

CITY OF DANA POINT

Monday
January 13, 2020
6:00 p.m.



City Hall Offices
Council Chambers (#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 December 9, 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: [SITE DEVELOPMENT PERMIT SDP18-0046 TO PERMIT THE CONSTRUCTION OF A THREE-STORY SINGLE-FAMILY DWELLING ON A HILLSIDE CONDITION LOT AT 25166 MANZANITA DRIVE.](#)

Applicant: Rod Jeheber

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Address: 25166 Manzanita Drive
(APN 682-137-07)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP18-0046 (Action Document 1).

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) since the project consists of the construction of a new SFD.

Request: Approval of a Site Development Permit (SDP) to permit the construction of a three-story single-family dwelling (SFD) on a hillside condition lot with an existing foundation with partial framing and retaining walls.

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP19-0018 AND SITE DEVELOPMENT PERMIT SDP19-0030 TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A 5,333 SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND ATTACHED THREE-CAR GARAGE, AND ALLOW INCREASED RETAINING WALL HEIGHT AND MAXIMUM DRIVEWAY GRADE AT 32081 SEA ISLAND DRIVE

Applicant: Balakrishna Sundar

Address: 32081 Sea Island Drive
(APN 670-172-05)

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP19-0018 and Site Development Permit SDP19-0030.

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 Site Development Permit to allow demolition of a single-family dwelling and construction of a new single-family dwelling and attached three-car garage, and allow increased retaining wall height and maximum driveway grade located within the City's Coastal Overlay District (California Coastal Zone). The property is not located within the Appeals Jurisdiction of the California Coastal Commission.

ITEM 4: TENTATIVE PARCEL MAP TPM18-0001, SITE DEVELOPMENT PERMIT SDP16-0025, TO PERMIT THE CONSTRUCTION OF A THREE-STORY, DUPLEX CONDOMINIUM ON A HILLSIDE CONDITION LOT WITH A

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**REQUEST TO WAIVE THE REQUIRED FIFTH PARKING SPACE, AND
INCREASED HEIGHT RETAINING WALLS LOCATED WITHIN THE
RESIDENTIAL MULTIPLE-FAMILY (RMF-14) ZONING DISTRICT AT 34072
COLEGIO DRIVE**

Applicant: Khosroo Esfahani

Address: 34072 Colegio Drive
(APN: 682-292-09)

Recommendation: That the Planning Commission adopt the attached Resolution approving Tentative Parcel Map and Site Development Permit.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorical Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the Project proposes the construction of a duplex condominium on a vacant lot within an urbanized area.

Request: Approval of a Tentative Parcel Map and Site Development Permit to allow the construction of a three-story duplex condominium on a hillside condition lot with a request to waive the required fifth parking space and increase the retaining wall heights.

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 January 27, 2020 beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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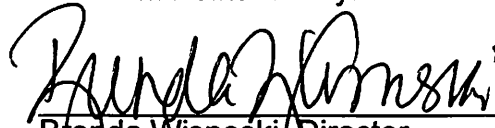
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CERTIFICATION

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

AFFIDAVIT OF POSTING

I, Brenda Wisneski, Community Development Director of the City of Dana Point, do hereby certify that on or before January 10, 2020 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.



Brenda Wisneski, 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.