

# CITY OF DANA POINT

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Monday  
June 11, 2012  
6:00 p.m.

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Commissioner Liz Claus, Chairman Norman Denton, Vice-Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Tarquin Preziosi

### **A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of May 14, 2012.**

### **B. PUBLIC COMMENTS**

Anyone wishing to address the Planning Commission during the Public Comments section or on an Agenda item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of fifteen minutes for this Public Comments portion of the Agenda. At the Chair's discretion, the balance of public comments will be heard prior to the STAFF REPORTS portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda.

### **C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

- ITEM 2: Coastal Development Permit CDP12-0014 to allow the replacement of twelve (12) directional signs with new signs, and installation of three (3) new signs along parkways and medians of Dana Point Harbor Drive, Island Way and Dana Drive at the Dana Point Harbor. The proposed project is located within the boundaries of the Dana Point Harbor Revitalization Plan, the Coastal Overlay District, and within appeals jurisdiction of the California Coastal Commission.**

Applicant/

Property Owner: County of Orange-OC Dana Point Harbor

Location: Parkways and Medians along Dana Point Harbor Drive, Island Way, and Dana Drive at the Dana Point Harbor

Request: Approval of Coastal Development Permit CDP12-0014 to allow the replacement of directional signs at the Harbor with new signs.

Environmental: The applicant, County of Orange – OC Dana Point Harbor, analyzed the proposed project and found it to be Categorically Exempt pursuant to Sections 15302 Class 2, and 15311, Class 11 of California Environmental Quality Act (CEQA). A Notice of Exemption was filed pursuant to CEQA with the County Clerk by the applicant. The staff concurs with the applicant's evaluation and conclusion with respect to CEQA requirements.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP12-0014.

- ITEM 3: Amendment to previously approved conditions of approval of Coastal Development Permit CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M) to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, single-family dwelling on land located in the Coastal Zone at 35141 Camino Capistrano.**

Applicant: Robert Theel (Robert Theel Company)

Property Owner: Daniel Rodriguez and Debra Liebert

Location: 35141 Camino Capistrano (APN 691-172-03)

Request: To amend the approval of Coastal Development Permit CDP11-0007, V11-0001 and SDP11-0017(M) to allow the demolition of an existing residential dwelling, the construction of a new, two-story, single-family dwelling as well as a retaining wall proposed in excess of 30 inches in height.

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Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution, as revised with added conditions of approval, approving Coastal Development Permit CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M).

**ITEM 4: Coastal Development Permit CDP12-0010 and Site Development Permit SDP12-0012 to allow the construction of a new shade structure along with new landscaping and screening at 25832 Victoria Boulevard in the Community Commercial/Vehicular (CC/V) District.**

Applicant: Steven Peter/Peter & Associates, Inc.  
Property Owner: Bob Kennedy/Goode Company  
Location: 25832 Victoria Boulevard; APN: 668-341-10

Request: A Coastal Development Permit and Site Development Permit to allow the construction of a new shade structure (approximately 2,195 total square feet in floor area) to the existing site. The proposed shade structure will cover the existing large crane parking area and be partially enclosed on two sides. The project will also include new landscaping and screening on both Victoria and Domingo frontages.

Environmental: The proposed project qualifies as a per Class 3 Section 15303 (c) and (e) Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project will result in the construction of a new structure not exceeding 2,500 square feet in floor area. Additionally, the project is not located in an environmentally sensitive area.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP12-0010 and Site Development Permit SDP12-0012.

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**ITEM 5: Coastal Development Permit CDP12-0001 to allow the construction of a new, 2,350 square foot, single-story, single-family dwelling and detached garage on vacant land located at 32461 Seven Seas Drive.**

Applicant: Standard Conway Architects PLLC (Brad Conway)  
Property Owner: Bill and Wendy Moffly  
Location: 32461 Seven Seas Drive (APN 670-080-12)

Request: Approval of a Coastal Development Permit to allow the construction of a single-family dwelling and detached garage on vacant land located within the City's Coastal Overlay District but outside of the Appeals Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0001 for the proposed scope-of-work.

**E. NEW BUSINESS**

There is no New Business.

**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next* regular meeting of the Planning Commission will be held on Monday, June 25, 2012, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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**CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
CITY OF DANA POINT )

**AFFIDAVIT OF POSTING**

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, June 8, 2012, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.

*/s/ Kyle Butterwick*

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Kyle Butterwick, Director  
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

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FF#0120-10/PC Agendas  
Agenda Sub & Posted: 6/8/12