

# CITY OF DANA POINT

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Monday  
July 13, 2015  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chairwoman April O'Connor, Vice-Chairman Eric Nelson, Commissioner Liz Claus, Commissioner Scott McKhann, and Commissioner Danni Murphy

### **A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of June 22, 2015.**

### **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: Coastal Development Permit CDP15-0004 to allow the demolition of an existing single-family dwelling and construction of a new single-family dwelling on land located within the Residential Single-Family 4 (RSF-4) Zoning District at 195 Monarch Bay Drive**

Applicant        Jim Conrad (Architect)

Location:        195 Monarch Bay Drive (APN 670-111-56)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0004.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the project proposes the construction of one, single-family dwelling.

Request: Approval of a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new, 4,654 square foot single-family dwelling and an attached 633 square foot garage, on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**ITEM 3: Coastal Development Permit CDP14-0019 and Minor Site Development SDP14-0029(M) to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling within the Residential Single-Family 4 (RSF-4) Zoning District on a coastal bluff at 37 Monarch Bay Drive**

Applicant        Frank Stolz (Architect)

Location:        37 Monarch Bay Drive (APN 670-141-35)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0019 and Minor Site Development Permit SDP14-0029(M).

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 or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling.

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Request: Approval of Coastal and Minor Site Development Permits to allow the demolition of a single-family dwelling and the construction of a new, single-story, 8,227 square foot, single-family dwelling (including a 2,599 square foot basement) and an attached, 931 square foot, three-vehicle garage, with retaining walls as tall as eight feet on land containing a coastal bluff within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**ITEM 4: Coastal Development Permit CDP12-0006 and Site Development Permit SDP12-0007 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within the residential Beach Road 12 (RBR-12) Zoning District as well as the City's Floodplain Overlay District at 35537 Beach Road**

Applicant          Mark Singer Architects

Location:          35537 Beach Road (APN 691-161-09)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0006 and Site Development Permit SDP12-0007.

Environmental: Pursuant to 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) in that the project proposes the construction of one new single-family dwelling.

Request: Approval of Coastal and Site Development Permits to allow the demolition of a single-family dwelling and the construction of a new, 2,570 square foot, single-family dwelling and an attached, 496 square foot garage, on land located in the City's Floodplain and Coastal Overlay Districts as well as the Appeals Jurisdiction of the California Coastal Commission.

**E. OLD BUSINESS**

There is no Old Business.

**F. NEW BUSINESS**

There is no New Business.

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**G. STAFF REPORTS**

Presentation by Director Ursula Luna-Reynosa on Development in the Pipeline.

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on Monday, July 27, 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, July 10, 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.



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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.