

CITY OF DANA POINT



Monday
October 27, 2014
6:00 p.m.

Dana Point Community Center
34052 Del Obispo Street
Dana Point, CA 92629

PLANNING COMMISSION REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chairwoman Liz Claus, Commissioner Norman Denton, Commissioner Gary Newkirk, Vice-Chairwoman April O'Connor, and Commissioner Susan Whittaker

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of October 6, 2014.

ITEM 2: Minutes of the regular Planning Commission Meeting of October 13, 2014.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment 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 the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

C. CONSENT CALENDAR

There are no Consent Calendar items.

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D. NEW BUSINESS

- ITEM 3: Preliminary Review (PA14-0152) of Variances and a Site Development Permit for a new, three-story, 3,372 square-foot single-family dwelling with a roof deck and an attached, 456 square-foot, two-vehicle garage on vacant land located at 34156 Crystal Lantern.**

Applicant/Property

Owner: Sunmoon Suhaimi
Location: 34156 Crystal Lantern

Request: Preliminary review for a request to permit Variances for: building height, floor area ratio (FAR), upper story setback and driveway depth and grade, in conjunction with a Site Development Permit for a new single family dwelling on a residentially zoned, vacant lot.

Environmental: Not applicable at this time.

Recommendation: That the Planning Commission assesses the building site design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

E. STUDY SESSION

- ITEM 4: A Planning Commission Study Session for new development that would include the demolition of the existing, but currently vacant 24-room Dana Marina Motel building and the construction of a new mixed-use building with retail and/or restaurant space totaling 11,800 square feet, 30 residential units totaling 25,510 square feet and two levels of subterranean parking within the City's Lantern District (Town Center Plan area) at 34111 Pacific Coast Highway.**

Applicant/Owner: Steven Chen, TAG Design Works/CETT Investment Co.
Location: 34111 Pacific Coast Highway

Recommendation: That the Planning Commission conduct a study session, receive and file the presentation from the applicant and provide feedback to the applicant on any aspect of the project that will assist in future deliberations of the project.

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F. PUBLIC HEARINGS

ITEM 5: Coastal Development Permit CDP13-0010 to construct a mixed-use residential/commercial development including 168 condominium units, 2,471 square feet of commercial uses, and approximately 0.5 acres of public parkland and Site Development Permit SDP13-0015 to allow development in the Floodplain Overlay District (FP-2), an increase in maximum stories, walls over the height limit in required side yards, and tandem parking for 28 residential units with Vesting Tentative Tract Map VTTM 17146 to allow for the individual sale of the dwelling units and the proposed commercial area located at 34202 Del Obispo Street

Applicant/Owner: Project Dimensions Inc./AG/A&M Doheny, LLC
Location: 34202 Del Obispo Street

Request: Approval of Coastal Development Permit to develop two vacant parcels with a residential/commercial mixed-use project including 168 residential units, 2,471 square feet of commercial space and 0.5 acres of public parkland. Site Development Permits are requested to allow development within the Floodplain Overlay District (FP-2), an increase in maximum stories, walls over the height limit in required side yards, and for tandem parking for 28 residential units. A Vesting Tentative Tract Map is requested to allow for the individual sale of the dwelling units as well as the proposed commercial area.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2014011030) was prepared for the proposed project.

Recommendation: That the Planning Commission (1) Adopt a resolution certifying the Environmental Impact Report (SCH# 2014011030) for the 34202 Del Obispo Street Project and adopting the "Facts and Findings Related to the Environmental Impact Report for the 34202 Del Obispo Street Project", (Action Document 1); (2) Adopt the attached Draft Resolution approving Vesting Tentative Tract Map VTTM 17146, Coastal Development Permit CDP13-0010, and Site Development Permit SDP13-0015 and adopting the Mitigation Monitoring and Reporting Program (Chapter 7 of the Draft Environmental Impact Report) (Action Document 2).

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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Monday, November 10, 2014, 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.

CERTIFICATION

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

AFFIDAVIT OF POSTING

I, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, October 24, 2014, 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.



Ursula Luna-Reynosa, Director
Community Development Department

Agendas are available on the City's website at www.danapoint.org

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.