

CITY OF DANA POINT

Monday
November 27, 2017
6:00 p.m.



City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

PLANNING COMMISSION REGULAR MEETING REVISED 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

A: APPROVAL OF MINUTES

ITEM 1: [Minutes of the Regular Planning Commission Meeting of November 13, 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

ITEM 2: [Approval of a De Minimis Project Waiver from a Coastal Development Permit \(CDP17-0005 Waiver\) allowing the demolition of the existing house and pool and construction of a 6,620 square-foot house and new pool located at 21 Gavina](#)

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Applicant: Brion Jeannette Architecture, Architect

Address: 21 Gavina (APN: 672-401-16)

Recommendation: That the Planning Commission receive and file the De Minimis Project Waiver from a Coastal Development Permit.

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

Request: Reporting of a De Minimis Project Waiver from a Coastal Development Permit issued by the Director of Community Development allowing demolition of an existing 3,900 square foot, one story single family residence and pool and construct a new two story 6,620 square foot single family residence and pool.

D. PUBLIC HEARING

ITEM 3: Coastal Development Permit CDP17-0009 and Minor Site Development Permit SDP17-0033(M) to demolish a single-family residence and construct a new 5,502 square-foot, single-family residence, retaining wall in the rear yard setback that is over six feet in height and to locate the pool equipment in the side yard setback for a property in the Residential Single-Family 4 (RSF-4) Zone located at 107 Monarch Bay Drive

Applicant: Alan & Janet Schryer, Property Owners

Address: 107 Monarch Bay Drive (APN 670-111-53)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0009, and Minor Site Development Permit SDP17-0033 (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, retaining wall in the rear yard setback that exceeds six feet in height, and to locate the pool equipment in the side yard setback.

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E. OLD BUSINESS

There is no Old Business.

F. NEW BUSINESS

ITEM 4: Preliminary Review (PA17-0075) for a General Plan Amendment, Variance, Conditional Use Permit, and Tentative Parcel Map to legalize the nonconformities of the site to allow a condominium conversion for the apartments at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive

Applicant: Robert Williams, Studio 6 Architects

Address: 33950 & 33952 Copper Lantern Street and 33961 Mariana Drive
 (APN: 682-123-18)

Recommendation: That the Planning Commission assesses the request 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: Preliminary review for a General Plan Amendment, Variance, Conditional Use Permit, and a Tentative Parcel Map to legalize the nonconformities associated with the property, increase the density of the site for a fourth unit, and to allow a condominium conversion for the apartments located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

ITEM 5: Appointment of Planning Commission Member to Parking and Circulation Oversight Task Force

J. STAFF REPORTS

K. COMMISSIONER COMMENTS

L. ADJOURNMENT

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

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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, November 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.



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.