

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

May 22, 2017
6:00 P.M. – 6:19 P.M.

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

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

Morgan Gallagher (Deputy City Attorney) led the Pledge of Allegiance.

ROLL CALL

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

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

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting of April 10, 2017.

ACTION: Motion made (Dohner) and seconded (McKhann) to approve the Minutes of the Regular Planning Commission Meeting of April 10, 2017. Motion carried 5-0-0.

AYES:	Dohner, McKhann, Murphy, Nelson, Opel
NOES:	None
ABSENT:	None
ABSTAIN:	None

B. PUBLIC COMMENTS

There were no Public Comments.

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

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting of April 10, 2017.

ACTION: Motion made (Dohner) and seconded (McKhann) to approve the Minutes of the Regular Planning Commission Meeting of April 10, 2017. Motion carried 4-0-1.

AYES:	Dohner, McKhann, Murphy, Nelson, Opel
NOES:	None
ABSENT:	None
ABSTAIN:	None

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

ITEM 2: Review of Administrative Coastal Development Permit CDP16-0022(A) to permit the demolition of an existing, single-family residence and the construction of a new, single-story, single-family residence.

Applicant: Brandon Architects

Location: 32591 Sea Island Drive (APN 670-052-05)

Recommendation: That the Planning Commission receive and file the Director of Community Development's approval of Administrative Coastal Development Permit CDP16-0022(A).

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorical Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Request: Coastal Development Permit CDP16-0022(A) to permit the demolition of an existing, single-family residence and the construction of a new, single-story, single-family residence.

ACTION: Motion made (Dohner) and seconded (McKhann) that the recommendation be accepted for the item on the Consent Calendar. Motion carried 5-0-0.

AYES: Dohner, McKhann Murphy, Opel, Nelson

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC COMMENTS

There were no Public Comments.

D. PUBLIC HEARING

ITEM 3: Coastal Development Permit CDP17-0003 to allow the underpinning of a house's foundation on a coastal bluff located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission, located at 34567 Camino Capistrano.

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Applicant: Patti Thompson

Location: 34567 Camino Capistrano (APN 123-381-06)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0003.

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: Approval of Coastal Development Permit CDP17-0003 to allow the underpinning of a house's foundation on a coastal bluff located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission, located at 34567 Camino Capistrano.

John Ciampa (Senior Planner) presented and answered questions of the Planning Commission.

There were no Public Comments.

Commissioner Dohner stated that he liked the 3D rendering in the plans. He added that in the Home Owner's Association that he belongs to, the neighbors would request a vibration test and not the City.

Chairman Nelson stated that the project meets the required findings, so he is in favor. He added that he appreciates that the homeowner is being proactive in repairing the home.

Vice-Chairman McKhann recommended that the homeowner photo-document the existing conditions.

ACTION: Motion made (Dohner) and seconded (Murphy) approving Resolution 17-05-22-10 approving Coastal Development Permit CDP17-0010 to allow the underpinning of a house's foundation on a coastal bluff lot located in the Residential Single-Family 3 (RSF-3) Zoning District at 34567 Camino Capistrano. Motion carried 5-0-0.

AYES: Dohner, McKhann Murphy, Opel, Nelson
NOES: None
ABSENT: None
ABSTAIN: None

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E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Matt Schneider (Planning Manager) thanked the Planning Commissioners for their participation in the Joint City Council / Planning Commission Parking Workshop.

H. COMMISSIONER COMMENTS

Commissioner Dohner commended staff on the Parking Workshop. He also stated that the Arts and Culture Commission put on a very nice, well attended Art Festival over the weekend.

Commissioner Opel also appreciated the Parking Workshop and looks forward to the report with the data collected.

Chairman Nelson stated that the Parking Workshop was a great process and he thanked Belinda Deines and all of the staff involved.

Vice-Chairman McKhann stated that the Parking Workshop created a great opportunity for residents to provide input. He added that he is also looking forward to the report and summertime in Dana Point.

Commissioner Murphy stated that the Parking Workshop gave the residents the opportunity to see that something is happening with all of their efforts.

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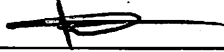
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I. ADJOURNMENT

Chairman Nelson adjourned the meeting at 6:19 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, June 12, 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.



Eric A. Nelson, Chairman
Planning Commission