

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

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February 13, 2017  
6:12 P.M. – 6:45 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 6:12 p.m.

**PLEDGE OF ALLEGIANCE**

Belinda Deines (Senior Planner) led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: Commissioner April O'Connor

Staff Present: Ursula Luna-Reynosa (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), Belinda Deines (Senior Planner), Sean Nicholas (Senior Planner), Danny Giometti (Associate Planner), and Shayna Sharke (Senior Administrative Assistant)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of January 23, 2017.**

**ACTION: Motion made (Dohner) and seconded (McKhann) to approve the Minutes of the Regular Planning Commission Meeting of January 23, 2017. Motion carried 4-0-1.**

<b>AYES:</b>	Dohner, McKhann, Murphy, Nelson
<b>NOES:</b>	None
<b>ABSENT:</b>	O'Connor
<b>ABSTAIN:</b>	None

**B. PUBLIC COMMENTS**

There were no requests to speak.

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**C. CONSENT CALENDAR**

**ITEM 2: De Minimis Project Waiver approval report from a Coastal Development Permit CDP17-0001 (Waiver) to permit an addition for a new restaurant within Town Center located at 24532 Del Prado.**

Applicant: Stan Andrade, Architect

Location: 24532 Del Prado (APN 682-191-03)

Recommendation: That the Planning Commission receive and file the De Minimis Project Waiver from a Coastal Development Permit.

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 - Existing Facilities).

Request: A De Minimis Project Waiver from a Coastal Development Permit to add 764 square feet to the first floor of an existing commercial building to allow the establishment of a new restaurant.

**Chairman Nelson** acknowledged that correspondence was received by the Planning Commission in opposition of the project.

**Sean Nicholas** (Senior Planner) stated that he has been in contact with the business owner who wrote the letter and has clarified the project details. He added that after their conversation the author of the letter better understands the project and is not opposed to the proposed use, but still had some general concerns about overflow parking.

**ACTION: Motion made (McKhann) and seconded (Dohner) to move the Consent Calendar. Motion carried 4-0-1.**

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

**D. PUBLIC HEARING**

**ITEM 3: Coastal Development Permit CDP16-0010 and Minor Site Development Permit SDP16-0043(M) to allow additions and alterations to an existing single-family dwelling located within the Dana Point Specific Plan at 24722 El Camino Capistrano.**

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Applicant: Rose and Scott McKnutt, Property Owner

Location: 24722 El Camino Capistrano (APN 682-203-09)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0010 and Minor Site Development Permit SDP16-0043(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically 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 than 50% of the existing floor area.

Request: Approval of a Coastal Development Permit to allow a 140 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.

**Belinda Deines** (Senior Planner) provided a Staff Report and answered questions of the Planning Commission.

**PUBLIC COMMENTS**

None

**Chairman Nelson** spoke in support of the project. He stated that the project meets all conditions based on the findings presented.

**Commissioner Murphy** stated that while the community is very protective of Heritage Park, the project will not impact the park. She added that the easement is a good opportunity for the City to add on to the trail, but that may not happen for a long time. She stated that she likes the materials that were selected by the applicant.

**Vice-Chairman McKhann** spoke in support of the project.

**ACTION:** Motion made (Dohner) and seconded (McKhann) approving Resolution No. 17-02-13-02, Coastal Development Permit CDP16-0010 and Minor Site Development Permit SDP16-0043(M) to allow additions and alterations to an existing single-family dwelling located within the Dana Point Specific Plan at 24722 El Camino Capistrano. Motion carried 4-0-1.

**AYES:** Dohner, McKhann, Murphy, Nelson  
**NOES:** None

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**ABSENT:** O'Connor  
**ABSTAIN:** None

**E. PUBLIC MEETING**

**ITEM 4: Sign Program Permit SPP16-0004 for the multi-tenant commercial building located at 34418 Pacific Coast Highway (Dana Arts Plaza).**

Applicant: Reynold W. Forsum

Location: 34418 Pacific Coast Highway (APN 682-241-19)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP16-0004 for the commercial building located at 34118 Pacific Coast Highway (Dana Arts Plaza).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

Request: Approval of a new Sign Program for a multi-tenant commercial building located at 34118 Pacific Coast Highway.

**Danny Giometti** (Associate Planner) provided a Staff Report and answered questions of the Planning Commission.

**Chairman Nelson opened the Public Comments at 6:38 p.m.**

**Penny Maynard** (Dana Point) spoke in support of the sign program. She stated that clear, visible signage is imperative to the success of businesses.

**Chairman Nelson closed the Public Comments at 6:40 p.m.**

**Chairman Nelson** stated that he saw the building on fire several years ago and it is great to see it come back to life. He spoke in favor of the Sign Program, stating that it meets code and he can easily support the required findings. He stated that it is an enhancement to the neighborhood and signage done right is critical for business.

**Commissioner Dohner** spoke in support of the Sign Program.

**Vice-Chairman McKhann** spoke in support of the Sign Program.

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**Commissioner Murphy** spoke in support of the Sign Program. She added that she likes the linear, clean look.

**ACTION:** Motion made (Nelson) and seconded (Dohner) approving Resolution No. 17-02-13-03, Sign Program Permit SPP16-0004 for a commercial building, Dana Arts Plaza, located at 34118 Pacific Coast Highway. Motion carried 4-0-1.

<b>AYES:</b>	Dohner, McKhann, Murphy, Nelson
<b>NOES:</b>	None
<b>ABSENT:</b>	O'Connor
<b>ABSTAIN:</b>	None

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

There were no Staff Reports.

**I. COMMISSIONER COMMENTS**

**Commissioner Dohner** stated that he attended the South Cove and Linear Park Groundbreaking Ceremony and added that the park will be a great contribution to the City.

**Chairman Nelson** stated that he read an article in the newspaper about the local Fifth Marines Support Group asking for donations to benefit the Wounded Warrior program and encouraged donations to their cause.

**Vice-Chairman McKhann** thanked staff for vetting issues with proposed projects.

**Commissioner Murphy** agreed with her fellow Commissioners. She stated that she also attended the Ground Breaking Ceremony and could feel the excitement.

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**J. ADJOURNMENT**

Chairman Nelson adjourned the meeting at 6:45 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, February 27, 2017, 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 6:45 p.m.



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Eric A. Nelson, Chairman  
Planning Commission