

CITY OF DANA POINT

Monday
July 8, 2019
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 Chair Roy Dohner, Vice-Chair Mary Opel, Commissioner Scott McKhann, Commissioner Eric Nelson, Commissioner Danni Murphy

A: APPROVAL OF MINUTES

ITEM 1: [Minutes of the Regular Planning Commission Meeting June 24, 2019](#)

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

ITEM 2: [Coastal Development Permit CDP19-0008 and Site Development Permit SDP19-0071 to demolish an existing single-family residence and construct a new 4,007 square-foot single-family residence and convert an existing casita into an accessory dwelling unit within the Residential Single Family 4 \(FSF 4\) zone located at 128 Monarch Bay Drive.](#)

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Applicant: Richard and Pat Wesselink

Address: 128 Monarch Bay Drive
(APN: 691-151-20)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0008 and Site Development Permit SDP19-0071.

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 demolish and construct a new single-family dwelling, convert an existing casita into an accessory dwelling unit, and allow a 2' reduction of parking stall maneuvering area width located within the RSF 4 Zoning District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

ITEM 3: Coastal Development Permit CDP19-0004 to allow the construction of a new single family dwelling and an attached two (2)-car garage with Minor Site Development Permit SDP19-0011(M) to allow a roof deck located at 34715 Camino Capistrano.

Applicant: David L. Bailey Architect, Inc.

Address: 34715 Camino Capistrano
(APN: 123-081-33)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP19-0004 and Minor Site Development Permit SDP19-0011(M)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small Structures) because the project consists of the construction of a new SFD with a roof deck.

Request: Approval of a Coastal Development Permit (CDP) to allow the construction of a new single-family dwelling (SFD) and an attached two (2) car garage with a Minor Site Development Permit (SDP(M)) to allow a roof deck located at 34715 Camino Capistrano.

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ITEM 4: Coastal Development Permit CDP19-0002 to permit a 2,314 square foot addition and remodel to an existing dwelling and a Minor Site Development Permit SDP19-0010(M) to permit over height walls within required setbacks in the Residential Single Family 4 zoning district located at 92 Monarch Bay Drive.

Applicant: Derek Navarro-Anderson

Address: 92 Monarch Bay Drive
(APN: 670-121-21)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP19-0002 and Minor Site Development Permit SDP19-0010(M)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Sections 15301 and 15303 (Class 1 – Existing Facilities and Class 3 – Construction of Small Structures) in that the application proposes addition and remodel to an existing single-family dwelling, and new retaining walls.

Request: A request to allow a 2,314 square foot addition and remodel to a single family residence that would expand the gross floor area of the house and garage to 4,135 square feet, and a request to allow walls exceeding maximum height limits in required yards.

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 July 22, 2019 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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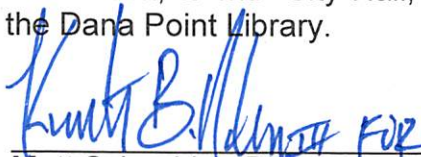
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CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Matthew Schneider, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, July 5, 2019, 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.



Matt Schneider, 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.