

CITY OF DANA POINT



Monday
May 14, 2012
6:00 p.m.

PLANNING COMMISSION REGULAR MEETING AGENDA

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Liz Claus, Chairman Norman Denton, Vice-Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Tarquin Preziosi

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of April 23, 2012.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comments 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 fifteen minutes for this Public Comments portion of the Agenda. At the Chair's discretion, the balance of public comments will be heard prior to the STAFF REPORTS portion of the Agenda. State law prohibits the Planning Commission from taking 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 HEARINGS

ITEM 2: Coastal Development Permit CDP12-0005 and Minor Site Development Permit SDP12-0005(M) to allow the addition of 822 square feet to an existing, 3,743 square foot single-family dwelling with free-standing front-yard walls that exceed 42 inches in height at 135 Monarch Bay Drive

Applicant: James Conrad (Architect)
Property Owner: Michael McGuire
Location: 135 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow additions to a single-family dwelling located on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0005 and Minor Site Development Permit SDP12-0005(M).

ITEM 3: Coastal Development Permit CDP12-0011 and Minor Site Development Permit SDP12-0009(M) to allow the demolition of an existing, 3,308 square foot, single-family dwelling and the construction of a new, two-story, 5,836 square foot single-family dwelling with retaining walls exceeding 30 inches in height at 137 Monarch Bay Drive

Applicant: Horst Architects
Property Owner: Melissa Monahan
Location: 137 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow the demolition of a single-family dwelling and the construction of a new single-family dwelling located on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

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

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Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0011 and Minor Site Development Permit SDP12-0009(M).

ITEM 4: Coastal Development Permit CDP12-0007 and Minor Site Development Permit SDP12-0008(M) to allow the construction of new, detached structures including, but not limited to, outdoor living areas, landscaping, a pool/spa as well as retaining walls at 11 Breakers Isle. *(Continued from the regular Planning Commission meeting of April 23, 2012)*

Applicant: Ken Brown (Designer, Fleming Distinctive Homes)
Property Owner: Charles Maxey
Location: 11 Breakers Isle

Request: Approval of a Coastal Development Permit to allow the construction of new structures on land located within the City's Coastal Overlay District and Appeals Jurisdiction of the California Coastal Commission, as well as a Minor Site Development Permit to allow the construction of retaining walls in excess of 60 inches in height.

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

Recommendation: That the Planning Commission continue the item to its next regular meeting to allow the applicant sufficient time to submit evidence of their home owner association's (HOA) approval of the project.

E. NEW BUSINESS

There is no New Business.

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

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H. ADJOURNMENT

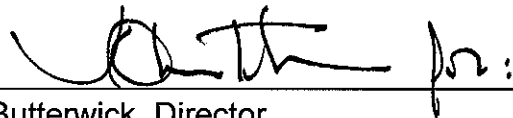
The *next* regular meeting of the Planning Commission will be held on Monday, June 11, 2012, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CERTIFICATION

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

AFFIDAVIT OF POSTING

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, May 11, 2012, 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.



Kyle Butterwick, 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.