

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

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January 11, 2016  
6:01 – 6:41 p.m.

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

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**CALL TO ORDER**

Vice-Chairman Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

City Architect / Planning Manager John Tilton led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Vice-Chairman Eric Nelson, Commissioner Scott McKhann and Commissioner Danni Murphy

Planning Commission Members Absent: Chairwoman April O'Connor, Commissioner Liz Claus

Staff Present: Ursula Luna-Reynosa (Director), City Architect / Planning Manager John Tilton, Kurth Nelson (Senior Planner), Jennifer Farrell (Deputy City Attorney), and Shayna Sharke (Senior Administrative Assistant).

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of December 14, 2015.**

**ACTION: Motion made (Murphy) and seconded (McKhann) to approve the Minutes of the Regular Planning Commission Meeting of December 14, 2015. Motion carried 5-0-2. (AYES: McKhann, Murphy, and Nelson NOES: None ABSENT: Claus and O'Connor ABSTAIN: None)**

**B. PUBLIC COMMENTS**

There were no requests to speak.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

There were no Public Hearings.

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 2: Coastal Development Permit CDP15-0019 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 431 Monarch Bay Drive.**

Applicant: Oatman Architects, Inc.

Location: 431 Monarch Bay Drive (APN 670-151-22)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0019.

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 4,623 square-foot, single-family dwelling and attached 887 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

John Tilton (City Architect / Planning Manager) provided a staff report and responded to questions of the Commission.

There were no requests to speak on this item.

**Commissioner Murphy** stated that she thought that the project was a good fit.

**Commissioner McKhann** concurred with staff findings.

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**Vice-Chairman Nelson** stated that while he hates to see mid-century modern buildings go, he thinks that the proposed building is good looking.

**ACTION:** Motion made (McKhann) and seconded (Murphy) to adopt Resolution No. 16-01-11-01 approving Coastal Development Permit CDP15-0019 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 431 Monarch Bay Drive. Motion carried 3-0-2. (AYES: McKhann, Murphy, and Nelson NOES: None ABSENT: Claus and O'Connor ABSTAIN: None)

**ITEM 3:** Water Efficient Landscape Ordinance Update – Zone Text Amendment ZTA15-0002.

Applicant: City of Dana Point – Community Development Department

Location: Citywide

Recommendation: That the Planning Commission approve the attached draft Resolution, recommending City Council approval and adoption of the proposed Zone Text Amendment.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15307, Class 7 – Actions by Regulatory Agencies for Protection of Natural Resources.

Request: Zone Text Amendment ZTA15-0002 amending the City's Water Efficient Landscape Standards and Requirements Ordinance by updating provisions of the previously adopted Orange County Model Water Efficient Landscape Ordinance (MWELO) in accordance with Governor Brown's April 1, 2015, Drought Executive Order (B-19-25).

Kurth Nelson (Senior Planner) provided a staff report and responded to questions of the Commission.

There were no requests to speak on this item.

**Commissioner McKhann** asked if the proposed Zone Text Amendment would make the process more or less difficult for Dana Point Residents.

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Kurth Nelson (Senior Planner) replied that City regulations must be as effective as State requirements. The presented Zone Text Amendment would fulfill those standards and allow for helpful tools and regulations specific to Orange County.

**Vice-Chairman Eric Nelson** asked if there are currently design standards for artificial turf in regards to private homes and in parkways.

Kurth Nelson (Senior Planner) replied that artificial turf is part of the new development standards. Artificial turf is defined as hardscape.

John Tilton (City Architect / Planning Manager) added that with the increased popularity of artificial turf, it will be addressed more specifically through code updates. Any parkway alteration requires an encroachment permit with specific standards.

**Commissioner McKhann** stated that hardscape seemed to be preferable in terms of water consumption, but hardscape is limited. He added that the limitation on hardscape may be at odds with the water use efforts.

**Commissioner Murphy** stated her concern with artificial turf and runoff.

John Tilton (City Architect / Planning Manager) replied that it may be helpful to bring in the City's Water Quality Engineer to discuss further. He added that artificial turf will allow some percolation, but the runoff could be toxic. He said that drought tolerant landscaping is preferred.

Ursula Luna-Reynosa (Director) added that the City's task here is to balance aesthetics with water usage and water quality issues. The City is encouraging drought tolerant landscaping, which is better for the environment and more aesthetically pleasing.

**ACTION:** Motion made (McKhann) and seconded (Murphy) to adopt Resolution No. 16-01-11-02 recommending City Council approval of Zone Text Amendment ZTA15-0002 of Chapter 9.55 of the Municipal Code updating the water efficient landscape ordinance of the city to include local water efficient landscape provisions in accordance with the state of california executive order no. B-19-25. Motion carried 3-0-2. (AYES: McKhann, Murphy, and Nelson NOES: None ABSENT: Claus and O'Connor ABSTAIN: None)

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**G. STAFF REPORTS**

Director Ursula Luna-Reynosa wished everyone a happy new year.

**H. COMMISSIONER COMMENTS**

**Commissioner Murphy** wished everyone a happy new year.

**Vice-Chairman Nelson** also wished a happy new year to all and expressed his wishes for a speedy recovery for Chairwoman O'Connor and Commissioner Claus.

**Commissioner McKhann** wished everyone a happy new year.

**I. ADJOURNMENT**

Vice-Chairman Nelson adjourned the meeting at 6:41 p.m. and announced that the *next* Regular Meeting of the Planning Commission would be held on Monday, January 25, 2016, 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.