

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

October 8, 2012
6:00 – 6:32 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), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 24, 2012.

ACTION: Motion made (Newkirk) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of September 24, 2012.
Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi
NOES: None ABSENT: None ABSTAIN: None)

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

ITEM 2: Coastal Development Permit CDP12-0017 to permit the demolition of an existing, single-family residence with detached garage and to allow the construction of a new, two-story single-family residence with attached garage in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District at 33991 Nauticus Isle.

Applicant: Ken Brown
Property Owner: Ted Smith
Location: 33991 Nauticus Isle

Request: A request to permit the demolition of an existing, single-family residence and to allow the construction of a new, two-story single-family residence. The new single-family residence will contain approximately 5,074 square feet and the garage will be approximately 852 square feet. The site is located in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District.

Environmental: The proposed project qualifies as a Class 3 [Section 15303] pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a new single family dwelling.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP12-0017.

Kurth Nelson (Senior Planner) presented the staff report.

Chairman Denton opened the Public Hearing.

Ken Brown (Laguna Hills - Applicant) stated that he was available to answer any questions of the Commission.

Chairman Denton closed the Public Hearing.

Commissioner Preziosi expressed concern about impacts to public views. He suggested that before and after images would have helped depict that it would not affect public view.

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Vice-Chairman Newkirk stated that he would agree with Commissioner Preziosi's suggestion.

Commissioner O'Connor expressed her relief that the height did not reach the 35 foot maximum.

ACTION: Motion made (Claus) and seconded (Newkirk) to adopt Resolution 12-10-08-23 approving Coastal Development Permit CDP12-0017 to permit the demolition of an existing, single-family residence with detached garage and to allow the construction of a new, two-story single-family residence with attached garage in the Planned Residential Development 3 (PRD3)/Residential Single Family 4 (RSF 4) Zoning District located at 33991 Nauticus Isle. Motion carried 5-0.
(AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None
ABSENT: None ABSTAIN: None

ITEM 3: Coastal Development Permit CDP12-0016 and Site Development Permit SDP12-0018 to add a total of 302 square feet, and reconstruct a seaward patio of an existing duplex in the Floodplain 3 Overlay District located at 35093 Beach Road.

Applicant: Anders Lasater Architects, Inc.
Property Owner: M3K 093 Beach Road, LLC
Location: 35093 Beach Road

Request: A request to add a total of 302 square feet, reconstruct a seaward patio, and remodel of an existing duplex in compliance with the Floodplain 3 Overlay District (FP-3) in which the site is located.

Environmental: This project is categorically exempt (Class 1 – Section 15301 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project involves minor additions to an existing duplex not resulting in an increase of more than 50 percent of the floor area of the structure before the addition.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP12-0016 and Site Development Permit SDP12-0018.

Kurth Nelson (Senior Planner) presented the staff report.

Chairman Denton opened the Public Hearing.

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Anders Lasater (Laguna Niguel - Architect) stated that he was available to answer any questions of the Commission.

Chairman Denton closed the Public Hearing.

Commissioner O'Connor stated that the floor plan looks great.

Commissioner Claus stated that the project was well thought out, the house looks nice now but the proposed plan will look nicer in the future.

Vice-Chairman Newkirk stated that the anchoring of the patio is a substantial improvement.

Commissioner Preziosi agreed with Vice-Chairman Newkirk about the patio's improvement.

ACTION: Motion made (Claus) and seconded (Newkirk) to adopt Resolution 12-10-08-24 approving Coastal Development Permit CDP12-0016 and Site Development Permit SDP12-0018 to add a total of 302 square feet, reconstruct a seaward patio, and the remodel of an existing duplex in the Floodplain 3 Overlay District located at 35093 Beach Road. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

John Tilton (City Architect/Planning Manager) thanked the Commissioners for their comments.

G. COMMISSIONER COMMENTS

Vice-Chairman Newkirk reported on the Paddle at Doheny Event which hosted thousands, and set two records in the Guinness Book of World Records.

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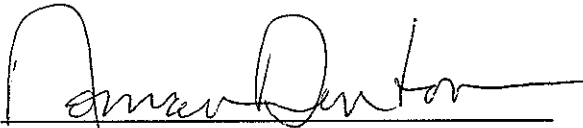
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H. ADJOURNMENT

Chairman Denton announced that the *next* meeting of the Planning Commission will be held on Monday, October 22, 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 6:32 p.m.

A handwritten signature in black ink, appearing to read "Norman Denton", written over a horizontal line.

Norman Denton, Chairman
Planning Commission