

CITY OF DANA POINT

Monday
August 26, 2019
6:00 p.m.



Community Center
34052 Del Obispo, Room C
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 July 22, 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 CDP19-0010 and Minor Site Development Permit 19-0018 to allow the construction of a new, two-story, single-family dwelling with an attached three-vehicle garage and to allow the measurement of the structure from atop a maximum of 30 inches or fill to create positive drainage to the street on a vacant coastal bluff lot at 35485 Camino Capistrano.](#)

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Applicant: Mr. and Mrs. Terry Walker

Address: 35485 Camino Capistrano (APN 691-192-20)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0010 and Minor Site Development Permit 19-0018.

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 or Conversion of Small Structures) in that it proposes construction of one new single-family dwelling with an attached garage in a residential zone.

Request: Approval of a Coastal Development Permit to construct a two-story, 3,250 square foot, single-family dwelling with an attached, 866 square foot garage and to allow the measurement of the structure from atop a maximum of 30 inches of fill to create positive drainage to the street on a coastal bluff lot.

ITEM 3: [Coastal Development Permit CDP16-0014/Conditional Use Permit CUP16-0005 to construct a new 51-room hotel and associated parking facilities. The applicant is requesting a lot merger, valet and tandem parking, modified parking garage ramps, and for architectural features that are less than 10 feet above the district building height limit at 34482 Green Lantern.](#)

Applicant: Yenny Ng, AIA, YNG Architects

Address: 34482 Green Lantern
(APNs: 672-234-07 & 672-234-08)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP16-0014/Conditional Use Permit CUP16-0005 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects) California Code of Regulations. Section 32 of the CEQA Guidelines stipulates that projects that are consistent with the applicable general plan and zoning regulations, and that are less than five acres and substantially surrounded by urban uses with no habitat value, and would result in no significant effects relating to traffic, noise, air or water quality and can be served by all required utilities and public services are categorically exempt from CEQA.

Request: A request to construct a new 51-room hotel and associated parking facilities, lot merger, valet and tandem parking, reduced width for parking garage

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ramps, and architectural features that are less than 10 feet above the district building height limit.

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 September 9, 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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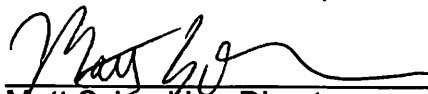
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CERTIFICATION

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, August 23, 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.