

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

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July 28, 2014  
6:00 – 6:24 p.m.

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

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**CALL TO ORDER** – Chairwoman Claus called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Cody Hill (Dana Point) led the Pledge of Allegiance.

**ROLL CALL**

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

Commissioner Absent: Commissioner Gary Newkirk

Staff Present: Ursula Luna-Reynosa (Director), Evan Langan (Associate Planner), Alisha Patterson (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of July 14, 2014.**

**Chairwoman Claus** noted that the draft Planning Commission Minutes of July 14, 2014 will be available for review and approval at the August 11, 2014 Planning Commission meeting.

**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 CDP14-0005 to allow the demolition of an existing single-family dwelling and the construction of a new, 4,073 square-foot, single-story, single-family dwelling with an attached, 774 square-foot, three-vehicle garage on a coastal bluff lot located at 35231 Camino Capistrano.

Applicant:             Jon Christner (Jon Christner Architect, Inc.)  
Owner:                Mr. and Mrs. Jason Hill  
Location:            35231 Camino Capistrano

Request:   Approval of a Coastal Development Permit to allow demolition of existing development and the construction of a new single-family dwelling on a coastal bluff lot located within 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), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt Draft Resolution 14-07-28-XX approving Coastal Development Permit CDP14-0005.

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

**Chairwoman Claus Opened the Public Hearing.**

**Jon Christner** (Architect – San Clemente) addressed the drainage improvements to the existing system.

**Chairwoman Claus Closed the Public Hearing.**

**Commissioner Whittaker** stated that the design of the home is well thought out and believes that the conditions of approval and the findings are appropriate. She added that she would support the project.

**Commissioner Denton** agreed with Commissioner Whittaker and thinks that it is a nice looking upgrade. He added that he would support the project.

**Vice-Chairwoman O'Connor** stated that based that the project is on a slope, she is satisfied that the drainage and drought tolerant plants work with the theme. She added she is reliant on the geotechnical report to ensure that the home is

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protected, and under those circumstances would recommend approval of the project.

**Chairwoman Claus** stated that the architectural design was well thought out and believes that the applicant is complying with the bluff top requirements. She added that she was in support of the project.

**ACTION:** Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 14-07-14-28 approving Coastal Development Permit CDP14-0005 to allow the demolition of an existing single-family dwelling and the construction of a new, 4,073 square-foot, single-story, single-family dwelling with an attached, 774 square-foot, three-vehicle garage on a coastal bluff lot located at 35231 Camino Capistrano. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Newkirk ABSTAIN: None)

**E. NEW BUSINESS**

There were no New Business items.

**F. STAFF REPORTS**

**Ursula Luna-Reynosa** (Director) mentioned that the second Planning Commission meeting on August 25<sup>th</sup> has been cancelled. She added that a couple of applications are being deemed complete to go forward for a couple hearings scheduled for Town Center, and recommended study sessions before those meetings. She added that there would be a need for special meetings and would be in contact with the Planning Commission regarding those special study sessions.

**G. COMMISSIONER COMMENTS**

**Commissioner Whittaker** clarified that the August 4<sup>th</sup> Town Center community workshop session is being held at the Dana Point Community Center. She also referred to a letter that the Commission received in the mail and pointed out the story pole issue. She encouraged that as soon the story pole policy gets addressed, to present it to the Planning Commission.

**Commissioner Denton** referred to a letter concerning the previous meeting held in the Council Chambers which was too small to accommodate the crowd. He asked about seeking the Community Center to accommodate large crowds.

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**Ursula Luna-Reynosa** (Director) responded that the Community Center is not a preferred venue because of how difficult it is to hear the speaker(s) and the screen presentation appears too small. She added that staff does their best to predict attendance groups to assure that the meeting venue (e.g., Community Center) would accommodate the expected crowd. She pointed out that the next meeting of August 11<sup>th</sup> is scheduled to take place at the Community Center.

**Vice-Chairwoman O'Connor** also expressed how unbearable it is for her and Commissioner Newkirk to view screen presentations on the monitors including the inability to vote at the Council Chambers which makes the job difficult. She asked to pass along the information for repair. She also encouraged everyone to attend the Concerts in the Park events.

**Chairwoman Claus** stated that she will be out of town and will miss the August 4<sup>th</sup> Workshop Session.

**Ursula Luna-Reynosa** (Director of Community Development) advised the Planning Commission that they can attend the workshop as members of the public and although the workshop is generally about the Town Center Plan, to avoid discussing any pertinent projects to come before the Commission.

**Alisha Patterson** (Deputy City Attorney) advised the Planning Commission about the Brown Act.

**H. ADJOURNMENT**

**Chairwoman Claus** announced that the *next* meeting of the Planning Commission will be held on Monday, August 11, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center Gym located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 6:24 p.m.

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Liz Claus, Chairwoman  
Planning Commission