

# CITY OF DANA POINT

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Monday  
May 9, 2016  
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 Scott McKhann, and Commissioner Danni Murphy

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

**ITEM 1: Minutes of the regular Planning Commission Meeting of April 11, 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. PUBLIC HEARINGS**

- ITEM 2: Coastal Development Permit CDP15-0012 approving a Lot Line Adjustment within the Beachwood Park and Village site located at 34052 Doheny Park Road. This agenda item is continued from the meeting of April 11, 2016.**

Applicant: JRN Engineering

Location: 34052 Doheny Park Road (APNs: 668-351-01 & 02)

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP15-0012.

Environmental: Pursuant to the California Environmental Quality Act (CEQA) the project is categorically exempt per Class 5 Section 15305 (a) of the CEQA Guidelines in that the project will result in minor alterations to land use limitations.

Request: A lot line adjustment in order to update Tract Map No. 1275 to reflect the location of the physical lot boundary and correct the existing encroachment of multiple mobilehome pads straddling two separate parks.

- ITEM 3: Variance V15-0006 and Minor Site Development Permit SDP15-0049(M) to allow the development of a two story, single family dwelling and attached garage which exceeds the maximum allowable building height and a roof deck on the home in Residential Single Family 22 (RSF 22) Zoning District.**

Applicant: Benito Corona

Location: 34156 Crystal Lantern (APN 682-162-03)

Recommendation: That the Planning Commission adopt the attached Resolution approving Variance V15-0006 and Minor Site Development SDP15-0049.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a single-family residence with a roof deck.

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Request: A request for a Variance to allow the development of a two story, single family dwelling and attached garage which exceeds the maximum allowable building height and a Site Development Permit for a roof deck on the home in Residential Single Family 22 (RSF 22) Zoning District.

**ITEM 4: Coastal Development Permit CDP16-0002 to allow a partial demolition, remodel and additions to an existing single-family dwelling located within the Residential Single-Family 3 (RSF-3) Zoning District at 34811 Doheny Place.**

Applicant: Keith Bongard, KSS Consulting

Location: 34811 Doheny Place (APN 123-233-09)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) 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 partial demolition of an existing single-family dwelling, including most interior walls, complete demolition of the existing two-car garage, remodel of the remaining structure, living area additions, and construction of an attached three-car garage within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**ITEM 5: Coastal Development Permit CDP14-0016 for an at-grade, fully signalized, pedestrian crosswalk/intersection in the vicinity of the Surfside Inn at 34680 Coast Highway.**

Applicant: County of Orange, Public Works

Location: Capistrano Surfside Inn Pedestrian Overcrossing (Bridge Number 55C-0555) at 34680 Coast Highway in the Capistrano Beach area of the City of Dana Point.

Recommendation: That the Planning Commission approve the attached resolution for a Coastal Development Permit for the County of Orange's proposal to construct an at-grade, fully signalized, pedestrian crosswalk/intersection in the vicinity of the Surfside Inn at 34680 Coast Highway.

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Environmental: This project is exempt under both the Statutory Exempts, Sections 15269(c) and 15301, Categorical Exemption (CE) Class 1, Section 15301 from the provisions of the California Environmental Quality Act (CEQA) in that the project entails the addition of a fully signalized, pedestrian crosswalk/intersection. The CE was approved by the Orange County Board of Supervisors on June 5, 2014.

Request: Approval of a Coastal Development Permit for an at-grade, fully signalized, pedestrian crosswalk/intersection in the vicinity of the Surfside Inn at 34680 Coast Highway. This would replace the existing pedestrian bridge that has reached the end of its useful life. The County of Orange Public Works Department plans to demolish the existing bridge span over Coast Highway and has applied to the California Coastal Commission for a Coastal Development Permit to do so. The remaining span, over the OCTA/Metrolink tracks, will remain until such time as it is replaced by the County in the future as a separate project.

- ITEM 6: Coastal Development Permit (CDP15-0022), Site Development Permit (SDP15-0038) and Sign Program Permit (SPP16-0002) to demolish an existing free standing commercial building (previously Dana Party Supplies) and construct a new 5,997 square-foot commercial building (AutoZone) within an existing Doheny Village commercial shopping center, in the community commercial Vehicular Zoning District (cc/v) at 34061 Doheny Park Road.**

Applicant: SND L.P. AutoZone

Location: 34061 Doheny Park Road. (APN: 121-254-13)

Recommendation: That the Planning Commission adopt a resolution approving Coastal Development CDP15-0022, Site Development Permit SDP15-0038 and Sign Program Permit SPP16-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15302 (Class 2 – New Replacement or Reconstruction of Existing Structures).

Request: A request to demolish an existing free standing commercial building (previously Dana Party Supplies) and construct a new 5,997 square-foot commercial building within an existing commercial center.

**E. OLD BUSINESS**

There is no Old Business.

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**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, May 23, 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, May 6, 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.