

# CITY OF DANA POINT

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Monday  
July 10, 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 Mary Opel, Commissioner Danni Murphy, Commissioner Roy Dohner

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

**ITEM 1: Minutes of the Regular Planning Commission Meeting of June 26, 2017**

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

---

July 10, 2017  
6:00 p.m.

PAGE 2

**D. PUBLIC HEARING**

- ITEM 2: Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M) for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 40-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet, Wave Resort (Headlands Commercial Site) located at 34075 Pacific Coast Highway within the Coastal Zone**

Applicant: Headlands Investments, LLC (Owner)/Stoutenborough Inc. (Applicant/Architect)

Location: 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M) (Action Document 1).

Environmental: This project is exempt from further California Environmental Quality Act (CEQA) review consistent with State Code Section 15162 and Categorical Exemption Class 32 - Section 15332 – Infill Development since the project was contemplated in the Master EIR and subsequent Addendum for the Headland's Development and Conservation Plan (HDCP). Additionally, the project is Categorically Exempt as the site is less than five acres; is consistent with applicable Zoning Requirements, Headlands Development and Conservation Plan, and General Plan.

Request: A request for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 40-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet at 34075 Pacific Coast Highway (Headlands Commercial Site) within the coastal zone.

- ITEM 3: Coastal Development Permit CDP16-0013, Variance V16-0001, and Minor Site Development Permit SDP17-0017(M) to demolish a single-family residence and construct a new 4,505 square foot single-family residence with a reduced rear yard setback that is consistent with the existing house and increased retaining wall heights in the front yard setback for a property within the Residential Single-Family 4 (RSF-4) Zone located at 118 Monarch Bay Drive**

Applicant: Dan and Tess Maas, Property Owners

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

July 10, 2017  
6:00 p.m.

PAGE 3

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Location: 118 Monarch Bay Drive (APN 670-121-34)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0013, Variance V16-0001, and Minor Site Development Permit SDP17-0017(Action Document 1).

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) in that the project involves the construction of one SFD in a residential zone.

Request: A request to demolish a single-family dwelling (SFD) and construct a new SFD with a reduced rear yard setback that is consistent with the approved setback for the existing house. The project also includes an attached partially subterranean garage, pool, and retaining walls that exceed 42 inches in the front yard setback.

- ITEM 4: Conditional Use Permit CUP17-0006 a request to replace a non-conforming administrative office use (real estate office) with an alternative non-conforming administrative office use (bank) to relocate the existing Union Bank (currently located at the corner of Pacific Coast Highway and Golden Lantern), to the first floor of an existing multi-tenant commercial building at 24532 Del Prado Avenue in Town Center**

Applicant: Muller Lighthouse, LLC (Owner)

Location: 24532 Del Prado Avenue (APN: 682-191-03)

Recommendation: That the Planning Commission adopt the attached resolution approving Conditional Use Permit CUP17-0006 (Action Document 1).

Environmental: This project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

Request: A request to replace a non-conforming administrative office use (real estate office) with an alternative non-conforming administrative office use (bank) to relocate the existing Union Bank (currently located at the corner of Pacific Coast Highway and Golden Lantern), to the first floor of an existing multi-tenant commercial building at 24532 Del Prado Avenue in Town Center.

**E. OLD BUSINESS**

There is no Old Business.

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

July 10, 2017  
6:00 p.m.

PAGE 4

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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, July 24, 2017, 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, July 7, 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.