

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

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September 26, 2016  
6:02 p.m. – 6:15 p.m.

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

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**CALL TO ORDER**

Chairman Nelson 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: Chairman Eric Nelson, Commissioner Roy Dohner, and Commissioner Danni Murphy

Planning Commission Member Absent: Vice-Chairman Scott McKhann, Commissioner April O'Connor

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

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Special and Regular Planning Commission Meeting of August 22, 2016**

**ACTION:** Motion made (Murphy) and seconded (Dohner) to approve the Minutes of the Special and Regular Planning Commission Meeting of August 22, 2016 as revised to reflect Vice-Chairman McKhann's credit to the comment made in Commissioner Comments. Motion carried 3-0-2.

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

**B. PUBLIC COMMENTS**

There were no requests to speak.

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**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP15-0025 to allow additions and alterations to an existing single-family dwelling located within a Residential Single-Family (RSF-4) Zoning District at 103 Monarch Bay**

Applicant: R.D. Pinault Company

Location: 103 Monarch Bay (APN 670-121-53)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP15-0025.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project proposes additions to an existing single-family dwelling that will result in an increase of less 50% of the existing floor area.

Request: Approval of a Coastal Development Permit to allow a 364 square-foot addition to an existing single-family dwelling located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

Liane Schuller (Planner) presented and answered questions of the Planning Commission.

**PUBLIC COMMENTS**

There were no requests to speak.

**Commissioner Dohner** spoke in favor of the project, stating that there are no deviations from the code, is visibly compatible, and was approved by the Home Owner's Association.

**Commissioner Murphy** stated that she is in favor of the project.

**Chairman Nelson** agreed with the other Commissioners and spoke in favor of the project.

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**ACTION:** Motion made (Dohner) and seconded (Murphy) to adopt Resolution No. 16-09-26-27 approving Coastal Development Permit CDP15-0025 to allow additions and alterations to an existing single-family dwelling located within a Residential Single-Family (RSF-4) Zoning District at 103 Monarch Bay. Motion carried 3-0-2.

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

**E. OLD BUSINESS**

There is no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Ursula Luna-Reynosa** (Director of Community Development) announced that the Regular Planning Commission Meetings of October 10, 2016 and October 24, 2016 would be cancelled and proposed an Adjourned Regular Meeting to be held on October 17, 2016.

**H. COMMISSIONER COMMENTS**

**Commissioner Dohner** stated that there was a great turnout at the Dana Point City Council Candidate Forum as well as the Doheny Village Community Meeting.

**Chairman Nelson** stated that he is looking forward to the Planning Commission Academy and hopes that the other Commissioners can attend.

**Commissioner Murphy** stated that the Doheny Village Community Meeting was well done and it was a nice forum to express different opinions.

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**I. ADJOURNMENT**

Chairman Nelson adjourned the meeting at 6:15 p.m. and announced that the *next* Adjourned Regular Meeting of the Planning Commission would be held on Monday, October 17, 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 6:15 p.m.

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Eric A. Nelson, Chairman  
Planning Commission

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