

# CITY OF DANA POINT

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Monday  
September 25, 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 Scott McKhann, Vice-Chair Danni Murphy, Commissioner Mary Opel, Commissioner Eric Nelson, Commissioner Roy Dohner

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

**ITEM 1:** [Minutes of the Regular Planning Commission Meeting of August 28, 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.

### **D. PUBLIC HEARING**

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

August 28, 2017  
6:00 p.m.

PAGE 2

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**ITEM 2:**      **Coastal Development Permit CDP17-0013 and Site Development Permit SDP17-0020 to demolish an existing single-family residence and construct a new 3,838 square-foot single-family residence and attached two-car garage within the Residential Beach Road 12 (RBR 12) Zone located at 35365 Beach Road**

Applicant:      Daina and Mark Shuster, Property Owners

Address:      35365 Beach Road (APN: 691-151-25)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0013 and Site Development Permit SDP17-0020.

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.

**ITEM 3:**      **Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-0029 for an addition and remodel to an existing duplex in the Residential Beach Road Duplex 18 (RBRD 18) Zone located at 35099 Beach Road**

Applicant:      Brent Hallock

Address:      35099 Beach Road (APN 691-141-17)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-0029.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves the addition and remodel of a duplex in a residential zone.

Request: Approval of a Coastal Development Permit, Variance, and Site Development Permit for a 364 square foot addition and remodel to a duplex

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

---

August 28, 2017  
6:00 p.m.

PAGE 3

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**

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, October 9, 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, September 22, 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.