

CITY OF DANA POINT

Monday
July 25, 2016
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 Chairman Eric A. Nelson, Vice-Chairman Scott McKhann, Commissioner April O'Connor, Commissioner Danni Murphy, Commissioner Roy Dohner

ITEM 1: Recognition of Former Chairwoman, Commissioner April O'Connor

A: APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of June 27, 2016

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 3: Site Development Permit SDP16-0021 to allow construction of a new, three-story, single-family dwelling with an attached two-vehicle garage on presently vacant land in a hillside condition at 33863 Calle La Primavera

Applicant: TWG Properties, Inc.

Location: 33863 Calle La Primavera (APN 682-141-57)

Recommendation: That the Planning Commission adopt the attached resolution approving Site Development Permit SDP16-0021.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction of Conversion of Small Structures) in that the Project proposes construction on one new single-family dwelling.

Request: Approval of a Site Development Permit to allow construction of a new, three-story, 3,335 square-foot single-family dwelling with attached 406 square-foot two-vehicle garage, on presently vacant land in a hillside condition.

ITEM 4: Zone Text Amendment ZTA16-0001, and Local Coastal Program Amendment LCPA16-0001; to amend the Headlands Development and Conservation Plan (HDCP), to address public access over specified access ways in the residential portion of the Headland Development and Conservation Plan and the use of three retractable gates

Applicant: City of Dana Point

Location: The project site includes the two public access points within the Strand Vista Park, which is directly west of the Salt Creek Public Parking lot, and the public access that is adjacent to the Strand Club House and includes Assessor Parcel Numbers 672-641-44 and 672-651-24. The project areas are referred to as the Central Strand (Upper and Lower) and Mid-Strand Public Beach Access.

Recommendation: That the Planning Commission approve the attached draft resolution recommending City Council approval and adoption of the Zone Text Amendment and Local Coastal Program Amendment.

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Environmental: The proposed amendments to the Headlands Development and Conservation Plan is recommended to be determined exempt from environmental review pursuant to Section 15061(b)(3) of the California Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 151061(b)(3), the general rule exemption, states:

Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

As explained further in Attachment 1, no significant environmental impacts would occur as a result of the proposed amendments.

Request: Recommend approval of a Zone Text Amendment (ZTA)16-0001, Local Coastal Program Amendment (LCPA)16-0001 to amend the City's Headlands Development and Conservation Plan – Section 4 and corresponding Land Use Element Policy 5.31, to address public access during Coastal Development Permit approved operational hours and the potential use of three retractable gates.

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, August 8, 2016, 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, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, July 22, 2016, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 7-22-2016