

# CITY OF DANA POINT

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Monday  
February 12, 2018  
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** 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 January 22, 2018](#)

### **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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**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

February 12, 2018  
6:00 p.m.

PAGE 2

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**D. PUBLIC HEARING**

**ITEM 2:**     [Coastal Development Permit CDP17-0014 Minor Site Development Permit SDP17-0023\(M\), Administrative Modification of Standards AMS18-0001 to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located in the RSF-3 zoning designation at 34567 Camino Capistrano](#)

Applicant:           Patti Thompson

Address:            34567 Camino Capistrano (APN 123-381-06)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0014, Minor Site Development Permit SDP17-0023(M) and Administrative Modification of Standards AMS18-0001.

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: Approval of a Coastal Development Permit, Minor Site Development Permit, and Administrative Modification of the Standards 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 California Coastal Commission.

**E. OLD BUSINESS**

There is no Old Business.

**F. NEW BUSINESS**

**ITEM 3:**     [Time Extension for Vesting Tentative Parcel Map VTPM15-0002, to merge two lots and to allow individual ownership of the project's commercial component only](#)

Applicant:           M&A Gabae, LP

Address:            34175 Pacific Coast Hwy (APN 682-322-09 & 682-322-10)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving a Time Extension for VTPM15-0002.

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**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

February 12, 2018  
6:00 p.m.

PAGE 3

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorical Exempt per Section 15332 (Class 32 – In-fill Development Projects). Section 15332 (In-fill Development Projects) of the CEQA Guidelines provides that projects that are in-fill development projects be located on lots that are five acres or less, be surrounded by urban uses, do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources. The proposed project meets the necessary conditions to qualify for this exemption.

Request: Approval of a Time Extension for a Vesting Tentative Parcel Map to merge two lots and to allow individual ownership of the project's commercial units.

**ITEM 4: [Review and discuss draft Story Pole Ordinance](#)**

Location: Citywide, except Town Center

Recommendation: That the Planning Commission review the draft Ordinance, receive public comments, and provide direction to staff.

**J. STAFF REPORTS**

**K. COMMISSIONER COMMENTS**

**L. ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on Monday, February 26, 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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**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

February 12, 2018  
6:00 p.m.

PAGE 4

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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, February 9, 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.



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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.