

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

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August 28, 2017  
6:03 P.M. – 7:57 P.M.

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

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**CALL TO ORDER**

Chairman McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:03 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Murphy led the Pledge of Allegiance.

**ROLL CALL**

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

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

**ITEM 1: Recognition of Former Chairman, Commissioner Eric Nelson**

**Ursula Luna-Reynosa** presented Commissioner Nelson with a Gavel Plaque and thanked him for his service as Chairman of the Commission over the preceding year.

The Planning Commissioners thanked Commissioner Nelson for his leadership.

**A: APPROVAL OF MINUTES**

**ITEM 2: Minutes of the Regular Planning Commission Meeting of July 24, 2017**

**ACTION:** Motion made (Murphy) and seconded (Nelson) to approve the Minutes of the Regular Planning Commission Meeting of July 24, 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

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**CITY OF DANA POINT  
PLANNING COMMISSION**

August 28, 2017  
6:03 P.M. – 7:57 P.M.

REGULAR MEETING MINUTES

PAGE 2

---

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 3: Appeal of the Community Development Director's Approval of Minor Site Development Permit SDP17-0015(M), to allow the placement of a portion (28-linear feet) of a 60-inch high block wall and two (2) 66-inch high pilasters exceeding the maximum height limit in the required front yard located at 347 Monarch Bay Drive**

Appellant: Timothy McFadden, Monarch Bay resident

Address: 347 Monarch Bay Drive (APN: 670-151-45)

Recommendation: That the Planning Commission adopt the attached draft Resolution upholding the Community Development Director's approval of Minor Site Development Permit SDP17-0015(M).

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

**Chairman McKhann** opened the Public Comments at 6:20 p.m.

**Tim McFadden** (Appellant) submitted a document to for distribution to the Planning Commission.

**Darrin Campbell** (Applicant) submitted a letter from the Monarch Bay Association for the record. He stated that all improvements were constructed within his property and have been reviewed by the Monarch Bay Architectural Review Committee and the Monarch Bay Association.

**Carl Nolett** (Dana Point) spoke in favor of the appeal.

**Richard Smith** (Dana Point) spoke in opposition of the appeal.

**Chairman McKhann** closed the Public Comments at 6:32 p.m.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

August 28, 2017  
6:03 P.M. – 7:57 P.M.

REGULAR MEETING MINUTES

PAGE 3

---

The Planning Commissioners stated that the project fits in with the character of the neighborhood and meets Urban Design Guidelines and the General Plan. Therefore, they are in support of sustaining the Community Development Director's approval of the project.

**ACTION:** Motion made (Nelson) and seconded (Dohner) approving Resolution 17-08-28-17 denying the appeal and sustaining the Community Development Director's approval of SDP17-0015(M) to allow the placement of a portion (28-linear feet) of a 60-inch high block wall and two (2) 66-inch high pilasters exceeding the maximum height limit in the required front yard of a lot developed with an existing single-family residence located at 347 Monarch Bay Drive. Motion carried 5-0-0.

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

**ITEM 4:** Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001 to demolish an existing single-family residence and construct a new 3,705 square-foot single-family residence and attached two-car garage within the Residential Beach Road 12 (RBR-12) Zone located at 35341 Beach Road

Applicant: Jack Garland, Architect

Address: 35341 Beach Road (APN: 691-151-20)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001.

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 and a Site Development Permit to construct a new single-family dwelling and attached two-car garage located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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

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**CITY OF DANA POINT  
PLANNING COMMISSION**

August 28, 2017  
6:03 P.M. – 7:57 P.M.

REGULAR MEETING MINUTES

PAGE 4

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**Chairman McKhann opened the Public Comments at 6:48 p.m.**

**Jack Garland** (Applicant) stated that he is available to answer questions of the Planning Commission.

**Chairman McKhann closed the Public Comments at 6:49 p.m.**

The Planning Commissioners discussed parking concerns and determined that the parking standards are met on the project. Based on the the project meeting City standards and flood mitigation requirements to the property, the Planning Commission was in support of the project.

**ACTION:** Motion made (Dohner) and seconded (Nelson) approving Resolution 17-08-28-18 approving Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001 to demolish an existing single-family residence and construct a new 3,705 square-foot single-family residence and attached two-car garage within the Residential Beach Road 12 (RBR-12) Zone located at 35341 Beach Road. 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

**ITEM 5:** Coastal Development Permit CDP17-0002 and Site Development Permit SDP17-0002 to construct a new 3,761 square-foot single-family residence and attached two-car garage on a vacant lot located within the Residential Beach Road 12 (RBR-12) Zone located at 35345

Applicant: Jack Garland, Architect

Address: 35345 Beach Road (APN: 691-151-21)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0002 and Site Development Permit SDP17-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction).

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**CITY OF DANA POINT  
PLANNING COMMISSION**

August 28, 2017  
6:03 P.M. – 7:57 P.M.

REGULAR MEETING MINUTES

PAGE 5

---

**Request:** Approval of a Coastal Development Permit and a Site Development Permit to construct a new single-family dwelling and attached two-car garage located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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

The Planning Commissioners spoke of the project's aesthetic value, and were in support as it complies with the findings presented.

**ACTION:** Motion made (Opel) and seconded (Dohner) approving Resolution 17-08-28-19 approving Coastal Development Permit CDP17-0002 and Site Development Permit SDP17-0002 to construct a new 3,761 square-foot single-family dwelling and 547 square-foot attached two-car garage located within the City's floodplain and coastal overlay districts at 35345 Beach Road. 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**

**ITEM 6:** Preliminary Review (PA16-0101) for the development of a duplex requiring three Variance entitlements, a Minor Site Development Permit and a Minor Conditional Use Permit located at 26252 Via Canon

**Applicant:** Mark Brooklyn

**Address:** 26252 Via Canon (APN 691-401-22)

**Recommendation:** That the Planning Commission assess the site and building design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

**Environmental:** Not applicable at this time.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

August 28, 2017  
6:03 P.M. – 7:57 P.M.

REGULAR MEETING MINUTES

PAGE 6

---

Request: That the Planning Commission assess the site and building design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

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

**Mark Brooklyn** (Applicant) answered questions of the Planning Commission and received feedback on the submitted plans including the garages, parking, retaining wall, and additional concept options.

#### **H. STAFF REPORTS**

**Ursula Luna-Reynosa** (Director) reported that the City Council has directed the Planning Commission Meetings to be recorded and published on the City website with the meeting minutes to be recorded by staff as Action Minutes. Additionally, she reported that the September 11, 2017 meeting has been cancelled with the next meeting of the Planning Commission to occur on September 25, 2017.

#### **I. COMMISSIONER COMMENTS**

**Commissioner Dohner** stated that he attended the Fish for Life fundraiser sponsored by Proud Mary's.

**Vice Chair Murphy** thanked Commissioner Nelson for his guidance. She added that the summer events were very successful.

**Commissioner Nelson** stated that he has been planning the next workshop with the California League of Cities.

**Chairman McKhann** clarified with Jennifer Farrell (City Attorney) that the recorded video of the Planning Commission as well as the Action Minutes would be considered the record.

#### **J. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 7:57 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, September 25, 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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Scott McKhann, Chairman  
Planning Commission