

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

July 27, 2015
6:01 – 7:17 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

Associate Planner Evan Langan 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 (arrived at 6:12 p.m.), 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), and Shayna Sharke (Administrative Secretary).

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 13, 2015.

ACTION: Motion made (Nelson) and seconded (Murphy) to approve the Minutes of the Regular Planning Commission Meeting of June 22, 2015. Motion carried 4-0-1. (AYES: Claus, Murphy, Nelson, and O'Connor NOES: None ABSENT: McKhann 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 CDP14-0025 and Site Development Permit SDP14-0030 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and attached garage, on land located within the Residential Beach Road 12 (RBR-12) Zoning District as well as the Floodplain and Coastal Overlay Districts at 35577 Beach Road

Applicant Keisker & Wiggle Architects

Location: 35577 Beach Road (APN 691-161-34))

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0025 and Site Development Permit SDP14-0030.

Environmental: Pursuant to 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) 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, two-story, 4,732 square foot single-family dwelling and attached, 712 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. He also addressed concerns raised by correspondence received.

Chairwoman O'Connor opened the Public Hearing at 6:23 p.m.

Gary Wiggle (Architect) stated that the Applicant should not be listed as the responsible party as shown in the Conditions of the Resolution and requested amending it to show the property owner as the responsible party.

Jennifer Farrell (Deputy City Attorney) replied that the Conditions are intended to apply to the property owner and the verbiage will be amended.

Wiggle added that great lengths were taken to design the project with materials that would be resilient to the elements inherent on Beach Road.

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Commissioner Claus asked how he came to develop the design.

Wiggle replied that the property owners requested a design that incorporated the elements used.

Chairwoman O'Connor closed the Public Hearing at 6:26 p.m.

Vice-Chairman Nelson stated that he thinks this is a great project with nice architecture and detail. He is in support of the approval of the project.

Commissioner McKhann agreed with Vice-Chairman Nelson and appreciates the compliance to Code.

Commissioner Claus stated that she feels that the Architect provided an innovative and interesting design that met the challenges of the location.

Commissioner Murphy stated that it looks like it will be a stunning property and will be a nice addition to the area.

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

ACTION: Motion made (Nelson) and seconded (Claus) to adopt Resolution No. 15-07-27-19, approving Coastal Development Permit CDP14-0025 and Site Development Permit SDP14-0030 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and attached garage, on land located within the Residential Beach Road 12 (RBR-12) Zoning District as well as the Floodplain and Coastal Overlay Districts at 35577 Beach Road. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: Coastal Development Permit CDP15-0005 and Site Development Permit SDP15-0015 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and attached garage, on land located within the Residential Beach Road 12 (RBR-12) Zoning District as well as the Floodplain and Coastal Overlay Districts at 35415 Beach Road

Applicant Brandon Architects (Tyler Wilson)

Location: 35415 Beach Road (APN 691-152-06)

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Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP15-0005 and Site Development Permit SDP15-0015.

Environmental: Pursuant to 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) 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, two-story, 3,623 square foot single-family dwelling and attached, 515 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.

Commissioner Claus stated that it is a privilege to review the different architectural styles for Beach Road. She feels that the designers understand the challenges and design accordingly.

Commissioner McKhann expressed his appreciation for the design and compliance with regulations in a challenging area.

Vice-Chairman Nelson spoke in support of the approval of the project and is a fan of the architecture presented.

Commissioner Murphy stated that she enjoys the mix of all the styles on the street and is in support of the approval of the project.

Chairwoman O'Connor stated that she finds it interesting to watch the neighborhood go through the various renovations. She appreciates that this project meets the standards and is in support of approval.

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ACTION: Motion made (McKhann) and seconded (Murphy) to adopt Resolution No. 15-07-27-20, approving Coastal Development Permit CDP15-0005 and Site Development Permit SDP15-0015 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and attached garage, on land located within the Residential Beach Road 12 (RBR-12) Zoning District as well as the Floodplain and Coastal Overlay Districts at 35415 Beach Road. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None) (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Director Luna-Reynosa presented an update on the Doheny Village Plan and responded to questions of the Commission. She added that the August 10th Planning Commission meeting has been cancelled.

H. COMMISSIONER COMMENTS

Commissioner Claus stated that it has been a pleasure to review work of various styles of architecture recently.

Commissioner McKhann apologized for being tardy to the meeting. He complimented staff on their professional reports and presentations.

Vice-Chairman Nelson stated that he visited the harbor over the weekend and was pleased to see that there was ample parking. He enjoyed the scenery and activities. He is excited to see the Doheny Plan put into motion.

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Commissioner Murphy stated that she appreciates the staff and their efforts. She added that she has spent many years in this town and feels fortunate because there is always something to do.

Chairwoman O'Connor agreed with Commissioner Murphy regarding the number of activities in Dana Point, including the Concerts in the Park and encouraged everyone to attend. She added that the Lantern District is looking phenomenal with the new landscaping and trees.

I. ADJOURNMENT

Chairwoman O'Connor adjourned the meeting at 7:17 p.m. and announced that the *next* Regular Meeting of the Planning Commission would be held on Monday, August 24, 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 7:17 p.m.

April O'Connor, Chairwoman
Planning Commission

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