

# CITY OF DANA POINT

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Monday  
June 13, 2016  
6:00 p.m.

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

## **PLANNING COMMISSION AMENDED MEETING AGENDA**

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### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

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

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

**ITEM 1: Minutes of the regular Planning Commission Meeting of May 9, 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.

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**C. CONSENT CALENDAR**

**ITEM 2: Review of Administrative Coastal Development Permit CDP16-0011(A) to permit the demolition of an existing single-family residence and the construction of a new single-story, single-family residence.**

Applicant: Richard K. Natland, Architect

Location: 32552 Balearic Road (APN: 670-042-07)

Recommendation: That the Planning Commission review and affirm the Director of Community Development's approval of Administrative Coastal Development Permit CDP16-0011(A).

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Request: Coastal Development Permit CDP16-0011(A) to permit the demolition of an existing, single-family residence and; the construction of a new, single-story, single-family residence.

**D. PUBLIC HEARINGS**

**ITEM 3: This item has been removed at the request of the Applicant.**

**ITEM 4: Coastal Development Permit CDP15-0020 to allow demolition of an existing single-family dwelling and construction of a new, two-story, single-family dwelling with attached three-vehicle garage on a coastal bluff at 35211 Camino Capistrano**

Applicant: Klay Thompson

Location: 35211 Camino Capistrano (APN: 691-172-10)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0020.

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 it proposes construction of one new single-family dwelling.

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Request: Approval of a Coastal Development Permit to allow demolition of an existing single-family dwelling and construction of a new, two-story, 5,191 square foot, single-family dwelling with attached, 874 square foot, three-vehicle garage on a coastal bluff.

**ITEM 5: Coastal Development Permit CDP16-0004 to allow additions and alterations to an existing single-family dwelling located within a Residential Single Family-7/PRD-3) zoning district at 23631 Tampico Bay**

Applicant: Stan Andrade Architects

Location: 23631 Tampico Bay (APNs: 672-081-23)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0004.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project proposes additions to an existing single-family dwelling that will result in an increase of less 50% of the existing floor area.

Request: Approval of a Coastal Development Permit to allow a 360 square-foot addition to an existing single-family dwelling located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**ITEM 6: Coastal Development Permit CDP16-0003 and Minor Site Development Permit SDP16-0008(M) to allow the demolition of an existing single-family dwelling and construction of a new single-family dwelling within the Residential Single-Family 4 (RSF-4) zoning district at 31 Monarch Bay Drive**

Applicant: Charles d'Arcy & Associates

Location: 31 Monarch Bay Drive (APN: 670-131-17)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0003 and Minor Site Development Permit 16-0008(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New

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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 and Site Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new 5,926 square-foot, single-family dwelling and attached three-car 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 7:      Site Development Permit SDP16-0013 to allow the construction of a new, three-story single-family dwelling on vacant land within the Residential Single-Family (RSF-7) zoning district at 33871 Calle la Primavera**

Applicant:      David Park, TWG Properties

Location:      33871 Calle La Primavera (APN: 682-141-56)

Recommendation: That the Planning Commission adopt the attached resolution approving Site Development Permit SDP16-0013.

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 Site Development Permit to allow the construction of a new, three-story single-family dwelling.

**ITEM 8:      Site Development Permits SDP16-0001 and SDP16-0002 to allow the construction of two detached dwelling units on each of two contiguous sites in the Residential Duplex (RD-14) zoning district at 34466 and 34468 Via Verde**

Applicant:      Haitham A. Hafveez

Location:      34466 and 34468 Via Verde (APN 691-401-10, 11)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Site Development Permits SDP16-0001 and SDP16-0002.

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (b) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of less than six dwelling units.

Request: Approval of Site Development Permits 16-0001 and 16-0002 to allow the demolition of an existing single-family residence and the construction of two detached dwelling units on each of two contiguous sites in the Residential Duplex (RD-14) Zoning District.

**E. OLD BUSINESS**

There is no Old Business.

**F. NEW BUSINESS**

There is no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

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

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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, June 10, 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.



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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.

H:\AGENDAS\6-13-2016.doc  
FF#0120-10/PC Agendas  
Agenda Sub & Posted: 6-10-2016