

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

January 25, 2016
6:04 – 6:53 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 6:04 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Danni Murphy led the Pledge of Allegiance.

ROLL CALL

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

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

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of January 11, 2016.

ACTION: Motion made (Murphy) and seconded (Nelson) to approve the Minutes of the Regular Planning Commission Meeting of January 11, 2016 with edits noted by Commissioner Murphy. Motion carried 3-0-1. (AYES: McKhann, Murphy, and Nelson NOES: None ABSENT: None ABSTAIN: O'Connor)

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

ITEM 2: Coastal Development Permit CDP15-0013 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within a Residential Single-Family (RSF-4/PRD-3) Zoning District at 23512 Seaward Isle

Applicant: Imran and Shannon Salim

Location: 23512 Seaward Isle (APN 672-061-25)

Recommendation: That the Planning Commission open the Public Hearing and continue item to a date certain of February 22, 2016.

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.

There were no requests to speak on this item.

ACTION: Motion made (Nelson) and seconded (McKhann) to continue Coastal Development Permit CDP15-0013 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on land located within a Residential Single-Family (RSF-4/PRD-3) Zoning District at 23512 Seaward Isle to a date certain of February 22, 2016. Motion carried 4-0-0. (AYES: McKhann, Murphy, O'Connor, and Nelson NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: Coastal Development Permit CDP15-0014 to allow demolition of an existing single-family dwelling and construction of a new, two-story, 5,545 square-foot single-family dwelling with an attached 567 square-foot two-vehicle garage on a coastal bluff at 34341 Amber Lantern

Applicant: Dean and Susan Leffler

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Location: 34341 Amber Lantern (APN 672-071-24)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0014.

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 it proposes construction of one new single-family dwelling.

Request: Approval of a Coastal Development Permit to allow demolition of an existing single-family dwelling and construction of a new, two-story, 5,545 square-foot single-family dwelling with an attached 567 square-foot two-vehicle garage on a coastal bluff within the City's Coastal Overlay District 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 three (3) requests to speak on this item.

Chairwoman O'Connor opened the Public Hearing at 6:33 p.m.

Jorge Luhan (Dana Point) stated that he is against blocking views and height changes as his property value will be effected. He added that the house on the subject property has been vacant with no upkeep. It is very dark and he asked for the upkeep of the property during its vacancy.

Jon Christner (Architect) stated that he is available to answer any questions of the Planning Commission. He added that the height of the new dwelling will be the same as the existing height, which is below the maximum allowed height, and there will be no roof deck. He stated that the footprint and view surrounding the home is approximately the same with the exception of the garage moving towards Amber Lantern.

Commissioner McKhann asked if the triangular area shown on the plans is being extended.

Jon Christner replied that the triangular represents a covered exterior patio and will be walled off after development.

Commissioner Murphy asked to clarify that 300 square feet is being added to the footprint and that the existing slab is being left.

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Jon Christner confirmed that 300 square feet is being added to the livable area and the existing slab will be left.

Commissioner Murphy asked to clarify that 300 square feet is being added to the footprint and that the existing slab is being left.

Jon Robinson (Builder) stated that he is available to answer questions.

Chairwoman O'Connor closed the Public Hearing at 6:38 p.m.

Vice-Chairman Nelson stated that he is in support of the project. He understands the concerns of the neighbors, but doesn't see a major change with the new building. He added that he is glad to see the roof deck gone. He asked the owners to address the safety concerns raised by Jorge Luhan.

Commissioner Murphy agreed with Vice-Chairman Nelson's comments. She asked if there were any concerns with the existing slab.

Chairwoman O'Connor re-opened the Public Hearing at 6:40 p.m.

Jon Christner replied that more investigative work will be done, but everything looks stable from an external viewpoint.

Chairwoman O'Connor closed the Public Hearing at 6:42 p.m.

Commissioner McKhann stated that after performing a quick calculation, the existing building height is 27 feet and the proposed structure height is 27 ½ feet. He added that this is a fantastic lot this project is a great addition to the City.

Chairwoman O'Connor encouraged the applicant to keep the site safe and clean. She cautioned against upsetting the neighbors before moving in and to be careful with geotechnical issues. She said that this project will be a nice addition to the neighborhood.

ACTION: Motion made (Nelson) and seconded (Murphy) to adopt Resolution No. 16-01-25-03 recommending City Council approval of Coastal Development Permit CDP15-0014 to allow demolition of an existing single-family dwelling and construction of a new, two-story, 5,545 square-foot single-family dwelling with an attached 567 square-foot two-vehicle garage on a coastal bluff at 34341 Amber Lantern. Motion carried 4-0-0. (AYES: McKhann, Murphy, O'Connor, and Nelson NOES: None ABSENT: None ABSTAIN: None)

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E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

Director Luna-Reynosa requested that the Planning Commission select two Commissioners to serve on the Doheny Village Code Review Committee.

Chairwoman O'Connor requested volunteers from the Commission to serve.

Commissioner Danni Murphy volunteered to serve on the Doheny Village Code Review Committee.

Commissioner Scott McKhann volunteered to serve on the Doheny Village Code Review Committee.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Commissioner McKhann stated that he attended a meeting on Pacific Coast Highway earlier in the day. The guests that he was with were very complimentary of the trees and hardscape in the Lantern District area and he commended everyone on their effort.

Vice-Chairman Nelson asked if there was a coastal rule regarding street lights.

Director Luna Reynosa replied that she was not aware of a coastal rule, but is aware of a desire in some areas, such as Capistrano Beach, not to have street lights to keep a better view of the stars. She added that with new residents, this preference may be shifting and she will facilitate a conversation with the Public Works Department.

Vice-Chairman Nelson added that he is excited for the Craft House to open and see that area take off.

Commissioner Murphy stated that she has spoken to residents of other cities and they always comment positively on the City's ability to develop and remain vibrant.

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Chairwoman O'Connor commented that Google maps still shows Pacific Coast Highway and Del Prado as one way and asked if there was a way we could look into updating that as it would be confusing for visitors.

Commissioner McKhann added that Liz Claus was missed and wishes her the best.

Chairwoman O'Connor asked if there will be an acknowledgement of her service on the Planning Commission.

Director Luna Reynosa replied that she will let the Planning Commission know when a ceremony is scheduled.

Chairwoman O'Connor wished Liz Claus happiness and health.

Director Luna Reynosa added that the Craft House ribbon cutting ceremony is scheduled for March 2, 2016 at 3:00 p.m.

I. ADJOURNMENT

Chairwoman O'Connor adjourned the meeting at 6:53 p.m. and announced that the *next* Regular Meeting of the Planning Commission would be held on Monday, February 8, 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.

The meeting adjourned at 6:53 p.m.

April O'Connor, Chairwoman
Planning Commission