

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

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March 23, 2015  
6:00 – 6:56 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 Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE** – Commissioner Whittaker 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 (Community Development 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 9, 2015.

**ACTION:** Motion made (O'Connor) and seconded (Whittaker) to approve the Minutes of the regular Planning Commission Meeting of March 9, 2015, as revised. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker 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**

**ITEM 2: Coastal Development Permit CDP14-0004 and Site Development Permit SDP15-0004 to allow the construction of a new, two-story, professional office building on two vacant lots located within the City's Floodplain and Coastal Overlay Districts at 25775 Las Vegas Avenue.**

Project Applicant and

Property Owner: Douglas Matranga / (Douglas Landscape, Inc.)

Location: 25775 Las Vegas Avenue

Recommendation: That the Planning Commission adopt Draft Resolution 15-03-23-06 approving Coastal Development Permit CDP14-0004 and Site Development Permit SDP15-0004.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the project proposes the construction of one new office building on vacant land not exceeding 2,500 square feet of floor area.

Request: Approval of a Coastal Development Permit and Site Development Permit to allow construction of a new office building on two vacant lots located within the City's Coastal and Floodplain Overlay Districts as well as the Appeals Jurisdiction of the CA Coastal Commission, as well as a lot merger to combine two lots into one.

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

**There being no requests to speak on this item, Chairwoman Claus opened and closed the Public Hearing.**

**Vice Chairwoman O'Connor** stated that she is in favor of project.

**Commissioner Newkirk** stated the plan fits in as envisioned and he is in favor of the project.

**Commissioner Denton** stated that the project is an excellent addition and he is in favor of the project.

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**Commissioner Whittaker** stated that she agrees with her fellow Planning Commissioners.

**Chairwoman Claus** stated that she is a fan of (Las Vegas) street and noted that the area is very entrepreneurial and eclectic.

**ACTION:** Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 15-03-23-06 approving Coastal Development Permit CDP14-0004 and Site Development Permit SDP15-0004 to allow the construction of a new, two-story, professional office building on two vacant lots located within the City's floodplain and coastal overlay districts at 25775 Las Vegas Avenue, with the noted deletion of Condition Numbers 28 and 29. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

**ITEM 3:** Coastal Development Permit CDP14-0021 and Minor Site Development Permit SDP14-0039(M) to allow the addition of 1,170 square feet of new habitable floor area, as well as the construction of a new, detached, 656 square foot, two-vehicle garage in conjunction with the addition of a new, 300 square-foot roof-deck at an existing, two-story, single-family dwelling located on a coastal bluff at 35501 Camino Capistrano.

Project Applicant: SouthPointe Construction  
Property Owners: Behzad and Nori Cohan  
Location: 35501 Camino Capistrano

Recommendation: That the Planning Commission adopt Draft Resolution 15-03-23-07 approving Coastal Development CDP14-0021 and Minor Site Development Permit SDP14-0039(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) in that the application proposes a nominal additions to an existing single-family dwelling.

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow additions exceeding 10 percent of existing square footage as well as the addition of a new roof deck, to a single-family dwelling located on a coastal

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bluff within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

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

**There being no requests to speak on this item, Chairwoman Claus opened and closed the Public Hearing.**

**Commissioner Whittaker** stated that she can support the project as proposed.

**Commissioner Denton** stated that he is in support of the project.

**Vice Chairwoman O'Connor** stated she can support the project because it conforms to development standards.

**Commissioner Newkirk** stated that he is in support of the project.

**Chairwoman Claus** stated that can support the project as proposed.

**ACTION:** Motion made (Newkirk) and seconded (O'Connor) to adopt Resolution No. 15-03-23-07 approving Coastal Development Permit CDP14-0021 and Minor Site Development Permit SDP14-0039(M) to allow the addition of 1,170 square feet of new habitable floor area, as well as the construction of a new, detached, 656 square foot, two-vehicle garage in conjunction with the addition of a new, 300 square-foot roof-deck at an existing, two-story, single-family dwelling located on a coastal bluff at 35501 Camino Capistrano. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

**ITEM 4:** Coastal Development Permit CDP14-0028 to allow the addition of 1,680 square feet of new habitable floor area, in conjunction with 250 square foot expansion of an existing, two-vehicle garage at a single-family dwelling located at 165 Monarch Bay Drive.

Project Applicant and

Property Owners:

Max and Michelle Hoe

Location:

165 Monarch Bay Drive

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Recommendation: That the Planning Commission adopt Draft Resolution 15-03-23-08 approving Coastal Development Permit CDP14-0028

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.

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

**There being no requests to speak on this item, Chairwoman Claus opened and closed the Public Hearing.**

**Vice Chairwoman O'Connor** stated the remodel was needed and she wished the homeowner/applicant best of luck.

**Commissioner Whittaker** stated that she can support the project because it conforms to development standards.

**Commissioner Denton** stated that he agrees with Commissioners' comments, noting that it is a great addition to the street.

**ACTION:** Motion made (O'Connor) and seconded (Whittaker) to adopt Resolution No. 15-03-23-08 approving Coastal Development Permit CDP14-0028 to allow the addition of 1,680 square feet of new habitable floor area, in conjunction with a 250 square foot expansion of an existing, two-vehicle garage at a single-story, single-family dwelling located at 165 Monarch Bay Drive. 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.

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**F.    NEW BUSINESS**

There was no New Business.

**G.    STAFF REPORTS**

There were no Staff Reports.

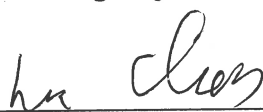
**H.    COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**I.    ADJOURNMENT**

**Chairwoman Claus** announced that a Special Meeting of the Planning Commission will be held on Monday, March 30, 2015, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, Dana Point, California.

**The meeting adjourned at 6:56 p.m.**

  
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Liz Claus, Chairwoman  
Planning Commission