

# CITY OF DANA POINT

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Monday  
February 27, 2017  
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** 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 February 13, 2017.**

### **B. PUBLIC COMMENTS**

Any one 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**

There are no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP16-0020 to allow the demolition of a single-family dwelling and the installation of a six foot tall wood fence and landscaping in the Residential Single-Family 4 (RSF-4) Zoning District and Planned Residential Development 4 (PRD-4) at 2 Ritz Cove.**

Applicant: Jessica Toohey, Huitt-Zollars

Location: 2 Ritz Cove (APN 672-461-16)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0020.

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 the demolition of a single-family dwelling in an urbanized area.

Request: Approval of a Coastal Development Permit to allow the demolition of a single-family dwelling and the installation of a new six foot tall fence and landscaping located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**ITEM 3: Coastal Development Permit CDP16-0017 and Minor Site Development Permit SDP17-0001(M) for an addition and remodel greater than 10% of the existing square footage for a legal non-conforming single-family residence located at 34791 Doheny Place within the Coastal Zone.**

Applicant: Paul and Lynn Heckler

Location: 34791 Doheny Place (APN 123-233-07)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP16-0017 and Minor Site Development Permit SDP17-0001(M) (Action Document 1).

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Environmental: This project is categorically exempt (Class 3 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves a minor addition that meets all applicable setbacks, including from the bluff edge, and internal remodel for an existing legal non-conforming single-family residence in a residential zone.

Request: A request to add 474 square feet of living space and exterior improvements associated with the remodel of existing 1,812 square foot single-story, legal non-conforming single family residence within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**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, March 13, 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, February 24, 2017, 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.  
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