

CITY OF DANA POINT

Monday
March 24, 2014
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 Vice-Chairwoman Claus, Commissioner Denton, Chairman Newkirk, Commissioner O'Connor, and Commissioner Whittaker

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of March 10, 2014

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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D. PUBLIC HEARINGS

ITEM 2: Site Development Permit SDP07-15(I) and Conditional Use Permit CUP98-14(M)(II) to amend the approval of SDP07-15 and CUP98-14(M)(I) by relocating the 15,200 square feet of conference facilities to a detached approximate 36,000 square foot structure in the area now occupied by the existing tennis courts, reduce the number of the detached casitas' from three to two and minor changes to the landscaping palate and corresponding revision to the hotel's shared parking program.

Applicant: Kollin Altomare Architects
Property Owner: SHC Laguna Niguel I, LLC
Location: 1 Ritz Carlton Drive: APN; 672-171-03

Request: The applicant is requesting an amendment to Site Development Permit SDP07-15 and Conditional Use Permit CUP98-14(M)(I) that would allow the relocation and expansion of previously approved conference facilities to the location of the existing tennis courts, the reduction of the number of the detached casitas' from three to two, and minor changes to the landscaping palate, and a corresponding revision to the hotel's shared parking program.

Environmental: An addendum to the previously approved Negative Declaration (State Clearinghouse # 2009041125) will be prepared in accordance with the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP07-15(I) Conditional Use Permit CUP98-14(M)(II) to its April 14, 2014 meeting.

ITEM 3: Coastal Development Permit CDP14-0006 to allow the addition of 65 square feet in the form of a new changing room, 78 square feet to an existing kitchen and 43 square feet to an existing dining room; in conjunction with the construction of a new, detached pool bar and seating area in the rear yard of 177 Monarch Bay Drive.

Applicant: Phil Edmonson (Architect)
Property Owner: Carl and Janet Nolet

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Location: 177 Monarch Bay Drive (APN 670-111-45)

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: No recommendation or action is required as Coastal Development Permit CDP14-0006 has been withdrawn by the project applicant.

ITEM 4: Coastal Development Permit CDP13-0016 and Site Development Permit SDP13-0029 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 3,728 square foot single-family dwelling with an attached, 519 square foot garage within the City's Floodplain and Coastal Overlay Districts at 35371 Beach Road.

Applicant: Jack Garland (Architect)
Property Owner: Mr. and Mrs. Andy Reid
Location: 35371 Beach Road (APN 691-151-26)

Request: Approval of Coastal and Site Development Permits to allow the demolition of a single-family dwelling and the construction of a new single-family dwelling on land located in the City's Floodplain and Coastal Overlay Districts.

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

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP13-0016 and Site Development Permit SDP13-0029.

ITEM 5: Coastal Development Permit CDP14-0003 and Minor Site Development Permit SDP14-0004(M) to allow the addition of 1,251 square feet, as well the construction of a freestanding wall not to exceed eight feet in height, at an existing single-family dwelling located at 158 Monarch Bay Drive.

Applicant: Anders Lasater Architects, Inc.

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Property Owner: Christina Ascensao and Rui Pereira
Location: 158 Monarch Bay Drive (APN 670-131-03)

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling that exceed 10 percent of existing square footage and a Minor Site Development Permit to allow the construction of a new, freestanding wall exceeding six feet in height within a rear-yard, on land located within the City's Coastal Overlay District (the California Coastal Zone) 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 CDP14-0003 and Minor Site Development Permit SDP14-0004(M).

E. NEW BUSINESS

There is no New Business.

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Monday, April 14, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the at the Dana Point Community Center located at 34052 Del Obispo Street, Dana Point, California.

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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, March 21, 2014, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 3/21/14