

CITY OF DANA POINT

Monday
January 8, 2018
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 Scott McKhann, Vice-Chair Danni Murphy, Commissioner Mary Opel, Commissioner Eric Nelson, Commissioner Roy Dohner

A: APPROVAL OF MINUTES

ITEM 1: [Minutes of the Regular Planning Commission Meeting of December 11, 2017](#)

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 HEARING

ITEM 2: [Coastal Development Permit CDP17-0025 and Site Development Permit SDP17-0046 to permit an addition of 888 square feet to an existing single family dwelling located at 48 Monarch Bay Drive. Additionally, a Site Development Permit has been requested to locate a fire pit seating area within the front yard.](#)

Applicant: Ursula Crupi/ Crupi Construction

Address: 48 Monarch Bay Drive (670-131-34)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit (CDP17-0025) and Site Development Permit Application (SDP17-0046).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section(s) 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the fact that the project consists of an addition and remodel to an existing SFD and the installation of a fire pit seating area.

Request: Approval of a Coastal Development Permit (CDP) and Site Development Permit (SDP) to permit an addition of 888 square feet to an existing single family dwelling (SFD). Additionally, a Site Development Permit has been requested to locate a fire pit seating area within the front yard.

ITEM 3: [Coastal Development Permit CDP17-0010 to demolish a 2,459 square foot single family residence and construct a new 3,761 square foot single family residence in the Residential Single Family 4 \(RSF-4\) Zone located at 410 Monarch Bay Drive.](#)

Applicant: Gary and Linda Mason, Property Owners

Address: 410 Monarch Bay Drive (670-151-11)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0010.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves the construction of one SFD in a residential zone.

Request: A request to demolish a 2,459 square foot single-family dwelling (SFD) and construct a new 3,761 square foot SFD.

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ITEM 4: [Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047\(M\) to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located in the RSF-3 Zoning designation at 34611 Camino Capistrano.](#)

Applicant: Tom Lewis, Property Owner

Address: 34611 Camino Capistrano (123-081-01)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the addition and remodel that results in an expansion of less than 50 percent of the structure’s existing square footage.

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located within the City’s Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the Coastal Commission.

E. OLD BUSINESS

There is no Old Business.

F. NEW BUSINESS

There is no New Business.

J. STAFF REPORTS

K. COMMISSIONER COMMENTS

L. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on Monday, January 22, 2018, 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, January 5, 2018, 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.