

# CITY OF DANA POINT

---

Monday  
November 14, 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** Chairman Eric A. Nelson, Vice-Chairman Scott McKhann, Commissioner April O'Connor, Commissioner Danni Murphy, Commissioner Roy Dohner

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

**ITEM 1: Minutes of the Special and Regular Planning Commission Meeting of October 17, 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.

---

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

---

November 14, 2016  
6:00 p.m.

PAGE 2

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP16-0006 and Minor Site Development Permit SDP16-0018(M) to allow additions and alterations to an existing single-family dwelling located within a Residential Single-Family (RSF-4) Zoning District at 67 Monarch Bay Drive.**

Applicant: Richard and Jacalyn Mitten

Location: 67 Monarch Bay Drive (APN 670-121-69)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0006 and Minor Site Development Permit SDP16-0018(M)

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 than 50% of the existing floor area.

Request: Approval of a Coastal Development Permit and a Site Development Permit to allow living area additions of 736 square feet and garage additions of 788 square feet to an existing single-family dwelling 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 CDP16-0018 to demolish an existing single-family residence and construct a new two-story, single-family residence and Minor Site Development Permit SDP16-0038(M) to allow increased height for retaining walls on a lot within the Coastal Zone located at 32687 Sea Island Drive.**

Applicant: Chris and Stacy Neria

Location: 32687 Sea Island Drive (APN: 670-033-05)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0006 and Minor Site Development Permit SDP16-0018(M).

Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act

---

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

November 14, 2016  
6:00 p.m.

PAGE 3

---

(CEQA) since the project involves the construction of a single-family residence in a residential zone.

Request: A request to demolish an existing 2,878 square foot single-family residence and develop a new 6,429 square foot two-story, single family residence and associated exterior improvements including retaining walls on a lot within the coastal zone.

**ITEM 4:      The public art component for the Gloria Dei Lutheran Church remodel and expansion project.**

Applicant:      Gloria Dei Lutheran Church

Location:      33501 Stonehill Drive (682-211-02)

Recommendation: That the Planning Commission adopt the attached Resolution approving the proposed public art components for the Gloria Dei Lutheran Church remodel and expansion project.

Environmental: Pursuant to Section 15061 (b)(3) the proposed activity will cause no significant effect on the environment and is therefore not subject to the California Environmental Quality Act (CEQA).

Request: Approval of the public art component of the Gloria Dei Lutheran Church remodel and expansion project.

**E.      OLD BUSINESS**

There is no Old Business.

**F.      NEW BUSINESS**

**G.      STAFF REPORTS**

Zephyr Park Presentation by Ursula Luna-Reynosa

**H.      COMMISSIONER COMMENTS**



---

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

---

November 14, 2016  
6:00 p.m.

PAGE 4

**I. ADJOURNMENT**


The *next* Regular Meeting of the Planning Commission will be held on Monday, November 28, 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, November 11, 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.

H:\AGENDAS\11-14-2016.doc  
FF#0120-10/PC Agendas  
Agenda Sub & Posted: 11-11-2016