

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

July 13, 2015
6:01 – 7:40 p.m.

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

CALL TO ORDER

Chairwoman O'Connor called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Murphy led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chairwoman April O'Connor, Vice-Chairman Eric Nelson, Commissioner Liz Claus, Commissioner Scott McKhann, and Commissioner Danni Murphy

Staff Present: Ursula Luna-Reynosa (Community Development Director), John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), Jennifer Farrell (Deputy City Attorney), Bobbi Ogan (Deputy City Clerk), and Shayna Sharke (Administrative Secretary).

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 22, 2015.

ACTION: Motion made (Nelson) and seconded (Claus) to approve the Minutes of the Regular Planning Commission Meeting of June 22, 2015. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor 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.

ITEM #1

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES

July 13, 2015
6:01 – 7:40 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP15-0004 to allow the demolition of an existing single-family dwelling and construction of a new single-family dwelling on land located within the Residential Single-Family 4 (RSF-4) Zoning District at 195 Monarch Bay Drive.

Applicant James Conrad, Architect

Location: 195 Monarch Bay Drive (APN 670-111-56)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0004.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the project proposes the construction of one, single-family dwelling.

Request: Approval of a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new, 4,654 square foot single-family dwelling and an attached 633 square foot garage, 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) provided a staff report and responded to questions of the Commission.

There were no requests to speak on this item.

Vice-Chairman Nelson stated that that the accessory structure was an area of concern for him, but supports the approval of the project.

Commissioner McKhann felt that the project is well designed and supports approval of the project.

Commissioner Claus stated that she does not favor accessory structures, but supports the approval of the project and would like to continue to look closely at accessory structures in the future.

Commissioner Murphy stated that she supports the approval of the project.

Chairwoman O'Connor stated that she appreciates that the project does not contain any requests for variances and is in favor of approval.

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

July 13, 2015
6:01 – 7:40 p.m.

PAGE 3

ACTION: Motion made (McKhann) and seconded (Nelson) to adopt Resolution No. 15-07-13-16, approving Coastal Development Permit CDP15-0004 to allow the demolition of an existing single-family dwelling and construction of a new single-family dwelling on land located within the Residential Single-Family 4 (RSF-4) Zoning District at 195 Monarch Bay Drive. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: Coastal Development Permit CDP14-0019 and Minor Site Development Permit SDP14-0029(M) to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling within the Residential Single-Family 4 (RSF-4) Zoning District on a coastal bluff at 37 Monarch Bay Drive.

Applicant Frank Stolz (Architect)

Location: 37 Monarch Bay Drive (APN 670-141-35)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0019 and Minor Site Development Permit SDP14-0029(M).

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) in that the application proposes the construction of one, new single-family dwelling.

Request: Approval of a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new, 4,654 square foot single-family dwelling and an attached 633 square foot garage, 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) provided a staff report and responded to questions of the Commission.

There were no requests to speak on this item, but Chairwoman O'Connor opened the Public Hearing to allow the Commissioners to ask questions of the project architect.

Chairwoman O'Connor closed the Public Hearing.

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

July 13, 2015
6:01 – 7:40 p.m.

PAGE 4

Commissioner Claus stated that she loves the unique Monarch Bay neighborhood. She added that while noise coming from a music studio is a concern, the architect explained that the noise would be mitigated and she is in support of the approval of the project.

Commissioner McKhann expressed his support of the approval of the project.

Vice-Chairman Nelson stated that he is in support of the approval of the project.

Commissioner Murphy stated that she appreciates that the project is consistent with the Code and Zoning regulations and is in support of the approval of the project.

Chairwoman O'Connor stated that the Monarch Bay HOA is diligent about enforcing work hours and added that the native plants will help to mitigate any bluff issues. She added that she is in support of the approval of this project.

ACTION: Motion made (Claus) and seconded (Murphy) to adopt Resolution No. 15-07-13-17, approving Coastal Development Permit CDP14-0019 and Minor Site Development SDP14-0029(M) to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling within the Residential Single-Family 4 (RSF-4) Zoning District on a coastal bluff at 37 Monarch Bay Drive. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: Coastal Development Permit CDP12-0006 and Site Development Permit SDP12-0007 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within the residential Beach Road 12 (RBR-12) Zoning District as well as the City's Floodplain Overlay District at 35537 Beach Road.

Applicant Mark Singer Architects

Location: 35537 Beach Road (APN 691-161-09)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0006 and Site Development Permit SDP12-0007.

Environmental: Pursuant to California Environmental Quality Act (CEQA) Guidelines, staff finds the project is Categorically Exempt per Section 15303 (a)

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

July 13, 2015
6:01 – 7:40 p.m.

PAGE 5

(Class 3 – New Construction or Conversion of Small Structures) in that the project proposes the construction of one new single-family dwelling.

Request: Approval of Coastal and Site Development Permits to allow the demolition of a single-family dwelling and the construction of a new, 2,570 square foot, single-family dwelling and an attached, 496 square foot garage, on land located in the City's Floodplain and Coastal Overlay Districts as well as the Appeals Jurisdiction of the California Coastal Commission.

Evan Langan (Associate Planner) provided a staff report and responded to questions of the Commission.

There were no requests to speak on this item.

ACTION: Motion made (Nelson) and seconded (McKhann) to adopt Resolution No. 15-07-13-18, approving Coastal Development Permit CDP12-0006 and Site Development Permit SDP12-0007 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within the residential Beach Road 12 (RBR-12) Zoning District as well as the City's Floodplain Overlay District at 35537 Beach Road. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)

Vice-Chairman Nelson stated that he is in support of the approval of the project.

Commissioner Murphy stated that she supports the approval of the project and added that she is a fan of the work done by Mark Singer Architects in Laguna Beach.

Commissioner McKhann expressed his appreciation of the design on a challenged lot. He stated that he is in support of the approval of the project.

Commissioner Claus felt that the project is well vetted and is in support of approval. She added that she is also a fan of the work done by Mark Singer Architect.

Chairwoman O'Connor stated that she is in support of the project although she does not favor corrugated roofing.

E. OLD BUSINESS

There was no Old Business.

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

July 13, 2015
6:01 – 7:40 p.m.

PAGE 6

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Director Luna-Reynosa presented on Development in the Pipeline.

Chairwoman O'Connor stated that she appreciated the presentation. She added that it was nice to see updates on projects that were originally presented to the Commission in their earliest stages. She is excited for all the new, responsible development happening in Dana Point.

Commissioner Claus asked if they could receive a copy of the Pipeline presentation.

Director Luna-Reynosa replied that staff is in the process of adding the presentation to the Dana Point website.

H. COMMISSIONER COMMENTS

Commissioner McKhann requested a building height study session.

Director Luna-Reynosa replied that a study session will be scheduled this summer.

Commissioner McKhann asked if Coastal Development Permit CDP12-0006 and Site Development Permit SDP12-0007 will now be reviewed by the Coastal Commission.

Director Luna-Reynosa replied that the project is only within the appeals jurisdiction.

Commissioner McKhann asked how long the Coastal Commission appeal period is.

Associate Planner Langan answered that the appeals jurisdiction is 15 calendar days for local appeal then 10 calendar days thereafter for Coastal Commission appeal.

Vice-Chairman Nelson wished Commissioner Claus a happy birthday and stated that he rode the Dana Point Trolley over the weekend.

Commissioner Murphy stated that she also rode the Dana Point Trolley. She spoke with a lot of passengers and had a nice experience.

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

July 13, 2015
6:01 – 7:40 p.m.

PAGE 7

Chairwoman O'Connor encouraged all to attend the Concerts in the Park series that began on July 12th and will continue throughout the summer.

I. ADJOURNMENT

Chairwoman O'Connor adjourned the meeting at 7:40 p.m. and announced that the *next* Regular Meeting of the Planning Commission would be held on Monday, July 27, 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 7:40 PM.

April O'Connor, Chairwoman
Planning Commission

dj/H:\MINUTES\7-13-15.doc
FF#0120-10/PC Minutes