

CITY OF DANA POINT

Monday
December 14, 2020
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

REVISED SAFETY ALERT (EFFECTIVE AS OF JUNE 2, 2020)

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE ORANGE COUNTY HEALTH CARE AGENCY, AS WELL AS THE CITY OF DANA POINT EMERGENCY DECLARATION, THE PUBLIC HAS NOT BEEN PERMITTED TO PHYSICALLY ATTEND DANA POINT PLANNING COMMISSION MEETINGS SINCE MID MARCH, 2020. AS COVID-19 RELATED RESTRICTIONS EASE, THE PUBLIC WILL NOW BE ALLOWED TO ATTEND PLANNING COMMISSION MEETINGS PROVIDED SOCIAL DISTANCING GUIDELINES ARE FOLLOWED. THESE GUIDELINES WILL RESULT IN VERY LIMITED OPPORTUNITIES, ON A FIRST COME BASIS, FOR THE PUBLIC TO OBSERVE THE PLANNING COMMISSION MEETING FROM THE FOYER WHICH IS ADJACENT TO THE COUNCIL CHAMBER AND TO ENTER THE CHAMBER TO MAKE PUBLIC COMMENTS. MEMBERS OF THE PLANNING COMMISSION MAY CONTINUE TO PARTICIPATE IN MEETINGS TELEPHONICALLY IF THEY CHOOSE PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20.

PUBLIC COMMENT: PUBLIC COMMENT MAY BE PROVIDED IN PERSON, ELECTRONICALLY OR BY MAIL. IF YOU CHOOSE TO ATTEND THE MEETING AND WISH TO DELIVER PUBLIC COMMENT IN PERSON, YOU ARE ENCOURAGED TO WEAR FACE COVERINGS AND MAINTAIN SOCIAL DISTANCING. TEMPERATURE SCREENINGS ARE MANDATORY FOR ALL PERSONS ENTERING CITY HALL. CITY STAFF IN ATTENDANCE AT THE MEETING WILL BE COORDINATING ENTRY TO THE COUNCIL CHAMBERS WHEN PUBLIC COMMENT IS OPEN. THERE WILL BE LIMITED SPACE AT THE PLANNING COMMISSION MEETING FOR MEMBERS OF THE PUBLIC TO SIT OR STAND TO OBSERVE THE MEETING LIVE FROM THE FOYER ADJACENT TO THE COUNCIL CHAMBER. IF THAT SPACE IS EXCEEDED, PERSONS WISHING TO PRESENT PUBLIC COMMENT IN PERSON WILL BE PERMITTED TO LINE UP OUTSIDE AND WILL BE ALLOWED TO SPEAK. AFTER SPEAKING, HOWEVER, THEY WILL BE REQUIRED TO GO BACK OUTSIDE UNLESS ONE OF THE LIMITED SPOTS INSIDE THE FOYER BECOME AVAILABLE. MEMBERS OF THE PUBLIC WILL BE REQUIRED TO FOLLOW STAFF'S DIRECTIONS. ALTERNATIVELY, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA IN WRITING VIA MAIL TO "PLANNING COMMISSION" 33282 GOLDEN LANTERN, DANA POINT, CA 92629 OR BY EMAIL TO COMMENT@DANAPOINT.ORG. ALL COMMENTS RECEIVED BY 4:00 P.M. ON THE DATE OF THE MEETING WILL BE PROVIDED TO THE PLANNING COMMISSION IN ADVANCE TO ALLOW TIME FOR THE COMMISSIONERS TO READ

THEM. TO BE CONSIDERED AS PART OF THE MEETING TO WHICH THIS AGENDA APPLIES, MAILED OR EMAILED COMMENTS MUST BE RECEIVED NO LATER THAN 4:00 P.M. ON THE DAY OF THE MEETING (ALTHOUGH ALL COMMENTS WHENEVER RECEIVED WILL BE SHARED WITH THE COMMISSIONERS). EMAILS SHOULD INCLUDE "PUBLIC COMMENT" AND THE DATE OF THE MEETING IN THE SUBJECT LINE, AS WELL AS REFERENCE THE AGENDA ITEM NUMBER, IF APPLICABLE. MAILED COMMENTS SHOULD PROMINENTLY INCLUDE A SIMILAR REFERENCE AT THE TOP OF THE FIRST PAGE. MAILED AND EMAILED COMMENTS WILL NOT BE READ BY THE CHAIR DURING THE MEETING, BUT WILL BE INCLUDED IN THE RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Mary Opel, Vice-Chair Eric Nelson, Commissioner Roy Dohner
Commissioner Danni Murphy, Commissioner Scott McKhann

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting November 9, 2020

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

D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP20-0011 to permit a remodel, 1,322 square foot addition, and minor site improvements to a single-family dwelling on a coastal bluff lot at 37 Monarch Bay Drive

Applicant: Danahy Architects

Address: 37 Monarch Bay (APN 670-141-35)

Request: A request to permit a remodel, 1,322 square foot addition, and minor site improvements to an existing single-family dwelling (SFD) on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP20-0011.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 of the CEQA Guidelines (Classes 1 – Existing Facilities) since the project consists of an addition and minor site improvements for an existing SFD.

Staff Contact Information: John Ciampa (Senior Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 3: Coastal Development Permit CDP20-0016 to permit the reconstruction and expansion of an outdoor patio cover, deck, and minor site improvements for a single-family residence on a coastal bluff lot at 34781 Doheny Place

Applicant: Robert Williams

Address: 34781 Doheny Place (APN 123-233-06)

Request: A request for the reconstruction and expansion of an outdoor patio cover, deck, and minor site improvements for a single-family residence on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP20-0016.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15303 of the CEQA Guidelines (Classes 3 – New Construction or Conversion of Small Structures) since the project consists of the reconstruction of the patio cover, deck, and minor site improvements.

Staff Contact Information: John Ciampa (Senior Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 4: Coastal Development Permit CDP20-0020/Minor Site Development Permit SDP20-0027(M) to demolish a single-family residence and construct a two-story single-family residence with a retaining wall greater than 30 inches in height located at 429 Monarch Bay Drive

Applicant: Morris Skenderian, Architect

Address: 429 Monarch Bay Drive (APN 670-151-21)

Request: A request to demolish a single-family residence, and construct a new two-story single-family residence with exterior improvements including a retaining wall greater than 30 inches in height.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP20-0020/Minor Site Development Permit SDP20-0027(M) (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new two-story single-family residence and retaining walls over 30 inches in height.

Staff Contact Information: Sean Nicholas (Senior Planner)
Email: snicholas@danapoint.org
Phone: (949) 248-3588

ITEM 5: Site Development Permit SDP20-0002 to permit a duplex dwelling on a hillside condition to have three stories, and retaining walls exceeding 30 inches in height, with Variance V20-0001 to (1) exceed the maximum 29-foot height limit, (2) allow a reduced front yard setback, and (3) reduced driveway length, and Minor Conditional Use Permit CUP20-0002(M) to allow the optional duplex parking arrangement located at 26252 Via Canon

Applicant: Mark Brooklyn

Address: 26252 Via Canon (APN 691-401-22)

Request: A request to construct a duplex dwelling on a steeply sloping, vacant lot with variance requests to (1) allow less than the required 20-foot front yard setback of the Residential Duplex (RD 14) Zoning District, (2) allow a reduction in the required 20-foot driveway length and (3) exceed the maximum 29-foot height limit for residential structures with roof pitches of less than 3:12 on a hillside condition lot. Site Development Permits are requested to allow the residential structure in a hillside condition to have three stories, and for retaining walls visible from the public right-of-way to exceed 30-inches in height. A minor Conditional Use Permit is also requested to allow the optional duplex parking arrangement for duplexes on lots less than 50-feet wide.

Recommendation: That the Planning Commission adopt the draft Resolution approving Variance V20-0001, Site Development Permit SDP20-0002 and minor Conditional Use Permit CUP20-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – Construction or Conversion of Small Structures).

Staff Contact Information: Danny Giometti (Associate Planner)
Email: dgiometti@danapoint.org
Phone: (949) 248-3569

E. OLD BUSINESS

ITEM 6: Short-Term Rental Subcommittee Update

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 January 11, 2020 beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Brenda Wisneski, Community Development Director of the City of Dana Point, do hereby certify that on or before December 10, 2020 I caused the above notice to be posted in three (3) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, and the Dana Point Post Office.



Brenda Wisneski, 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.