

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

March 25, 2013
6:00 – 6:27 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 – Commissioner Preziosi 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), Jason Geldert (Public Works Sr. Civil Engineer), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of March 11, 2013.

ACTION: Motion made (O'Connor) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of March 11, 2013. 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

There were no Public Hearing items.

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business

G. NEW BUSINESS

ITEM 2: General Plan Consistency determination, GPC13-0001, for the vacation of two easements located on the golf course maintenance facility lot on the west side of Niguel Road, in Hotel Residential South area of the Monarch Beach Resort Specific Plan.

Applicant/Owner: Michael Gagnet/ City Ventures Home Building LLC

Location: The subject easements are located on Lot 13 of Tract 14589. This lot is located in the Hotel Residential South area of the Monarch Beach Resort Specific Plan. The site is currently used as a golf course maintenance facility. After the relocation of the maintenance facility, this site will be developed as a residential neighborhood.

Request: Request for a General Plan Consistency determination, GPC13-0001, for the City's vacation of one easement and partial vacation of another easement located on the golf course maintenance facility lot on the west side of Niguel Road.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15312, Class 12 – Surplus Government Property Sale. The project involves vacation of two easements.

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Recommendation: That the Planning Commission adopt the attached draft Resolution (Attachment 1) finding that the vacation of one easement and a partial vacation of a second easement located on the existing golf course maintenance facility lot, on the west side of Niguel Road, within Hotel Residential South area of the Monarch Beach Resort Specific Plan is consistent with the City's General Plan and Monarch Beach Resort Specific Plan.

Christy Teague (Acting Planning Manager/Economic Development Manager) presented the staff report.

Chairman Denton opened the Public Hearing.

Michael Gagnet (Montrose, AL) in response to a question from Commissioner Claus noted that the vacation of the two easements is brought forward to the Commission to proceed with a six unit project for the subject parcel. The first easement's vacation is related to re-alignment of a street which was anticipated at this location in the 1992 approval for the project. The street is now re-designed to be at a different location.

The second easement was placed on the property in the 1980s to provide for pedestrian and maintenance access to the current underpass. A part of this easement will be retained by the City for access purposes. He added that the six unit project requires approval of a Coastal Development Permit, which will be before the Commission for a hearing, possibly in May.

Chairman Denton closed the Public Hearing.

Commissioner O'Connor stated that she felt that the proposed easement vacations are necessary and consistent with both the General Plan, and Monarch Beach Resort Plan.

ACTION: Motion made (O'Connor) and seconded (Claus) to adopt Resolution No. 13-03-25-04 finding General Plan Consistency GPC13-0001, the proposed partial vacation of one easement and vacation of a second easement located on Lot 13 of Tract 14589 on the west side of Niguel Road in Hotel Residential South area of Monarch Beach Resort Specific Plan, is consistent with the Dana Point General Plan and Monarch Beach Resort Specific Plan. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

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ITEM 3: Annual Housing Element Progress Report
Presented by Christy Teague (Acting Planning Manager/Economic
Development Manager)

Location(s): Citywide

Request: To review the Annual Housing Element Progress Report for 2012 required by State Law to show progress on the General Plan Housing Element.

Environmental: In accordance with CEQA, a Negative Declaration was prepared for the Housing Element as required for adoption of the Housing. The Annual Housing Element Progress Report does not require further CEQA action.

Recommendation: That the Planning Commission review the 2012 Annual Housing Element Progress Report and receive and file the report.

The Planning Commission has received and filed the 2012 Annual Housing Element Progress Report as required by State law.

H. RECOGNITION OF OUTGOING COMMISSIONER

- Presentation to Commissioner Preziosi

Chairman Denton thanked Commissioner Preziosi for his service and presented him with a plaque for his service.

Commissioner Preziosi thanked everyone and stated that it was a pleasure serving on the Planning Commission as the most junior member of the Commission, and was happy to have served the City.

Commissioner O'Connor stated that she enjoyed working with Commissioner Preziosi and she appreciated his unique perspective on the Commission.

Commissioner Claus stated that Commissioner Preziosi did bring a unique perspective and that she learned a good deal from him, and he's made a great contribution.

Vice-Chairman Newkirk thanked Commissioner Preziosi and stated that it was a pleasure getting to know him, his diligence, thoroughness review of the projects, and

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his insightful questions. He stated that he learned a lot from listening to his methodologies and applauds him.

I. STAFF REPORTS

John Tilton (Acting Director) began by thanking Commissioner Preziosi for his commitment to the Commission and the Planning Department.

He stated that the City plans to announce the official hiring of its new Director of Community Development.

J. COMMISSIONER COMMENTS

Commissioner O'Connor stated that she attended South Orange County School of the Arts (SOCSA) spring play at Dana Hills High School which presented "12th Night Shakespeare Play". She announced their upcoming play, "All The King's Women", opening in April. She expressed for everyone to make note of the dates and make every effort to attend.

K. ADJOURNMENT

Chairman Denton announced that the *next* meeting of the Planning Commission will be held on Monday, April 8, 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 6:27 p.m.

Norman Denton, Chairman
Planning Commission