

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

June 27, 2016
6:02 – 6:38 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 6:02 p.m.

PLEDGE OF ALLEGIANCE

Matt Schneider (Planning Manager) led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Ursula Luna-Reynosa (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), Evan Langan (Associate Planner), and Shayna Sharke (Senior Administrative Assistant)

ITEM 1: REORGANIZATION OF THE PLANNING COMMISSION

- a) Select nominations and vote for Vice-Chairperson to serve until the first meeting of July, 2017.
 - Commissioner McKhann nominated Vice-Chairman Nelson to serve as Chairman. No other nominations were received.

ACTION: Motion made (McKhann) and seconded (Murphy) to elect Eric Nelson to serve as Chairman of the Planning Commission. Motion carried 5-0-0.

AYES:	Dohner, McKhann, Murphy, O'Connor, Nelson
NOES:	None
ABSENT:	None
ABSTAIN:	None

- b) Select nominations and vote for Vice-Chairperson to serve until the first meeting of July, 2017.

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- Commissioner Murphy nominated Commissioner McKhann to serve as Vice-Chairman. No other nominations were received.

ACTION: Motion made (Murphy) and seconded (Dohner) to elect Scott McKhann to serve as Vice-Chairman of the Planning Commission. Motion carried 5-0-0.

AYES:	Dohner, McKhann, Murphy, O'Connor, Nelson
NOES:	None
ABSENT:	None
ABSTAIN:	None

A: APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of June 13, 2016

ACTION: Motion made (Murphy) and seconded (Dohner) to approve the Minutes of the Regular Planning Commission Meeting of June 13, 2016. Motion carried 5-0-0.

AYES:	Dohner, McKhann, Murphy, O'Connor, Nelson
NOES:	None
ABSENT:	None
ABSTAIN:	None

B. PUBLIC COMMENTS

There were no requests to speak.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP16-0008 to allow additions to an existing single-family dwelling on land located within the City's Coastal Overlay District at 14 Monarch Bay Drive

Applicant: Mike and Sherry Brooks

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Location: 14 Monarch Bay Drive (APN 670-141-01)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0008.

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 to allow the addition of 362 square feet to an existing single-family dwelling, on land located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

PUBLIC COMMENTS

There were no Public Comments.

Commissioner O'Connor noted that the project received HOA approval and understands that it is difficult to get approval. She added that she has no opposition to this project.

Commissioner Murphy spoke in support of the project and stated that she agrees with Commissioner O'Connor.

Commissioner Dohner spoke in support of the project and stated that the project looks good.

ACTION: Motion made (McKhann) and seconded (Dohner) to adopt Resolution No. 16-06-27-23 approving Coastal Development Permit CDP16-0008 to allow additions to an existing single-family dwelling on land located within the City's Coastal Overlay District at 14 Monarch Bay Drive. Motion carried 5-0-0.

AYES: Dohner, McKhann, Murphy, O'Connor, Nelson
NOES: None
ABSENT: None
ABSTAIN: None

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ITEM 4: Site Development Permit SDP16-0015 to allow additions to an existing, listed historic resource (a single-family dwelling) located at 33905 El Encanto

Applicant: Tomas Prietto

Location: 33905 El Encanto (APN 682-091-22)

Recommendation: That the Planning Commission adopt the attached resolution approving Site Development Permit SDP16-0015.

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 and Section 15331 (Class 31 - Historical Resources Restoration/Rehabilitation) in that proposed improvements would not result in a substantial adverse change to the significance of a historical resource.

Request: Approval of a Site Development Permit to allow the addition of 322 square feet to an existing, listed historic resource (a single family dwelling).

PUBLIC COMMENTS

Tomas Prietto

Commissioner O'Connor stated that the addition is faithful to the architecture and thanked the homeowner for his effort with the historic home.

Vice-Chairman McKhann spoke in support of the project.

Commissioner Dohner asked what the use of the proposed utility room would be.

Chairman Nelson opened the Public Hearing at 6:28 p.m.

Tomas Prietto (Homeowner) stated that he understands that it cannot be used as a dwelling. He stated that the room will be used as an art studio and "man cave".

Chairman Nelson closed the Public Hearing at 6:30 p.m.

Commissioner Dohner thanked the Mr. Prietto for taking care of this historic home.

Commissioner Murphy stated that she appreciates the extra effort in owning a historic home.

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ACTION: Motion made (Dohner) and seconded (Murphy) to adopt Resolution No. 16-06-27-24 approving Site Development Permit SDP16-0015 to allow additions to an existing, listed historic resource (a single-family dwelling) located in the Residential Multiple-Family 14 (RMF-14) Zoning District at 33905 El Encanto. Motion carried 5-0-0.

AYES: Dohner, McKhann, Murphy, O'Connor, Nelson

NOES: None

ABSENT: None

ABSTAIN: None

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Ursula thanked former Chairwoman O'Connor for her service and announced that the July 11, 2016 Regular Meeting of the Planning Commission has been cancelled. She congratulated Vice-Chairman McKhann and Chairman Nelson.

G. COMMISSIONER COMMENTS

Commissioner Dohner stated that he attended the Surfer's Healing event at Doheny State Beach and was inspired. He added that he rode the PCH Trolley.

Vice-Chairman McKhann thanked his fellow Commissioners for the Vice-Chair nomination. He wished everyone a safe 4th of July and added that the trolleys are looking well utilized.

Commissioner O'Connor congratulated Vice-Chairman McKhann and Chairman Nelson. She added that the Concerts in the Park will be starting soon.

Director Luna-Reynosa stated that the first Concert in the Park is July 10th and added that the Lantern District Car Show will be held July 17th.

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Commissioner Murphy stated that she has received many compliments on the service provided by the Planning staff including Danny Giometti and Evan Langan, and the rest of the City staff.

Chairman Nelson stated that he loves the new website.

H. ADJOURNMENT

Chairman Nelson adjourned the meeting at 6:38 p.m. and announced that the *next* Regular Meeting of the Planning Commission would be held on Monday, July 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.

The meeting adjourned at 6:38 p.m.



Eric A. Nelson, Chairman
Planning Commission