

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

January 12, 2015
6:00 – 6:56 p.m.

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

CALL TO ORDER – Chairwoman Claus called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE – Barbara Johannes led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chairwoman Liz Claus, Vice-Chairwoman April O'Connor, Norman Denton, Gary Newkirk, and Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Erica Demkowicz (Senior Planner), Evan Langan (Associate Planner), Alisha Patterson (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of December 8, 2014.

ACTION: Motion made (Denton) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of December 8, 2014.
Motion carried 4-0-1. (AYES: Claus, Denton, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: Newkirk)

B. PUBLIC COMMENTS

There were no Public Comments.

Commissioner Denton requested that the Planning Commission pull Item 2 for discussion.

Ursula Luna-Reynosa (Director) confirmed pulling Item 2 to provide a presentation.

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C. CONSENT CALENDAR

ITEM 2: A request for Historical Resource Designation (HRA14-0001) and participation in the Mills Act Program at 34545 Scenic Drive.

Applicant/

Property Owner: Boyd R. & Carol D. Plowman and Benjamin & Michelle Day

Location: 34545 Scenic Drive

Recommendation: That the Planning Commission adopt a Resolution designating a portion of the single-family residence located at 34545 Scenic Drive as a locally significant historical structure and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program

Environmental: This project is categorically exempt (Class 31 - Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historical single-family residence.

Request: The applicant seeks to have a portion of the single-family residence located at 34545 Scenic Drive designated as a historical structure and placed on the Dana Point Historic Resource Register. The applicant also requests a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

There was one (1) request to speak on this item.

ACTION: Motion made (Denton) and seconded (Claus) to adopt Resolution 15-01-12-01 designating a portion of a residential dwelling as a historic resource, with the noted inclusion of criteria “I”, placing that structure on the Dana Point Historic Resource Register (HRA14-0001) and recommending the City Council enter into an agreement for the Mills Act Program for the property located at 34545 Scenic Drive. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O’Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP14-0024 to allow the addition of 885 square feet of habitable space and 209 square feet of new garage

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space, in conjunction with an interior remodel of an existing, single-family dwelling at 241 Monarch Bay Drive.

Applicant: Stan Andrade (Andrade Architects)
Property Owner: Dan Mass
Location: 241 Monarch Bay Drive

Recommendation: That the Planning Commission adopt Draft Resolution 15-01-12-02 approving Coastal Development Permit CDP14-0024.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling).

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling that will exceed 10 percent of existing square footage, on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission

There were two (2) requests to speak on this item.

ACTION: **Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 15-01-12-02 approving Coastal Development Permit CDP14-0024 to allow the addition of 885 square feet of habitable space and 209 square feet of new garage space, in conjunction with an interior remodel of an existing, single-family dwelling at 241 Monarch Bay Drive, with the noted deletion of Condition Number 9. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

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G. STAFF REPORTS

Ursula Luna-Reynosa (Director) reported that she had attended the California Coastal Commission hearing in Santa Monica which considered two appeals filed in response to the City's approval of the Coastal Development Permit application for the Harbor Revitalization Commercial Core Project. She announced that the Commission voted unanimously to deny both appeals and allow the County to move forward with the construction phase of the project as proposed.

H. COMMISSIONER COMMENTS

Chairwoman Claus stated that she and Commissioner Denton are devoted members serving on the Dana Point Historical Society. She described the rewarding opportunity and encouraged persons interested to consider joining as new members.

Vice-Chairwoman O'Connor stated that the Dana Point IlluminOcean event was a grand success and hopes that it continues.

I. ADJOURNMENT

Chairwoman Claus announced that the *next* regular meeting of the Planning Commission will be held on Monday, January 26, 2015, 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 6:56 p.m.