

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

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September 25, 2017  
6:01 P.M. – 7:25 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 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

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

Planning Commission Members Absent: Commissioner Roy Dohner

Staff Present: Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), Belinda Deines (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 August 28, 2017**

**ACTION: Motion made (Opel) and seconded (Nelson) to approve the Minutes of the Regular Planning Commission Meeting of August 28, 2017. Motion carried 4-0-1.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

**ITEM #1**

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP17-0013 and Site Development Permit SDP17-0020 to demolish an existing single-family residence and construct a new 3,838 square-foot single-family residence and attached two-car garage within the Residential Beach Road 12 (RBR 12) Zone located at 35365 Beach Road**

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

Applicant: Daina and Mark Shuster, Property Owners

Address: 35365 Beach Road (APN: 691-151-25)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0013 and Site Development Permit SDP17-0020.

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.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made (Nelson) and seconded (Murphy) approving Resolution 17-09-25-20 Coastal Development Permit CDP17-0013 and Site Development Permit SDP17-0020 to demolish an existing single-family dwelling and construct a new 3,838 square-foot single-family dwelling and 559 square-foot attached two-car garage located within the City's floodplain and coastal overlay districts at 35365 Beach Road. Motion carried 4-0-1.

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

**ITEM 3: Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-0029 for an addition and remodel to an existing duplex in the Residential Beach Road Duplex 18 (RBRD 18) Zone located at 35099 Beach Road**

Applicant: Brent Hallock

Address: 35099 Beach Road (APN 691-141-17)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-0029.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves the addition and remodel of a duplex in a residential zone.

Request: Approval of a Coastal Development Permit, Variance, and Site Development Permit for a 364 square foot addition and remodel to a duplex located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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

**PUBLIC COMMENTS**

**Rob Williams** (Architect) answered questions of the Planning Commission. Discussion ensued regarding the original variance approval and how it effects the current request. The Commissioners and Staff discussed the definition of a garage and the Commissioners determined that the garage door was inappropriate for this situation.

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**ACTION:** Motion made (McKhann) to approve with the removal of Condition #26; add a condition requiring the modification of the carport design to remove all proposed carport bay doors; and add a Condition requiring proof of a current lease agreement for 3 parking spaces from OCTA prior to Building Permit issuance; and seconded (Nelson) approving Resolution 17-09-25-21 Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-0029 for an addition and remodel to an existing duplex located within the City's floodplain and coastal overlay districts at 35099 Beach Road. Motion carried 4-0-1.

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no Old Business.

**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

**J. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 7:25 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, October 9, 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.