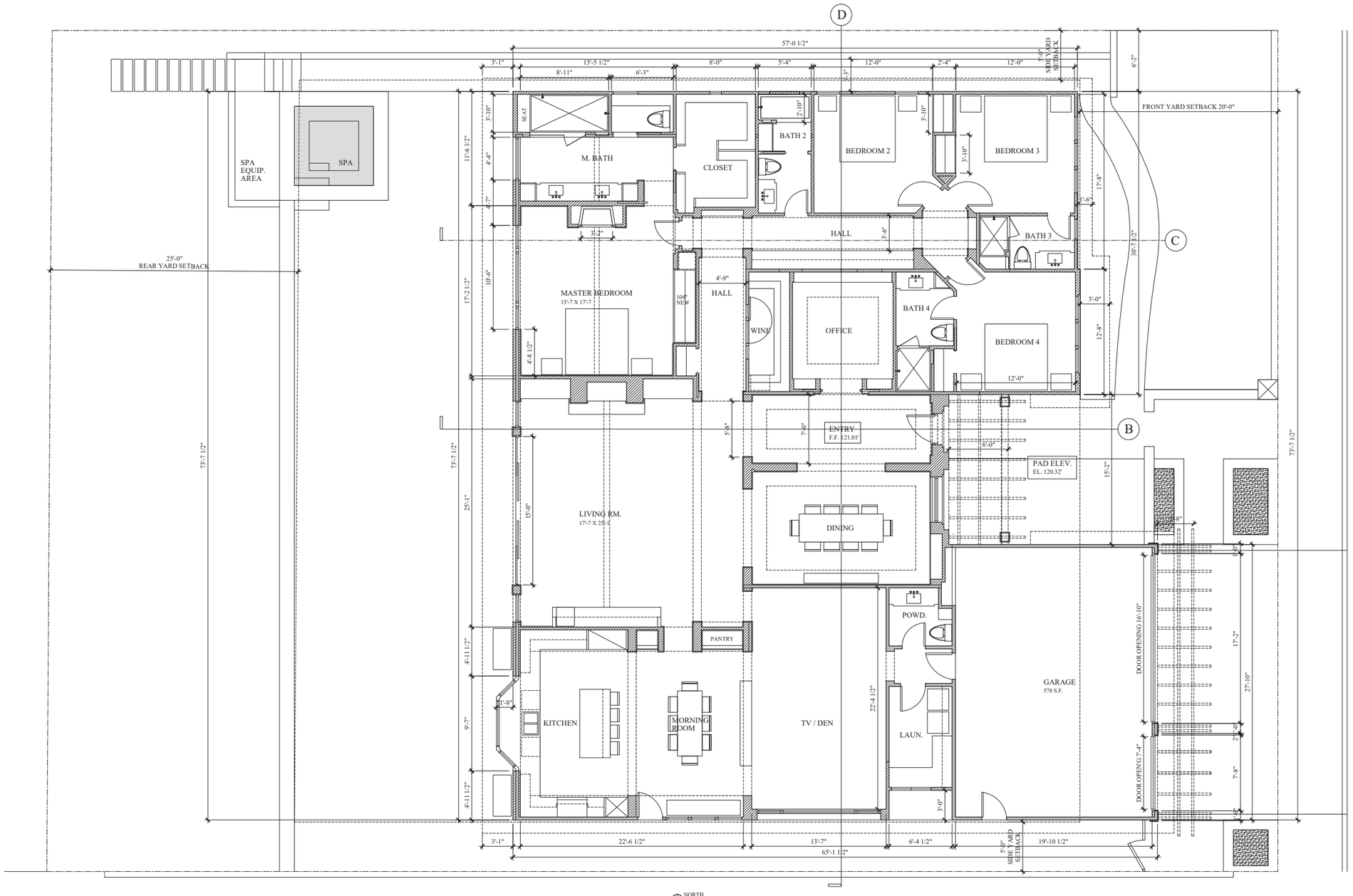
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ROOF PLAN
+ STAKING PLAN

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NORTH

FLOOR PLAN

1/4" = 1'-0"

LIVING AREA - 3,624 S.F.
GARAGE - 576 S.F.

WALL LEGEND
EXISTING WALLS
NEW WALLS
SEE SHEET A-3A FOR DEMO'D WALLS

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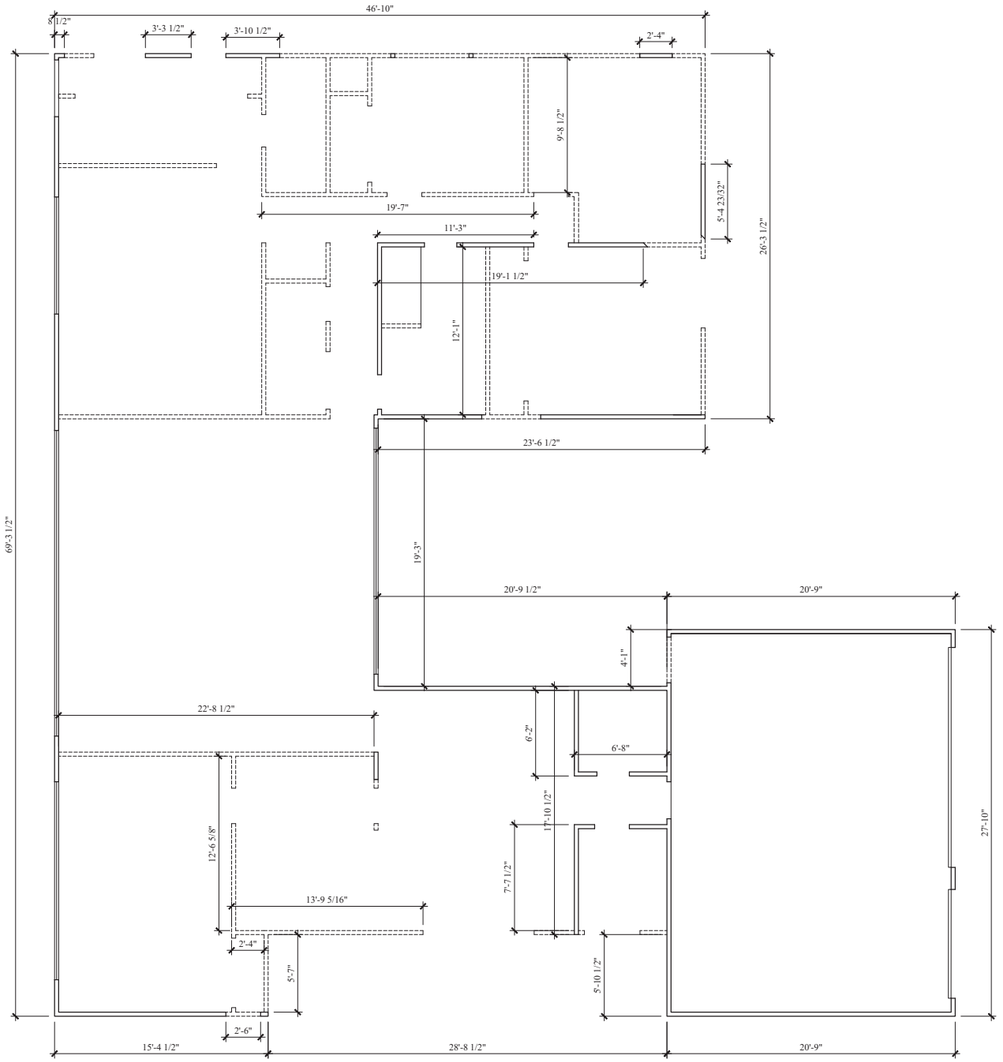
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FLOOR PLAN

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A - 3



WALLS TO REMAIN

WALLS TO BE DEMO'D

WALLS	EXTERIOR / PERCENTAGE	INTERIOR / PERCENTAGE	TOTAL / PERCENTAGE
TOTAL	335.2 / 100.0 %	233.4 / 100.0 %	WALLS (E) 568.6 / 100.0 %
REMAIN	240.0 / 71.6 %	78.4 / 33.6 %	REMAIN 318.4 / 56.0 %
DEMO'D	95.2 / 28.4 %	155.0 / 66.4 %	DEMO'D 250.2 / 44.0 %

NORTH

DEMOLISION PLAN & CALCS.

1/4" = 1'-0"

LIVING AREA - 3,624 S.F.
GARAGE - 576 S.F.

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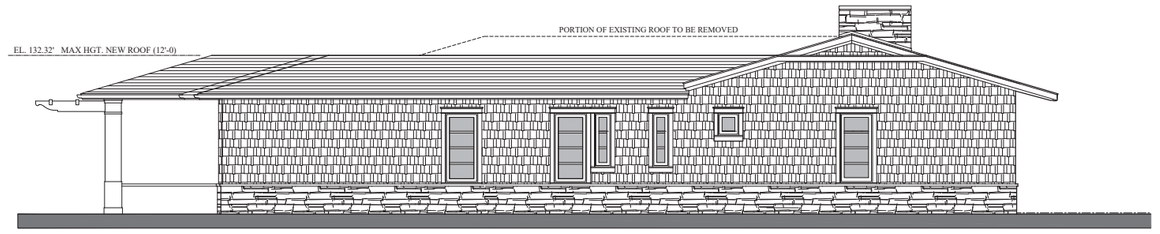
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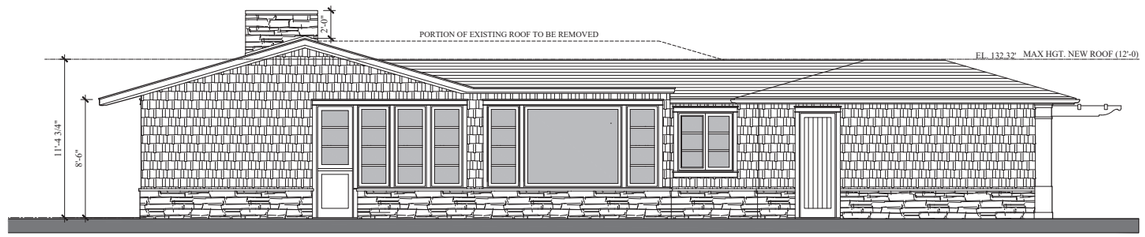
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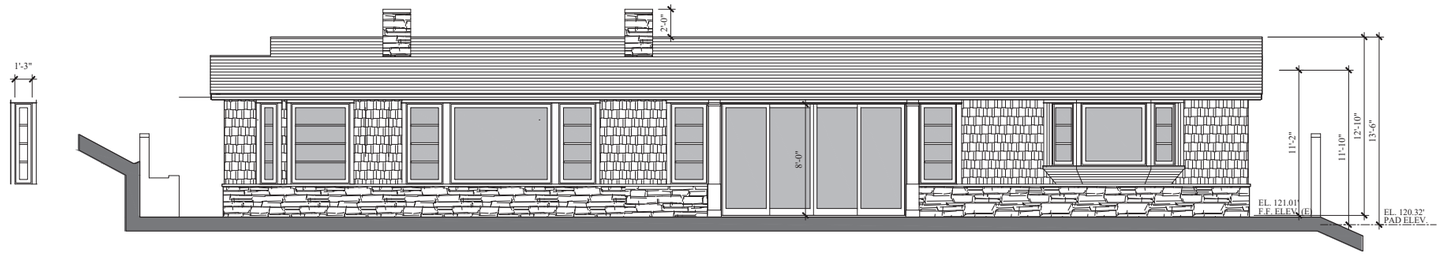
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A - 3A



RIGHT SIDE



LEFT SIDE



REAR



FRONT

ELEVATIONS
1/4" = 1'-0"

ELEVATION KEYNOTES

A	SLATE ROOF
B	COPPER GUTTERS
C	AZEK WHITE TRIM (FASCIA)
D	WHITE WINDOWS & TRIM
E	NICHI-HA CONC.-FIBER SHINGLES SIDING
F	WHITE TRELLIS
G	LEDGER STONE BASE & CHIMNEY
H	LIGHT STAINED WOOD ROLL-UP GARAGE DOOR

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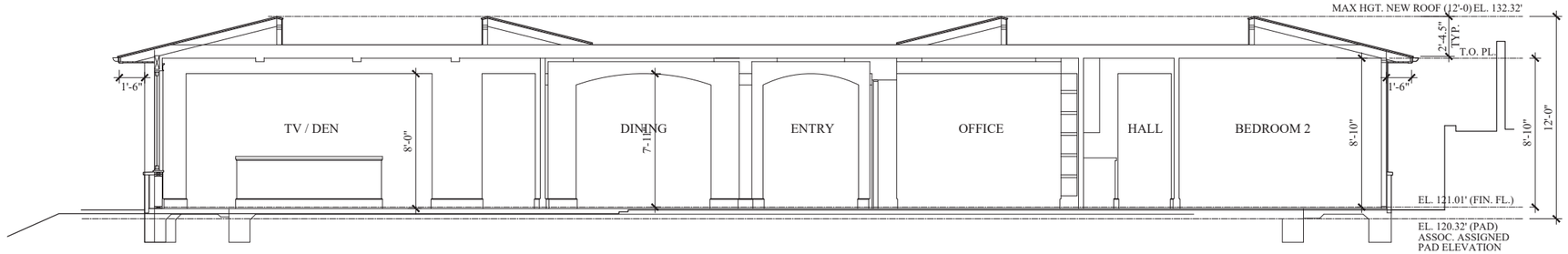
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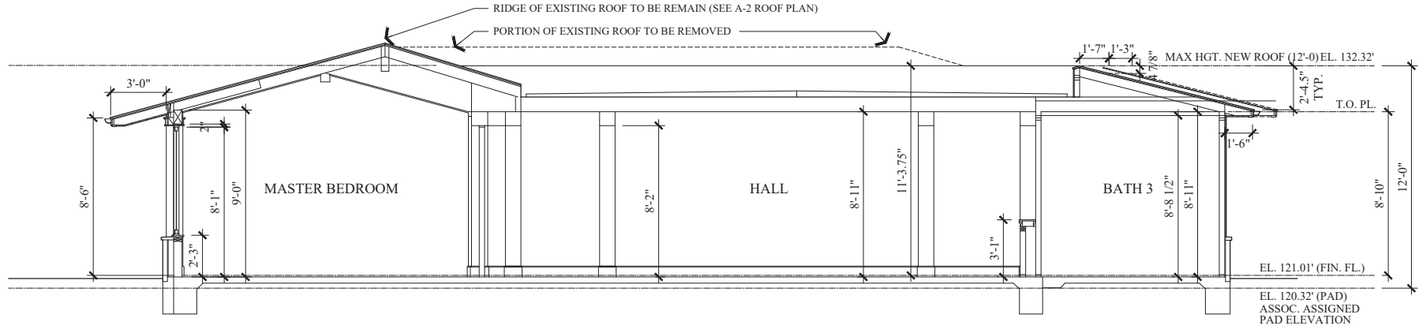
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Construction Issue:

Sheet Title:
ELEVATIONS

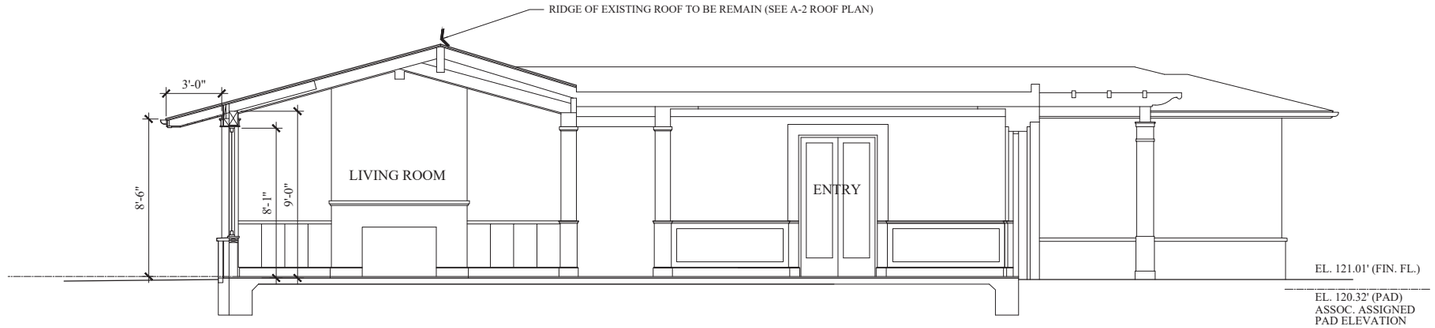
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SECT1ON 'D'
3/8" = 1'-0"



SECT1ON 'C'
3/8" = 1'-0"



SECT1ON 'B'
3/8" = 1'-0"

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Construction Issue:

Sheet Title:
SECTIONS

Sheet No.:
A - 5

SUPPORTING DOCUMENT 5: HOA Approval Letter

MONARCH BAY

April 28, 2025

Steven and Elizbeth Gex via e-mail
93 Monarch Bay Drive
Monarch Beach, CA 92629

RE: HOME REMODEL PROJECT PLANS - 93 MONARCH BAY DRIVE; plans dated 4/1/25 from Peters & Associates

Dear Gex Family,

We are pleased to advise that the Monarch Bay Association Architectural Control Committee approved your architectural plans as referenced above for 93 Monarch Bay Drive for the home remodel **only.** The landscape and hardscape plans are being reviewed separately.

Please find attached the Construction Rules to share with your contractor. Also, please note the Construction Sign rule provided at the end of the rules.

Upon the successful completion of your home remodel project, the review retainer and construction deposit will be reconciled against the road use fees and the balance refunded to you.

The Committee truly appreciates your on-going cooperation and wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

cc: Board
Architect Gary Wiggle
MB/93/arch/home remodel project/4.28.25