

CITY OF DANA POINT

Monday
March 28, 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 Chairwoman April O'Connor, Vice-Chairman Eric Nelson, Commissioner Scott McKhann, and Commissioner Danni Murphy

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 22, 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.

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C. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP15-0013 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within a Residential Single-Family (RSF-4/PRD-3) Zoning District at 22512 Seaward Isle

Applicant: Imran and Shannon Salim

Location: 23512 Seaward Isle (APN 672-061-25)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0013.

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

Request: Approval of a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new 6,097 square-foot, single-family dwelling with an attached 838 square-foot garage on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

ITEM 3: Minor Conditional Use Permit CUP15-0018(M) to provide a single uncovered tandem parking space and Minor Site Development Permit SDP15-0044(M) to construct additions and alterations to a non-conforming residential duplex located at 26301 Via California

Applicant: Blake Stephens, AIA

Location: 26301 Via California (APN 682-133-25)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Minor Conditional Use Permit CUP15-0018(M) and Site Development Permit SDP15-0044(M).

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (e) (Class 1 – Existing Facilities).

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Request: To allow a single uncovered tandem parking space for an existing two-story residential duplex. The project includes the demolition of an existing two-car garage, the construction of a new three-car garage, and living area additions of 249 square feet (study and laundry room) to a residential duplex structure that is non-conforming to current development standards (height and parking).

ITEM 4: Coastal Development Permit CDP15-0008, Variance V15-0002, and Site Development Permit SDP15-0020

Applicant: SCB Consultants/Craig and Maureen Smith

Location: Vacant parcel between 35241 and 35251 Camino Capistrano (APN 691-182-21)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP15-0008, Variance V15-0002, and Site Development Permit SDP15-0020 (Action Document 1).

Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the construction of a single-family residence in a residential zone.

Request: A request to construct a new two-story, single-family dwelling with attached garage with associated exterior improvements with a variance to locate improvements on a portion of a coastal bluff face and within the coastal bluff edge setback with associated requests to allow the design of the dwelling in accordance with provisions for residential structures on hillside lots, increased height allowance for retaining walls in required front and side yards and a roof deck on a coastal bluff lot.

ITEM 5: Coastal Development Permit CDP15-0026 and Minor Site Development Permit SDP16-0012 (M)

Applicant: C.J. Light Associates / Betty Farago

Location: 39 Monarch Bay Drive (APN 670-141-33)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP15-0026 and Minor Site Development Permit SDP16-0012(M).

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Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the construction of a single-family residence in a residential zone.

Request: A request to demolish an existing single-family dwelling (SFD) and detached garage and develop a new two-story, SFD with attached garage space and associated exterior improvements including retaining walls which are accompanied with a request for increased height allowance thereof in required front and side yards on a coastal bluff lot.

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, April 11, 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, March 25, 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: 3-25-2016