

CITY OF DANA POINT

Monday
March 23, 2015
6:00 p.m.



City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
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 March 9, 2015.

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 15 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 2: Coastal Development Permit CDP14-0004 and Site Development Permit SDP15-0004 to allow the construction of a new, two-story, professional office building on two vacant lots located within the City's Floodplain and Coastal Overlay Districts at 25775 Las Vegas Avenue.

Project Applicant and

Property Owner: Douglas Matranga / (Douglas Landscape, Inc.)

Location: 25775 Las Vegas Avenue

Recommendation: That the Planning Commission adopt Draft Resolution 15-03-23-xx approving Coastal Development Permit CDP14-0004 and Site Development Permit SDP15-0004.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the project proposes the construction of one new office building on vacant land not exceeding 2,500 square feet of floor area.

Request: Approval of a Coastal Development Permit and Site Development Permit to allow construction of a new office building on two vacant lots located within the City's Coastal and Floodplain Overlay Districts as well as the Appeals Jurisdiction of the CA Coastal Commission, as well as a lot merger to combine two lots into one.

ITEM 3: Coastal Development Permit CDP14-0021 and Minor Site Development Permit SDP14-0039(M) to allow the addition of 1,170 square feet of new habitable floor area, as well as the construction of a new, detached, 656 square foot, two-vehicle garage in conjunction with the addition of a new, 300 square-foot roof-deck at an existing, two-story, single-family dwelling located on a coastal bluff at 35501 Camino Capistrano.

Project Applicant: SouthPointe Construction

Property Owners: Behzad and Nori Cohan

Location: 35501 Camino Capistrano

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Recommendation: That the Planning Commission adopt Draft Resolution 15-01-26-xx approving Coastal Development CDP14-0021 and Minor Site Development Permit SDP14-0039(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) in that the application proposes a nominal additions to an existing single-family dwelling.

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow additions exceeding 10 percent of existing square footage as well as the addition of a new roof deck, to a single-family dwelling located on a coastal bluff within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

ITEM 4: Coastal Development Permit CDP14-0028 to allow the addition of 1,680 square feet of new habitable floor area, in conjunction with 250 square foot expansion of an existing, two-vehicle garage at a single-family dwelling located at 165 Monarch Bay Drive.

Project Applicant and

Property Owners: Max and Michelle Hoe
Location: 165 Monarch Bay Drive

Recommendation: That the Planning Commission adopt Draft Resolution 15-01-26-xx approving Coastal Development Permit CDP14-0028

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling.

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling that will exceed 10 percent of existing square footage on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

E. OLD BUSINESS

There is no Old Business.

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F. NEW BUSINESS

There is no New Business.

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

A Special Meeting of the Planning Commission will be held on Monday, March 30, 2015, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, 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, March 20, 2015, 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.