

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

July 23, 2012
6:00 – 6:42 p.m.

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

CALL TO ORDER – Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Denise Jacobo (Planning Secretary) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Chairman Norman Denton, Vice-Chairman Gary Newkirk, Commissioner Tarquin Preziosi

Commissioner(s) Absent: Commissioner April O'Connor

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 9, 2012.

ACTION: Motion made (Newkirk) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of July 9, 2012. Motion carried 3-0-1-1 (AYES: Claus, Denton, Newkirk NOES: None ABSENT: O'Connor ABSTAIN: Preziosi)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

There were no Public Hearings.

E. PUBLIC MEETINGS

ITEM 2: A request for Historical Resource Designation (HRA12-0001) and participation in the Mills Act Program for the property located at 24531 La Cresta.

Applicant: Tom Burger
Owner: TR Partners LLC
Location: 24531 La Cresta

Request: To list the subject property and the structures it contains as Historic Resources and to list such on the City's Historic Registry.

Recommendation: That the Planning Commission adopt the attached, draft Resolution designating the residential structure located at 24531 La Cresta as a locally significant Historic Resource and further, recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act.

Evan Langan (Associate Planner) gave the Staff presentation. Additional Staff providing responses to questions from the Commission included Kyle Butterwick (Director), and Jennifer Farrell (Deputy City Attorney).

Chairman Denton opened the Public Comments.

Tom Burger (Corona Del Mar - Owner) provided a Powerpoint presentation and showed images of the building's distinctive architectural details (including restored original details and planned improvements).

Carlos Olvera (Dana Point – President of the Dana Point Historical Society) stated this was a “banner year” for preservation projects for the City of Dana Point, including this listing, the first multiple family building to be placed on the Dana

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Point Registry. He noted that the Mills Act was designed for this particular type of property, and also clarified that he was pleased with the applicant's restoration plan.

Chairman Denton closed the Public Comments.

Commissioner Claus appreciates the 83 year old historic structure, stating that the owner is a perfect fit to restore its richness.

Chairman Denton echoed Commissioner Claus' comments, adding that the Mills Act was made for owners who have the desire to bring the property back to its original glory.

Vice-Chairman Newkirk noted his amazement with the quality of the structure's original features (considering its age). He stated that he applauds the owner for making the effort to restore the building to its original status and he applauds Mr. Olvera and his group for their continued hard work.

Commissioner Preziosi spoke of how unique the property looks and commended the owner for taking the task to bring it back to its original state. He stated that he would be in favor and would like to see attention given to the nonconforming room addition, so that it would be removed.

Evan Langan (Associate Planner) responded to Commissioner Preziosi's recommendation, explaining that the resolution was drafted only to recommend the listing of the property on the registry and does not include conditions of approval. He added that, the project will require building or electrical permits during that "plan-check" process, per staff practice it will be required that the applicant remove the unpermitted addition.

Chairman Denton asked Commissioner Preziosi for clarification to make the recommendation for the Mills Act, and initiate wording for the aluminum add-on.

Commissioner Preziosi explained that his recommendation is conditioned upon the aluminum add-on being gone.

Jennifer Farrell (Deputy City Attorney) responded to Commissioner Preziosi's request to revise the condition of approval, and identified that the recommendation for a property to be listed on the Mills Act would not be appropriate. She felt that the best course of action would be, to direct staff to ensure that the "add-on" portion of the property would be removed.

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Commissioner Preziosi agreed with Jennifer Farrell (Deputy City Attorney) recommendation.

ACTION: Motion made (Claus) and seconded (Newkirk) to adopt Resolution 12-07-23-19 designating a multiple-family residential structure as a Historic Resource, placing that structure on the Dana Point Historic Resource Register (HRA12-0001) and recommending that the City Council enter into an agreement under the Mills Act for the property located at 24531 La Cresta. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None

Chairman Denton presented the property owner with a plaque in recognition of their designated historic structure.

F. NEW BUSINESS

There was no New Business

G. STAFF REPORTS

Kyle Butterwick (Director) echoed the comments and observations made about the advancement of the City's Historic Preservation Program. He stated that Carlos Olvera, President and Barbara Johannes, Vice-President deserve a great deal of credit for running the program.

He reported on the upcoming Coastal Commission scheduled hearing on the final approval for the former mobile home site on Del Obispo Street for the changes to the Land Use Plan to be held in Santa Cruz in early August.

He reported on the finalization of the Approved Sign Program for the Dana Point Harbor area.

City Staff is working on a Study Session on Accessory Structures and Second Residential Units scheduled to be held on August 13, 2012.

He stated that the Planning Commission meeting of August 27, 2012 has been cancelled to allow for a short break.

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H. COMMISSIONER COMMENTS

There were no Commissioner Comments

I. ADJOURNMENT

Chairman Denton announced that the *next* meeting of the Planning Commission will be held on Monday, August 13, 2012, 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.

The meeting adjourned at 6:42 p.m.

Norman Denton, Chairman
Planning Commission