

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

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March 11, 2013  
6:00 – 6:17 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – Commissioner Claus 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 (Acting Director), Christy Teague (Acting Planning Manager/Economic Development 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 February 25, 2013.

**ACTION:** Motion made (Newkirk) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of February 25, 2013. Motion carried 4-0-0-1. (AYES: Claus, Denton, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: Preziosi)

**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 CDP13-0001 to allow the demolition of an existing single-family dwelling and the construction of a new, 5,319 square foot single-family dwelling with attached, 971 square foot garage at 33841 Niguel Shores Drive**

Applicant: Kenneth Brown  
Property Owner: James Ritch  
Location: 33841 Niguel Shores Drive

Request: Approval of a Coastal Development Permit to allow the demolition of a single-family dwelling and the construction of a new single-family dwelling on land located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP13-0001.

**Evan Langan** (Associate Planner) presented the staff report.

**Chairman Denton opened the Public Hearing.**

**Jon Robinson** (Laguna Beach – Builder) stated that he had done everything to minimize impacts to all the neighbors, and stayed under the Niguel Shores height restrictions. He added that the design and square footage increase are all on the first floor of the home and do not affect views. He stated that he was available to answer any questions.

**Chairman Denton closed the Public Hearing.**

**Commissioner Preziosi** stated that the project is not requesting any deviations and felt that they had complied with the approval process.

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**Vice-Chairman Newkirk** stated that it was a nice project, the Applicant expressed a willingness to consider the neighbors, and it would be good to see a new residence in the community.

**Commissioner Claus** stated that she concurs with her fellow Commissioners noted that it is well done, and is prepared to approve the project.

**ACTION:** Motion made (O'Connor) and seconded (Newkirk) to adopt Resolution 13-03-11-03 approving Coastal Development Permit CDP13-0001 to allow the demolition of an existing single-family dwelling and the construction of a new, 5,319 square foot single-family dwelling with attached, 971 square foot garage at 33841 Niguel Shores Drive. 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** (Acting Director) reported that the Council conducted and introduced a first reading of a Short Term Rental ordinance. He added that the second reading of the Ordinance will take place at the regular City Council meeting of April 2, 2013.

He reported that the next regular City Council meeting is March 19, 2013, at 6:00 PM, at which time the Council would be conducting interviews and consider appointments to the Planning Commission and the Traffic Improvement Subcommittee.

**Christy Teague** (Acting Planning Manager/Economic Development Manager) reported that as a result of the successful Housing Element Workshop held by the Planning Commission, a joint workshop with the City Council would not be held noting that the laws have not changed for the Housing Element cycle. She stated that Staff is updating the community overview and will integrate all of the comments received into the Draft Housing Element. A copy will be provided to members of the City Council and Planning Commission in the next month or two.

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She stated that the Annual Housing Implementation Report will be presented at the next Planning Commission meeting.

**G. COMMISSIONER COMMENTS**

**Commissioner Claus** thanked the City for the Festival of Whales event held over the last two weekends. She stated that the concert at Baby Beach was well attended.

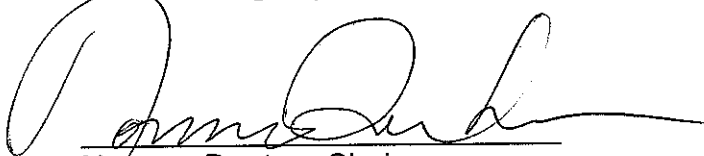
**Commissioner O'Connor** also noted on how wonderful it is to have the Harbor in our City, and would be looking forward to the renovations to come before the Commission. She congratulated the 2013 Festival of Whales logo artist Steve Kazarian for winning in the Dana Hills High School logo design competition.

**Chairman Denton** stated that he too attended the Festival of Whales event and had the opportunity to read, "Two Years Before the Mast" by R. H. Dana Jr. He stated that he found it to be a very enjoyable experience.

**H. ADJOURNMENT**

**Chairman Denton** announced that the *next* meeting of the Planning Commission will be held on Monday, March 25, 2013, 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 6:17 p.m.**



Norman Denton, Chairman  
Planning Commission