

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

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

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

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.

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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 ensure that the design cannot easily accommodate garage 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.



Scott McKhann, Chairman
Planning Commission