

# CITY OF DANA POINT

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Monday  
September 28, 2015  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chairwoman April O'Connor, Vice-Chairman Eric Nelson, Commissioner Liz Claus, Commissioner Scott McKhann, and Commissioner Danni Murphy

### **A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of August 24, 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: Planning Commission review and consideration of Minor Site Development Permit SPD15-0013(M) for the construction of a 250 square foot roof deck to an existing single family dwelling located at 32411 Via Antibes**

Applicant: William Clark/J.F. Jomphe

Location: 32411 Via Antibes (APN: 670-071-12)

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

1. Adopt Resolution No. 15-09-28-XX, approving SDP15-0013(M) the proposed roof deck.

**OR**

2. Adopt Resolution No. 15-09-28-XX denying SDP15-0013(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

Request: Consideration of a Minor Site Development Permit for the construction of a 250 square foot roof deck to an existing single family dwelling.

**ITEM 3: Site Development Permit SDP15-0027 to allow the construction of a new, detached dwelling unit in conjunction with additions to an existing single-family dwelling in the Residential Duplex (RD-14) Zoning District at 27071 Camino de Estrella**

Applicant David Kennedy

Location: 27071 Camino de Estrella (APN: 123-340-34)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Site Development Permit SDP15-0027.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 –

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New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling.

Request: Approval of a Site Development Permit to allow the construction of a new, 1,261 square foot detached dwelling unit with attached 666 square foot three-vehicle garage, in conjunction with the addition of 116 square feet to an existing single-family dwelling.

**ITEM 4: Coastal Development Permit CDP14-0027 and Variance 14-0005 to allow construction of foundation improvements (caissons), expansion of an existing second-story balcony as well as additional floor-area to an existing single-family dwelling with a nonconforming coastal bluff setback in the Residential Single-Family 3 (RSF-3) Zoning District at 35011 Camino Capistrano**

Applicant Mae Kalb 2004 Trust FBO Steven C. Kalb

Location: 35011 Camino Capistrano (APN: 123-372-01)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0027 and Variance V14-0005.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Request: Approval of a Coastal Development Permit and Variance to allow the conversion of 712 square feet of crawl space into habitable space and the addition of caissons within a setback from the edge of a coastal bluff, in conjunction with an expanded second-story balcony and interior remodel of an existing, nonconforming single-family dwelling located on a coastal bluff in the City's Coastal Overlay and the appeals jurisdiction of the California Coastal Commission.

**E. OLD BUSINESS**

There is no Old Business.

**F. NEW BUSINESS**

There is no New Business.

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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, October 12, 2015, 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, September 25, 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.



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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.

