

# CITY OF DANA POINT

---

Monday  
February 26, 2018  
6:00 p.m.



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

## **PLANNING COMMISSION** **REGULAR MEETING REVISED 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 February 12, 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**

**ITEM 2:** [Review of Administrative Coastal Development Permit CDP17-0027\(A\) to permit the demolition of more than 50% of an existing, single-family residence and the construction of a new single-story, single-family residence.](#)

---

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

February 26, 2018  
6:00 p.m.

PAGE 2

---

Applicant: Michael Luna and Associates

Address: 32571 Caribbean Drive (APN 670-085-01) (the "Property")

Recommendation: That the Planning Commission receive and file the Director of Community Development's approval of Administrative Coastal Development Permit CDP17-0027(A)

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Request: Coastal Development Permit CDP17-0027(A) to permit the demolition of more than 50% of an existing, single-family residence and the construction of a new, single-story, single-family residence.

**D. PUBLIC HEARING**

**ITEM 3:** [Coastal Development Permit CDP17-0022 to demolish an existing single-family residence and construct a new 3,769 square-foot single-family residence within the Coastal Zone and Site Development Permit SDP17-0042\(M\) to allow additional height for retaining walls visible from the public right-of-way located at 32502 Adriatic Drive](#)

Applicant: Shawna and Allen Moznett, Property Owners

Address: 32502 Adriatic Drive (APN 670-084-23)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP17-0022 and Site Development Permit SDP17-0042(M).

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 construction of one single-family dwelling in a residential zone.

Request: Approval of a Coastal Development Permit and a Minor Site Development Permit to construct a new single-family dwelling and exterior improvements including retaining walls on a property located within the City's Coastal Overlay District.

---

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

February 26, 2018  
6:00 p.m.

PAGE 3

---

**E. OLD BUSINESS**

There is no Old Business.

**F. NEW BUSINESS**

**ITEM 4: Annual Housing Element Progress Report**

Address: Citywide

Recommendation: That the Planning Commission review the 2017 Annual Housing Element Progress Report, and receive and file the report.

Environmental: In accordance with CEQA, a Negative Declaration was prepared as required for adoption of the Housing Element. The Annual Housing Element Progress Report does not require further CEQA action.

Request: To review the Annual Housing Element Progress Report for 2017 as required by State law to show progress on the General Plan Housing Element.

**J. STAFF REPORTS**

**K. COMMISSIONER COMMENTS**

**L. ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on Monday, March 12, 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.

---

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

February 26, 2018  
6:00 p.m.

PAGE 4

---

**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 23, 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.