

CITY OF DANA POINT

Monday
May 12, 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

ITEM 1: Reorganization of the Planning Commission.

- a) Select nominations and vote for Chairman to serve until the first meeting of April, 2015.
- b) Select nominations and vote for Vice-Chairman to serve until the first meeting of April, 2015.
- c) Recognition of outgoing Chairman Gary Newkirk.

A. APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of April 28, 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 fifteen minutes for the Public Comments portion of the Agenda. State law prohibits the

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

May 12, 2014
6:00 p.m.

PAGE 2

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.

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP14-0009 and Site Development Permit SDP14-0007 to permit the demolition of an existing single-family dwelling and accessory structure and the construction of a new, two-story, 4,050 square foot single family dwelling with an attached, 431 square foot garage on land located within the City's Floodplain and Coastal Overlay Districts at 35167 Beach Road.

Applicant: Tomaro Design Group (Architects)
Property Owner: Frank and Mary Giacobetti
Location: 35167 Beach Road

Request: Approval of Coastal Development Permit and Site Development Permit to allow the demolition of an existing single-family dwelling and accessory structure and the construction of a new, two-story, 4,050 square foot single family dwelling with an attached, 431 square foot garage on land located within the City's Floodplain and Coastal Overlay Districts at 35167 Beach Road.

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

Recommendation: That the Planning Commission adopt Draft Resolution 14-05-12-XX approving Coastal Development Permit CDP14-0009 and Site Development Permit SDP14-0007.

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

May 12, 2014
6:00 p.m.

PAGE 3

ITEM 4: Coastal Development Permit CDP14-0007 to permit the construction of a new, two-story, 2,856 square-foot single-family dwelling with an attached, 811 square-foot, three-vehicle garage on vacant land located at 24791 Anchor Lantern.

Applicant: Michael Luna & Associates (Architect)
Property Owner: Christina and Timothy Tupper
Location: 24791 Anchor Lantern

Request: Approval of a Coastal Development Permit to allow the construction of a new, two-story, 2,856 square-foot single-family dwelling with an attached, 811 square-foot, three-vehicle garage on vacant land.

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

Recommendation: That the Planning Commission adopt Draft Resolution 14-05-12-XX approving Coastal Development Permit CDP14-0007.

ITEM 5: Coastal Development Permit CDP13-0012 and Minor Site Development Permit SDP13-0021(M) to permit the construction of a new, two-story, 7,504 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot at 24682 El Camino Capistrano.

Applicant: Brandon Architects, Inc.
Property Owner(s): DP Harbor Properties, LLC
Location: 24682 El Camino Capistrano

Request: Approval of Coastal Development Permit and Minor Site Development Permit to allow the construction of a new, two-story, 7,504 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot at 24682 El Camino Capistrano.

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

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

May 12, 2014
6:00 p.m.

PAGE 4

Recommendation: That the Planning Commission adopt Draft Resolution 14-05-12-XX approving Coastal Development Permit CDP13-0012 and SDP13-0021(M).

ITEM 6: Coastal Development Permit CDP13-0018 for development, otherwise referred to as the Commercial Core Project, within the Orange County Dana Point Harbor. The Commercial Core Project includes renovations of existing buildings, phased demolition of existing buildings along with phased construction of new commercial buildings, reconfiguration of streets and other infrastructure improvements, a new parking structure, landscape improvements, a parking management plan and a master sign program for the harbor.

Applicant/Owner: County of Orange – Dana Point Harbor Dept.
Location: Dana Point Harbor

Request: The Planning Commission will consider a Coastal Development Permit for development, otherwise referred to as the Commercial Core Project, within the Orange County Dana Point Harbor. The Commercial Core Project includes renovations of existing buildings, phased demolition of existing buildings along with phased construction of new commercial buildings, reconfiguration of streets and other infrastructure improvements, a new parking structure, landscape improvements, a parking management plan and a master sign program for the harbor. Approval in concept is also being requested for a dry stack boat storage building.

Environmental: In accordance with the provisions of the California Environmental Quality Act (CEQA), Program Environmental Impact Report FEIR No. 591 was prepared for the project and certified by the Orange County Board of Supervisors on January 31, 2006.

Recommendation: That the Planning Commission approve, in concept, the dry stack boat storage building and adopt Draft Resolution 14-05-12-XX approving Coastal Development Permit CDP13-0018.

E. NEW BUSINESS

There is no New Business.

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

May 12, 2014
6:00 p.m.

PAGE 5

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT


The *next regular* meeting of the Planning Commission will be held on Monday, June 9, 2014, 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, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, May 9, 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.