

CITY OF DANA POINT

Monday
December 8, 2014
6:00 p.m.



PLANNING COMMISSION REGULAR MEETING AGENDA

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

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 November 10, 2014.

ITEM 2: Minutes of the special Planning Commission Meeting of November 17, 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 items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 3: Master Temporary Site Development Permit TSDP14-0076 to allow the placement of a tent for the purpose of temporarily housing religious services on the grounds of the St. Edwards Church (33926 Calle La Primavera)

Project Applicant: Barbara Belavic (St. Edward the Confessor Catholic Church)
Property Owner: St. Edward the Confessor Catholic Church
Location: 33926 Calle La Primavera

Request: Approval of a Master Temporary Site Development Permit to allow for a maximum of four months, the placement of a tent to house worship services at the St. Edwards Catholic Church.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15304 (e) (Class 4 – Minor Alterations to Land) in that the project proposes a temporary use of land that would have a negligible or no permanent effect on the environment.

Recommendation: That the Planning Commission adopt the draft resolution 14-12-08-xx approving Master Temporary Site Development Permit TSDP14-0076.

ITEM 4: Coastal Development Permit CDP14-0022 and Minor Site Development Permit SDP14-0028(M) to allow the demolition of an existing single-family dwelling and the construction of a new, single-story, 3,323 square foot single-family dwelling with attached, 651 square foot garage, as well as to place pool equipment within the area of a rear-yard setback at 242 Monarch Bay Drive

Project Applicant: Scott Hudgins (Architect, Hudgins Design Group)
Property Owners: Rich and Dorothy Costello
Location: 242 Monarch Bay Drive

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow the demolition of a single-family dwelling, the construction of a new single-family dwelling and the placement of pool equipment within a rear-yard setback on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

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

Recommendation: That the Planning Commission adopt Draft Resolution 14-12-08-xx approving Coastal Development Permit CDP14-0022 and Minor Site Development Permit SDP14-0028(M).

ITEM 5: Coastal Development Permit CDP14-0014, Variance V14-0002, Site Development Permit SDP14-0017 and Minor Conditional Use Permit CUP14-0004(M) to allow the demolition of an existing boat storage facility and the construction of a new, single-story, 4,900 square foot commercial structure at 34215 Pacific Coast Highway (PCH) within the City's Town Center/Lantern District. Variances are requested to locate on-grade parking within the first 40 feet of frontage as well as to permit driveways from PCH and Del Prado Streets; a Minor Conditional Use Permit is requested to allow the establishment of a new bank use.

Project Applicant: Patterson Development Company, LLC
Property Owner: Marquerite Katherine Seiler-Ware Trust
Location: 34215 Pacific Coast Highway

Request: Approval of a Coastal Development Permit, Variance, Site Development Permit and Minor Conditional Use Permit.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15332 (Class 32 – Infill Development Projects) in that the subject properties measure five acres or less in area, are surrounded by urban uses and that the project would not result in significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and, can be adequately served by all required utilities and public resources.

Recommendation: That the Planning Commission adopt Draft Resolution 14-12-08-xx approving Coastal Development Permit CDP14-0014, Variance14-0002, Site Development Permit SDP14-0017 and Minor Conditional Use Permit CUP14-0004(M).

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ITEM 6: A Negative Declaration, Zone Text Amendment ZTA14-0001, and Local Coastal Program Amendment LCPA14-0001 to amend the City's Zoning Ordinance to allow poultry in all single family residential zoning districts.

Project Applicant: City of Dana Point
Location: Citywide

Request: Request for approval and adoption of a Negative Declaration, Zone Text Amendment ZTA14-0001 and Local Coastal Program Amendment LCPA14-0001 to amend the City's Zoning Ordinance to allow poultry in all single family residential districts.

Environmental: The City conducted an environmental review of the proposed project pursuant to the provisions of the California Environmental Quality Act (CEQA). As a result of that review, a Negative Declaration (ND) was issued for the project with the accompanying initial study. The ND was circulated for a twenty day public review period from November 14, 2014 to December 3, 2014. At the end of the comment period, the City received a total of ten (10) written comments.

The ND, its accompanying initial study and the comment letters are attached to this report as Exhibits 6 and 7.

Recommendation: That the Planning Commission takes one of the following actions:

1. Adopt Resolution No. 14-12-08-XX recommending that the City Council adopt a Negative Declaration for the Zone Text Amendment (ZTA14-0001) and Local Coastal Program Amendment (LCPA14-0001) and Adopt Resolution No. 14-12-08-XX recommending that the City Council amend the City's Zoning Ordinance for the allowance of poultry in all single family residential districts.

OR

2. Make a motion to not recommend approval to the City Council for the Zone Text Amendment (ZTA14-0001) and Local Coastal Program Amendment (LCPA14-0001) to amend the City's Zoning Ordinance for the allowance of poultry in all single family residential districts.

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E. OLD BUSINESS

There is no Old Business.

F. NEW BUSINESS

There is no New Business.

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Monday, January 12, 2015, beginning at 6:00 p.m. (or as soon thereafter) in the 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, December 5, 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

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.