

# CITY OF DANA POINT

---

Monday  
January 12, 2015  
6:00 p.m.



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

---

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chairwoman Liz Claus, Commissioner Norman Denton, Commissioner Gary Newkirk, Vice-Chairwoman April O'Connor, and Commissioner Susan Whittaker

## **A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of December 8, 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**

**ITEM 2:** **A request for Historical Resource Designation (HRA14-0001) and participation in the Mills Act Program at 34545 Scenic Drive.**

Applicant/

Property Owner:

Location:

Boyd R. & Carol D. Plowman and Benjamin & Michelle Day  
34545 Scenic Drive

---

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

January 12, 2015  
6:00 p.m.

PAGE 2

---

Recommendation: That the Planning Commission adopt a Resolution designating a portion of the single-family residence located at 34545 Scenic Drive as a locally significant historical structure and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program

Environmental: This project is categorically exempt (Class 31 - Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historical single-family residence.

Request: The applicant seeks to have a portion of the single-family residence located at 34545 Scenic Drive designated as a historical structure and placed on the Dana Point Historic Resource Register. The applicant also requests a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

**D. PUBLIC HEARINGS**

**ITEM 3: Coastal Development Permit CDP14-0024 to allow the addition of 885 square feet of habitable space and 209 square feet of new garage space, in conjunction with an interior remodel of an existing, single-family dwelling at 241 Monarch Bay Drive.**

Applicant: Stan Andrade (Andrade Architects)  
Property Owner: Dan Mass  
Location: 241 Monarch Bay Drive

Recommendation: That the Planning Commission adopt Draft Resolution 15-01-12-xx approving Coastal Development Permit CDP14-0024.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling).

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling that will exceed 10 percent of existing square footage, on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

---

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

January 12, 2015  
6:00 p.m.

PAGE 3

---

**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, January 26, 2015, 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, January 9, 2015, 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.

/s/ Ursula Luna-Reynosa  
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.