

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

August 13, 2012
6:00 – 7:45 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 – Vice-Chairman Newkirk led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: John Tilton (City Architect/Planning Manager), Kurth Nelson (Senior Planner), Erica Demkowicz (Senior Planner), Christy Teague (Economic Development Manager), 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 23, 2012.**

ACTION: **Motion made (Newkirk) and seconded (Preziosi) to approve the Minutes of the regular Planning Commission Meeting of July 23, 2012. Motion carried 4-0-1 (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: None ABSTAIN: O'Connor)**

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

There were no Public Hearings.

E. PUBLIC MEETINGS

Chairman Denton indicated that Item 2 and Item 3 would be heard together; however, there should be two separate motions.

ITEM 2: A request for Historical Resource Designation (HRA12-0003) for two City Historical Resources.

Applicant/

Owner: City of Dana Point/Barbara Johannes, Dana Point Historical Society

Location: Remnants of the 1924 scenic beach/hide trail are located along the bluff face above the County harbor area on City property. The remnant arch ruins for the 1930 Dana Point Inn are located along the City's bluff top trail that extends from Amber Lantern to Violet Lantern.

Request: The applicant seeks to have two City resources designated as a historical resource and placed on the Dana Point Historic Resource Register.

Recommendation: That the Planning Commission adopt a Resolution designating the 1924 scenic beach/hide trail remnants that are located along the bluff face above the harbor and the remnant arch ruins of the 1930 Dana Point Inn that remain along the City's bluff top trail as two significant historical resources.

ITEM 3: A request for Historical Resource Designation (HRA12-0004) for two County Owned Historical Structures, located in the City.

Applicant/

Owner: City of Dana Point/Barbara Johannes, Dana Point Historical Society/

Location: The Blue Lantern Gazebo is located at the southern end of the Street of Blue Lantern, overlooking the Dana Point Harbor. The Picnic Facility and Restrooms are located at the site of historic Scenic Inn, at the base of the coast bluffs, fronting Dana Point Harbor Drive and Cove Road.

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Request: The applicant seeks to designate two structures located in the City, and owned by the County of Orange, as historical resources and placed on the Dana Point Historic Resources Register.

Recommendation: That the Planning Commission adopt a Resolution designating the Blue Lantern Gazebo, located at the southern end of the Street of Blue Lantern, and the Picnic Facility and Restrooms, located at the site of historic Scenic Inn at the Dana Point Harbor, as historical resources in the City of Dana Point's Historic Resources Register.

John Tilton (City Architect/Planning Manager) confirmed that a combined report for Item 2 and Item 3 would be presented by Erica Demkowicz.

Erica Demkowicz (Senior Planner) presented the staff reports and responded to Planning Commission inquiries.

Chairman Denton opened the public speaker session.

Barbara Johannes (Dana Point - Historical Society Vice President) commented on the 1924 scenic trail and Dana Point arches; plaques and signage that are currently on site; and the trail completed in 1924. She also introduced Elizabeth Bamattre, noting her involvement, 25 years ago, for saving the public access to the scenic beach hike trail.

Carlos Olvera (Dana Point – Historical Society President) spoke about the ownership of Scenic Inn by County Parks. He addressed the installation of plaques by County (markers); and described the trail behind the gazebo as still visible. He also stated that he believes that the Scenic Inn sat twenty yards from current restroom facilities. He added that the Commissioners at the County are all in support of the designation.

Bob Moore (Dana Point – Historical Society Member) emphasized the preservation of older things.

Chairman Denton closed the public speaker session.

Commissioner O'Connor stated that the resources enhance Dana Point and should be preserved. She added that she was in support of granting the designation.

Commissioner Claus stated that she was in support of the designation.

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Vice-Chairman Newkirk stated that he echoes the sentiments of the Commissioners. He added that he is in complete support of designation and plaque placements that tell a story.

Commissioner Preziosi stated that he was in support of the designation.

Chairman Denton thanked the Historical Society for their efforts. He emphasized recognizing the history of Dana Point.

ACTION: Motion made (Preziosi) and seconded (Denton) to adopt Resolution 12-08-13-20 designating the 1924 scenic beach/hide trail remnants that are located along the bluff face above the harbor and the remnant arch ruins of the 1930 Dana Point Inn that remain along the City's bluff top trail as two significant Historical Resources and placement of both resources on the Dana Point Historic Resource Register (HRA12-0003). Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None

ACTION: Motion made (Claus) and seconded (O'Connor) to adopt Resolution 12-08-13-21 designating the Blue Lantern Gazebo, located at the southern end of the Street of Blue Lantern and the Picnic Facility and Restrooms, located at the base of coastal bluffs on Dana Point Harbor Drive as two significant Historical Resources and placement of both resources on the Dana Point Historic Resource Register (HRA12-0004). Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None

F. ORAL REPORT

ITEM 4: Planning Commission Workshop on Accessory Structures and Uses.

John Tilton (City Architect/Planning Manager) introduced **Kurth Nelson** (Senior Planner) to present the workshop, and **Christy Teague** (Economic Development Manager) as the "resident" expert with respect to housing opportunities within the City.

Kurth Nelson (Senior Planner) presented the workshop highlighting the City Attorney's review of the City's code with the State codes, not only with the second dwelling units but also with the definitions contained within the code.

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Christy Teague (Economic Development Manager) addressed the relationship between second dwelling units and the City's housing element.

Commissioner discussion/decision:

Chairman Denton inquired about having no limits on the size of detached accessory structures, and whether setbacks should be required.

Vice-Chairman Newkirk questioned the discrepancies with detached accessory structures and second dwelling units. He stated that he was concerned that there are no limits to the number of accessory structures. With an example on Chula Vista Avenue, with two structures, he suggested they could easily be converted to a second dwelling unit. He recommended staff to evaluate and look into this further. He was also concerned that no setbacks were required.

Commissioner Claus noted the different standards may apply to different parts of the City, and how some areas may have room for second dwellings while others do not. She spoke about a "forgiveness" program at West Hollywood, and explained how they try and fix illegal units.

Commissioner Preziosi raised an issue with the definition of "accessory uses" and remarked about structures exceeding six (6) feet in height – what it means. He noted that the 2010 Uniform Building Code references accessory dwelling units and most cities adopt this Code with some changes.

Chairman Denton stated that he felt uncomfortable with current setbacks, and would like to see an upgrade to the code.

John Tilton (City Architect/Planning Manager) stated that staff would be taking into consideration all of the concerns that were raised to clean up this section of the ordinance.

G. NEW BUSINESS

There was no New Business

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H. STAFF REPORTS

John Tilton (City Architect/Planning Manager) commented on the California Coastal Commission hearing he attended in Santa Cruz, on the subject of the Director's final certification and concurrence with the City's Local Coastal Plan Amendment to rezone the former mobile home property on Del Obispo Street, which was approved unanimously.

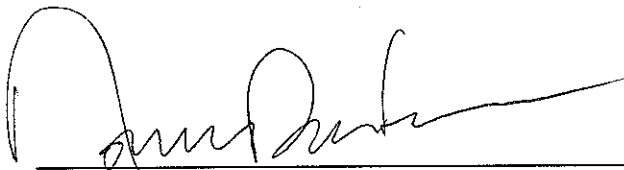
I. COMMISSIONER COMMENTS

Vice-Chairman Newkirk thanked staff for the workshop and reiterated that as a member of the Planning Commission, viewpoints and experiences may be based on proximity to where one resides in the City. He expressed that the goal of what the Planning Commission is trying to do is to improve the situation for all residents.

J. ADJOURNMENT

Chairman Denton announced that the *next* meeting of the Planning Commission will be held on Monday, September 10, 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 7:45 p.m.



Norman Denton, Chairman
Planning Commission