

CITY OF DANA POINT

Monday
February 22, 2016
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 8, 2016.

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 CDP15-0013 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within a Residential Single-Family (RSF-4/PRD-3) Zoning District at 22512 Seaward Isle

Applicant: Imran and Shannon Salim

Location: 23512 Seaward Isle (APN 672-061-25)

Recommendation: That the Planning Commission continue the item to a date certain of March 28, 2016.

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: Continuance of a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new 6,197 square-foot, single-family dwelling with an attached 838 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 to a date certain of March 28, 2016.

ITEM 3: Antenna Use Permit AUP15-0002 to allow the installation of Commercial Wireless Telecommunication Antennas (cellular antennas) to the exterior of an existing cupola at the St. Regis Resort at 1 Monarch Beach Resort

Applicant: Monroe MBR, LLC

Location: 1 Monarch Beach Resort (APN 672-621-01)

Recommendation: That the Planning Commission adopt the attached resolution approving Antenna Use Permit AUP15-0002.

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

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Request: Approval of an Antenna Use Permit to allow the installation of 16 "Commercial Wireless Telecommunication Antennas" (cellular antennas) to the exterior of an existing cupola at located at the St. Regis Resort.

ITEM 4: **Vesting Tentative Parcel Map VTMP15-0002, Coastal Development Permit CDP14-0012, Variance V14-0003, Site Development Permit SDP14-0014 and Sign Program Permit SPP16-0001 to allow the demolition of an existing commercial structure and the construction of a new, three-story mixed-use structure on land located within the City's Lantern District/Town Center at 34175 Pacific Coast Highway (PCH). A Vesting Tentative Parcel Map is requested to merge two lots and to allow individual ownership of the project's commercial component. A Variance is requested to allow for property ingress and egress to be taken from PCH. A Sign Program Permit is requested to allow the creation of a Sign Program for the property.**

Applicant: M & A Gabaee, LP

Location: 34680 Pacific Coast Highway (APN)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving VTPM15-0002, CDP14-0012, V14-0003, SDP14-0014 and SPP16-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects). Section 15332 (In-fill Development Projects) of the CEQA Guidelines provides that projects that are in-fill development projects be located on lots that are five acres or less, be surrounded by urban uses, do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources. The proposed project meets the necessary conditions to qualify for this exemption.

E. OLD BUSINESS

There is no Old Business.

F. NEW BUSINESS

There is no New Business.

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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on Monday, March 14, 2016, 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, February 19, 2016, 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.