

CITY OF DANA POINT

Monday
March 11, 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 February 25, 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.

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D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP18-0013 to construct a 146 square-foot addition, installation of new windows, and foundation repair on an existing 5,975 square-foot single-family dwelling within the Residential Single Family 4 (RSF 4) Zoning District located at 87 Monarch Bay Drive

Applicant: Tom and Barbara Stiles, Property Owner

Address: 87 Monarch Bay Drive
(APN: 670-121-58, 670-121-59)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0013.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves an addition less than 50 percent of the existing floor area.

Request: Approval of a Coastal Development Permit to construct a 146 square-foot addition, new windows, and foundation repair within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

ITEM 3: Coastal Development Permit CDP18-0001/Site Development Permit SDP18-0001/Conditional Use Permit CUP18-0001/Vesting Tentative Parcel Map TPM19-0001 for a new mixed-use development with 10,822 square feet of commercial space and 68 residential units, including 12 age restricted senior citizen housing units, with subterranean parking, located at 24442, 24452, and 24470 Del Prado Avenue in the Coastal Overlay District

Applicant: Karen Martin, Pacific Planning Group

Address: 24442, 24452, and 24470 Del Prado Avenue
(APNs: 682-234-05, 682-234-06, and 682-234-07)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP18-0001/Site Development Permit SDP18-0001/Conditional Use Permit CUP18-0001/Vesting Tentative Parcel Map TPM19-0001 (Action Document 1).

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332 (Class 32-In-Fill Development Projects) in that Class 32 exemptions provides for in-fill development projects on project sites that are five acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Habitat, Traffic, Noise, Air Quality or Water Quality, can be adequately served by all required utilities and public resources, and there are no unusual circumstances associated with the project site, are Categorically Exempt from the provisions of CEQA.

Request: A request to demolish the existing structures, and develop a new mixed-use development with 10,822 square feet of commercial space and 68 residential units, including 12 age restricted senior citizen housing units, and subterranean garage at 24442, 24452, and 24470 Del Prado Avenue in the Coastal Overlay District.

E. OLD BUSINESS

There is no Old Business.

F. NEW BUSINESS

ITEM 4: 2018 Annual Housing Element Progress Report

Applicant: Community Development Department, City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission review the 2018 Annual Housing Element Progress Report, and receive and file the report.

Environmental: In accordance with CEQA, a Negative Declaration was prepared as required for adoption of the Housing Element. The Annual Housing Element Progress Report does not require further CEQA action.

Request: To review the Annual Housing Element Progress Report for 2018 as required by State law to show progress on the General Plan Housing Element.

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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, March 25, 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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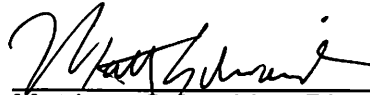
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CERTIFICATION

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, March 8, 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.



Matthew 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.