

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

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June 12, 2017  
6:00 P.M. – 6:29 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**

Commissioner Danni Murphy 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: Ursula Luna-Reynosa (Director), Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), Belinda Deines (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of May 22, 2017.**

Commissioner Dohner stated that while the minutes reflected the statement he made regarding Item #3, he misspoke and the 3-D rendering that he commented on was provided for the project listed as Item #2 of the Agenda.

**ACTION:** Motion made (Dohner) and seconded (Opel) to approve the Minutes of the Regular Planning Commission Meeting of May 22, 2017. Motion carried 5-0-0.

<b>AYES:</b>	Dohner, McKhann, Murphy, Nelson, Opel
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

June 12, 2017  
6:00 P.M. – 6:29 P.M.

REGULAR MEETING MINUTES

PAGE 2

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2:** Coastal Development Permit CDP16-0021 to demolish an existing 3,482 square-foot single-family residence and construct a new 6,754 square-foot single-family residence and attached four-car garage located within the Residential Single Family 4 (RSF-4) Zone located at 421 Monarch Bay Drive.

Applicant: Danielle and Scott Morrow, Property Owners

Location: 421 Monarch Bay Drive (APN 670-151-19)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0021.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new single-family dwelling and attached four-car garage 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) presented and answered questions of the Planning Commission.

There were no Public Comments.

**Commissioner Dohner** referenced the concerns addressed in the correspondence that was received via email. He stated that the CC&Rs of the neighborhood would dictate any rules governing business use on the property. He spoke positively of the plan and stated that it adds to the neighborhood value.

**Commissioner Opel** stated that the variance requirements established by the County of Orange have been met and she is in support of the project.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

June 12, 2017  
6:00 P.M. – 6:29 P.M.

REGULAR MEETING MINUTES

PAGE 3

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**Vice-Chairman McKhann** spoke in support of the project, stating that it was an homage to the existing home.

**Commissioner Murphy** asked about the noticing timeline.

**Ursula Luna-Reynosa (Director)** replied that the noticing was issued in accordance with the Brown Act. The Meeting Agenda was posted three days prior to the hearing and the Public Hearing Notice was distributed to surrounding residents and property owners ten days prior to the meeting.

**Commissioner Murphy** stated that it was a great project and added that more will follow in this area.

**ACTION:** Motion made (Dohner) and seconded (Nelson) approving Resolution 17-06-12-11 approving Coastal Development Permit CDP16-0021 to demolish an existing single-family dwelling and construct a new single-family dwelling located within the Residential Single Family (RSF-4) zone located at 421 Monarch Bay Drive. Motion carried 5-0-0.

<b>AYES:</b>	Dohner, McKhann Murphy, Opel, Nelson
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Ursula Luna-Reynosa (Director)** listed items for upcoming Planning Commission meetings including the Parking Workshop Report by Dr. Wilson, a previously tabled project on Via Verde, and a preliminary review for a project on Calle La Primavera and Selva Road.

**H. COMMISSIONER COMMENTS**

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**CITY OF DANA POINT  
PLANNING COMMISSION**

June 12, 2017  
6:00 P.M. – 6:29 P.M.

**REGULAR MEETING MINUTES**

PAGE 4

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**Commissioner Dohner** stated that the 5<sup>th</sup> Marine Golf Tournament was a great success. He added that he was able to ride on the trolley since it has started running for the summer.

**Chairman Nelson** stated that he also rode the trolley, and he is excited that it connects to the San Juan Capistrano trolley route. He added that he had the honor of awarding City staff and Zephyr an Orange County Chapter APA award for the Linear Park, and the project has been submitted at the state award level for further consideration. He stated that the Linear Park is a great public and private partnership.

**Vice-Chairman McKhann** stated that he is excited for the trolley and summertime.

**Commissioner Murphy** stated that she took the trolley to Strands Beach, and she is glad it is back. She added that the trolley is good for the town.

**I. ADJOURNMENT**

Chairman Nelson adjourned the meeting at 6:29 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, June 26, 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.



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Eric A. Nelson, Chairman  
Planning Commission