

CITY OF DANA POINT

Monday
August 28, 2017
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 Scott McKhann, Vice-Chair Danni Murphy, Commissioner Mary Opel, Commissioner Eric Nelson, Commissioner Roy Dohner

ITEM 1: Recognition of Former Chairman, Commissioner Eric Nelson

A: APPROVAL OF MINUTES

ITEM 2: [Minutes of the Regular Planning Commission Meeting of July 24, 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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D. PUBLIC HEARING

ITEM 3: Appeal of the Community Development Director's Approval of Minor Site Development Permit SDP17-0015(M), to allow the placement of a portion (28-linear feet) of a 60-inch high block wall and two (2) 66-inch high pilasters exceeding the maximum height limit in the required front yard located at 347 Monarch Bay Drive

Appellant: Timothy McFadden, Monarch Bay resident

Address: 347 Monarch Bay Drive (APN: 670-151-45)

Recommendation: That the Planning Commission adopt the attached draft Resolution upholding the Community Development Director's approval of Minor Site Development Permit SDP17-0015(M).

ITEM 4: Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001 to demolish an existing single-family residence and construct a new 3,705 square-foot single-family residence and attached two-car garage within the Residential Beach Road 12 (RBR-12) Zone located at 35341 Beach Road

Applicant: Jack Garland, Architect

Address: 35341 Beach Road (APN: 691-151-20)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001.

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 construction of one single-family dwelling in a residential zone.

Request: Approval of a Coastal Development Permit and a Site Development Permit to construct a new single-family dwelling and attached two-car garage located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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ITEM 5: Coastal Development Permit CDP17-0002 and Site Development Permit SDP17-0002 to construct a new 3,761 square-foot single-family residence and attached two-car garage on a vacant lot located within the Residential Beach Road 12 (RBR-12) Zone located at 35345

Applicant: Jack Garland, Architect

Address: 35345 Beach Road (APN: 691-151-21)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0002 and Site Development Permit SDP17-0002.

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

Request: Approval of a Coastal Development Permit and a Site Development Permit to construct a new single-family dwelling and attached two-car garage located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

E. OLD BUSINESS

There is no Old Business.

F. NEW BUSINESS

ITEM 6: Preliminary Review (PA16-0101) for the development of a duplex requiring three Variance entitlements, a Minor Site Development Permit and a Minor Conditional Use Permit located at 26252 Via Canon

Applicant: Mark Brooklyn

Address: 26252 Via Canon (APN 691-401-22)

Recommendation: That the Planning Commission assess the site and building design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

Environmental: Not applicable at this time.

Request: That the Planning Commission assess the site and building design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on Monday, September 11, 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, August 25, 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.



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.