

CITY OF DANA POINT

Monday
July 12, 2021
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 Eric Nelson, Vice-Chair Roy Dohner, Commissioner Mary Opel, Commissioner Danni Murphy, Commissioner John Gabbard

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting June 28, 2021

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 CDP20-0026 to demolish a single-family dwelling and construct a two-story single-family dwelling and Minor Site Development Permit SDP21-0003(M) to allow retaining walls exceeding 30 inches in height

Applicant: Eric Olsen, Architect

Address: 198 Monarch Bay Drive (APN 670-111-31)

Request: A request to demolish an existing single-family dwelling (SFD) and attached garage, and construct a new 5,516 square foot two-story, SFD with a 2,053 square foot, subterranean garage, and to allow retaining walls exceeding 30 inches in height to create driveway access to the subterranean garage.

Recommendation: That the Planning Commission adopt Draft Resolution approving Coastal Development Permit CDP20-0026 and Minor Site Development Permit SDP21-0003(M).

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 single-family residence and retaining walls exceeding 30 inches in height.

Staff Contact Information: Justin Poley (Assistant Planner)
Email: jpoley@danapoint.org
Phone: (949) 248-3575

ITEM 3: Coastal Development Permit CDP21-0003 approving an addition and remodel of a single-family dwelling, with a Minor Site Development Permit SDP21-0011(M) to allow the expansion of a nonconforming structure

Applicant: Ron Whitteveen, AIA

Address: 33971 Nauticus Isle (APN 672-191-11)

Request: A request to permit an addition and remodel of a single-family dwelling, as well as connect an existing legal non-conforming detached garage to the main dwelling and allow the expansion of a nonconforming structure.

Recommendation: That the Planning Commission adopt Resolution approving Coastal Development Permit CDP21-0003, and Minor Site Development Permit SDP21-0011(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities) due to the fact that the project consists of an addition to an existing single family developed lot.

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

ITEM 4: Coastal Development Permit CDP20-0024 and, Site Development Permit SDP21-0014, and Administrative Modification of Standards AMS21-0005 to demolish a single-family residence and construct a new 3,488 square-foot single-family residence and attached two-car garage

Applicant: Vicki and Mike Meursing

Address: 35275 Beach Road (APN 691-151-07)

Request: Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modification of Standards to construct a new single-family dwelling and attached two-car garage with stairs that project beyond the structure stringline located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP20-0024, Site Development Permit SDP21-0014, and Administrative Modifications of Standards AMS21-0005.

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 single-family dwelling in a residential zone.

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

ITEM 5: Doheny Village Zoning District Update General Plan Amendment GPA20-0001, Zone Text Amendment ZTA20-0001, Zone Change ZC20-0001, Local Coastal Plan Amendment LCPA20-0001, and Final Environmental Impact Report SCH# 2020030429

- Applicant: City of Dana Point
- Address: Doheny Village
- Request: Request for GPA20-0001 and LCPA20-0001 to amend the land use designation of “Commercial/Residential” and create new land use designations of “Commercial/Industrial” and “Commercial/Main Street” with changes to development intensity and residential density standards in the General Plan Land Use Element; ZTA20-0001, ZC20-0001, and LCPA20-0001 to establish “Chapter 9.14 Doheny Village Districts” in the Dana Point Zoning Code; and certification of Final Environmental Impact Report SCH# 2020030428.
- Recommendation: That the Planning Commission approve the draft resolutions recommending to the City Council approval of General Plan Amendment GPA20-0001, Zone Text Amendment ZTA20-0001, Zone Change ZC20-0001, Local Coastal Plan Amendment LCPA20-0001, and certification of Final Environmental Impact Report SCH# 2020030428 as the supporting environmental documentation for the Doheny Village Zoning District Update.
- Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2020030428) was prepared for the proposed project.
- Staff Contact Information: Belinda Deines (Senior Planner)
Email: bdeines@danapoint.org
Phone: (949) 248-3570

E. OLD BUSINESS

ITEM 6: Short-Term Rental Subcommittee Update

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on July 26, 2021 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 July 8, 2021, 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, and the Dana Point Post Office, and the Dana Point Library.



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.