

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

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February 27, 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 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Johnathan Ciampa (Senior Planner) led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: Commissioner Roy Dohner

Staff Present: Morgan Gallagher (Deputy City Attorney), Matt Schneider (Planning Manager), Johnathan Ciampa (Senior Planner), Sean Nicholas (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of February 13, 2017.**

**ACTION: Motion made (Murphy) and seconded (McKhann) to approve the Minutes of the Regular Planning Commission Meeting of February 13, 2017. Motion carried 3-1-1.**

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

**B. PUBLIC COMMENTS**

There were no requests to speak.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP16-0020 to allow the demolition of a single-family dwelling and the installation of a six foot tall wood fence and landscaping in the Residential Single-Family 4 (RSF-4) Zoning District and Planned Residential Development 4 (PRD-4) at 2 Ritz Cove.**

Applicant: Jessica Toohey, Huitt-Zollars

Location: 2 Ritz Cove (APN 672-461-16)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0020.

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 the demolition of a single-family dwelling in an urbanized area.

Request: Approval of a Coastal Development Permit to allow the demolition of a single-family dwelling and the installation of a new six foot tall fence and landscaping located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

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

**PUBLIC COMMENTS**

None

**Commissioner O'Connor** spoke in support of the project, stating that they have taken good care of the site and the six-foot wall would deter the public from entering the site and risking injury.

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

**Commissioner Murphy** agreed with her fellow Commissioners and appreciated that staff is mindful of how the project will affect the bluff.

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**Chairman Nelson** spoke in support of the project.

**ACTION:** Motion made (O'Connor) and seconded (McKhann) approving Resolution No. 17-02-27-04, Coastal Development Permit CDP16-0020 to allow the demolition of a single-family dwelling and the installation of a new six foot tall fence and landscaping in the Residential Single-Family 4 (RSF-4) Planned Residential Development 4 (PRD-4) Zoning District at 2 Ritz Cove. Motion carried 4-0-1.

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

**ITEM 3:** Coastal Development Permit CDP16-0017 and Minor Site Development Permit SDP17-0001(M) for an addition and remodel greater than 10% of the existing square footage for a legal non-conforming single-family residence located at 34791 Doheny Place within the Coastal Zone.

Applicant: Paul and Lynn Heckler

Location: 34791 Doheny Place (APN 123-233-07)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP16-0017 and Minor Site Development Permit SDP17-0001(M) (Action Document 1).

Environmental: This project is categorically exempt (Class 3 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves a minor addition that meets all applicable setbacks, including from the bluff edge, and internal remodel for an existing legal non-conforming single-family residence in a residential zone.

Request: A request to add 474 square feet of living space and exterior improvements associated with the remodel of existing 1,812 square foot single-story, legal non-conforming single family residence within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

Sean Nicholas (Senior Planner) provided a Staff Report and answered questions of the Planning Commission.

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**PUBLIC COMMENTS**

None

**Vice-Chairman Nelson** spoke in support of the project, stating that it complies with codes and incorporated thoughtful architecture.

**Commissioner Murphy** spoke in support of the project and appreciated that the changes were within the property.

**Chairman Nelson** spoke in support of the project and stated that he favors when houses are fixed rather than torn down.

**Commissioner O'Connor** spoke in support of the project, stating that that she appreciated that they are not stretching to the maximum envelope allowed or asking for a variance.

**ACTION:** Motion made (Nelson) and seconded (McKhann) approving Resolution No. 17-02-27-05, Coastal Development Permit CDP16-0017 for an addition and internal remodel for a single-family residence located on a coastal bluff lot and Minor Site Development Permit SDP17-0001(M) to allow for an addition greater than 10% to a legal non-conforming structure located at 34791 Doheny Place. Motion carried 4-0-1.

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

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

Matt Schneider (Planning Manager) stated that at this time there are no projects scheduled to be presented on March 13, 2017, and that the next meeting will likely be canceled unless we receive responses back from applicants within the next few days.

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**I. COMMISSIONER COMMENTS**

**Commissioner O'Connor** announced her retirement from the Planning Commission after 12 years of service. She stated that she is confident in the current Commission. She added that she will be volunteering with the capital improvements division of the Fifth Marines Support Group.

**Chairman Nelson** stated that he has appreciated Commissioner O'Connor's leadership, especially when he was a new Chairman.

**Vice-Chairman McKhann** stated that Commissioner O'Connor will be missed. He welcomed Johnathan Ciampa (Senior Planner) and Morgan Gallagher (Deputy City Attorney).

**Commissioner Murphy** thanked Commissioner O'Connor for her leadership, stating that she always displayed great composure and was a wonderful asset for new Commissioners.

**J. ADJOURNMENT**

Chairman Nelson adjourned the meeting at 6:30 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, March 13, 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 6:30 p.m.

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Eric A. Nelson, Chairman  
Planning Commission