

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

March 24, 2014
6:00 – 6:35 p.m.

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

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

PLEDGE OF ALLEGIANCE – Commissioner Whittaker led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairwoman Liz Claus, Commissioner Denton, Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Susan Whittaker

Staff Present: Ursula Luna-Reynosa (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 March 10, 2014.

ACTION: Motion made (Denton) and seconded (Whittaker) to approve the Minutes of the regular Planning Commission Meeting of March 10, 2014. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker
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

ITEM 2: Site Development Permit SDP07-15(I) and Conditional Use Permit CUP98-14(M)(II) to amend the approval of SDP07-15 and CUP98-14(M)(I) by relocating 15,200 square feet of conference facilities to a detached approximately 36,000 square foot structure within an area now occupied by existing tennis courts, a reduction in the number of detached casitas from three to two, minor changes to the landscaping palate and corresponding revision of the hotel's shared parking program.

Applicant: Kollin Altomare Architects
Property Owner: SHC Laguna Niguel I, LLC
Location: 1 Ritz Carlton Drive: APN; 672-171-03

Request: The applicant is requesting an amendment to Site Development Permit SDP07-15 and Conditional Use Permit CUP98-14(M)(I) that would allow the relocation and expansion of previously approved conference facilities to the location of existing tennis courts, a reduction in the number of detached casitas from three to two, minor changes to the landscaping palate and a corresponding revision of the hotel's shared parking program.

Environmental: An addendum to the previously approved Negative Declaration (State Clearinghouse # 2009041125) will be prepared in accordance with the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP07-15(I) Conditional Use Permit CUP98-14(M)(II) to its April 14, 2014 meeting.

Chairman Newkirk opened the item for public comment and, as there were no requests to speak, announced that the Public Hearing will remain open and be continued to the next scheduled meeting.

ACTION: Motion made (O'Connor) and seconded (Claus) to continue this item to the regular Planning Commission meeting of April 14, 2014. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

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ITEM 3 WAS WITHDRAWN BY THE APPLICANT, NO ACTION WAS REQUIRED.

ITEM 3: **Coastal Development Permit CDP14-0006 to allow the addition of 65 square feet in the form of a new changing room, 78 square feet to an existing kitchen and 43 square feet to an existing dining room; in conjunction with the construction of a new, detached pool bar and seating area in the rear yard of 177 Monarch Bay Drive.**

Applicant: Phil Edmonson (Architect)
Property Owner: Carl and Janet Nolet
Location: 177 Monarch Bay Drive (APN 670-111-45)

ITEM 4: **Coastal Development Permit CDP13-0016 and Site Development Permit SDP13-0029 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 3,728 square foot single-family dwelling with an attached, 519 square foot garage within the City's Floodplain and Coastal Overlay Districts at 35371 Beach Road.**

Applicant: Jack Garland (Architect)
Property Owner: Mr. and Mrs. Andy Reid
Location: 35371 Beach Road (APN 691-151-26)

Request: Approval of Coastal and Site Development Permits 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 Floodplain and Coastal Overlay Districts.

Environmental: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, 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 CDP13-0016 and Site Development Permit SDP13-0029.

Evan Langan (Associate Planner) presented the staff report.

There being no requests to speak on this item, Chairman Newkirk opened and closed the Public Hearing.

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Commissioner O'Connor stated her support for the proposal and commended the architect for considering how the structure would look from all sides in creating the final design.

Vice-Chairwoman Claus also stated her support for the proposal and, that Beach Road residences are consistently well designed.

Commissioner Denton agreed with his fellow Commissioner's, and specifically because recent Beach Road designs have shown to be modern, safe and attractive.

Chairman Newkirk stated that the proposal tastefully fits the neighborhood.

ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 14-03-24-10 approving Coastal Development Permit CDP13-0016 and Site Development Permit SDP13-0029 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 3,728 square foot single-family dwelling with attached, 519 square foot garage, on land located within the City's Floodplain and Coastal Overlay Districts at 35371 Beach Road. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

ITEM 5: Coastal Development Permit CDP14-0003 and Minor Site Development Permit SDP14-0004(M) to allow the addition of 1,251 square feet, as well the construction of a freestanding wall not to exceed eight feet in height, at an existing single-family dwelling located at 158 Monarch Bay Drive.

<u>Applicant:</u>	Anders Lasater Architects, Inc.
<u>Property Owner:</u>	Christina Ascensao and Rui Pereira
<u>Location:</u>	158 Monarch Bay Drive (APN 670-131-03)

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling that exceed 10 percent of existing square footage and a Minor Site Development Permit to allow the construction of a new, freestanding wall exceeding six feet in height within a rear-yard, on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0003 and Minor Site Development Permit SDP14-0004(M).

Evan Langan (Associate Planner) presented the staff report.

Chairman Newkirk opened the Public Hearing.

Helen Haig (Dana Point) asked for clarification about the placement and height of the retaining wall and asked if an agreement should be put in place.

Evan Langan (Associate Planner) explained the plan-check submittal process, that if the applicant elected to construct a block wall (and not a wooden fence), that a building permit would be required. He further stated that as a proposed property-line fence/wall, a "common wall agreement" would be required and include approval from the adjacent/affected neighbor.

Chairman Newkirk closed the Public Hearing.

Vice-Chairwoman Claus stated that the proposal is viable and interesting, and; that recently there have been many excellent remodels within Monarch Beach.

Commissioner Whittaker expressed concern with the proposed 12 foot height of the rear-yard storage shed.

Commissioner Denton stated that there have been many attractive remodels within Monarch Beach, and that he supports the current proposal.

Commissioner O'Connor stated her preference for mid-century architectural design (such as that of the subject dwelling) while agreeing with Commissioner Whittaker's concerns about the height of the storage shed. She recommended that the applicant ultimately not construct a wood fence along the side property-line due to the potential over time for rot.

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Chairman Newkirk stated agreement with his fellow Planning Commissioners and liked that the design and construction quality of the neighborhood is being maintained.

Evan Langan (Associate Planner) clarified that while the rear-yard storage shed could stand as tall as 12 feet, the application only proposes the structure stand a maximum of eight feet six inches in height.

ACTION: Motion made (Claus) and seconded (Denton) to adopt Resolution No. 14-03-24-11 approving Coastal Development Permit CDP14-0003 and Minor Site Development Permit SDP14-0004(M) to allow the addition of 1,251 square feet, as well the construction of a freestanding wall not to exceed eight feet in height, at an existing single-family dwelling located at 158 Monarch Bay Drive. Motion carried 5-0.
(AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None
ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

There were no Staff Reports.

G. COMMISSIONER COMMENTS

Commissioner O'Connor spoke about and recommended to all, the free On-Call Residential Household Hazardous Waste (HHW) Pick-Up Program provided to Dana Point residents from CR&R, Inc.

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H. ADJOURNMENT

Chairman Newkirk announced that the *next* meeting of the Planning Commission will be held on Monday, April 14, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo Street, Dana Point, California.

The meeting adjourned at 6:35 p.m.



Gary Newkirk, Chairman
Planning Commission

THESE PROCEEDINGS WERE RECORDED AND A COPY OF THE TAPE IS ON FILE WITH THE CITY OF DANA POINT PLANNING DIVISION.