

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

October 9, 2017
6:06 P.M. – 6:56 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 6:06 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, 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 September 25, 2017

ACTION: Motion made (Nelson) and seconded (Opel) to approve the Minutes of the Regular Planning Commission Meeting of September 25, 2017 with instruction to the Planning Secretary to re-review the motion made by Chairman McKhann in regards to the garage door appearance for Item #3. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

There were no Public Comments.

**CITY OF DANA POINT
PLANNING COMMISSION**

October 9, 2017
6:06 P.M. – 6:56 P.M.

REGULAR MEETING MINUTES

PAGE 2

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP17-0012 to demolish an existing single-family dwelling and construct a new 3,729 square-foot single-family dwelling in the Residential Single-Family (RSF-4) zoning district at 32611 Sea Island Drive

Applicant: Tabby and Karim Abdollah, Property Owners

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

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0012.

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 allow demolition of an existing single-family dwelling and construction of a new single-family dwelling and attached three-car garage located within the City's Coastal Overlay District (the California Coastal Zone). The property is not located within the Appeals Jurisdiction of the California Coastal Commission.

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

Chairman McKhann opened the Public Comments at 6:20pm.

Nick Herbert (Dana Point) stated that he lives across the street from the property and spoke in opposition of the project.

Carol Tink-Fox (Architect) stated that the project is compliant with Cal Water guidelines and an erosion control plan will be utilized for slope stability. She added that HOA approval was obtained.

**CITY OF DANA POINT
PLANNING COMMISSION**

October 9, 2017
6:06 P.M. – 6:56 P.M.

REGULAR MEETING MINUTES

PAGE 3

David Hamilton (Geotechnical Engineer) stated that the proposed project will utilize the existing footprint, but the footings will be deeper. He added that he is available to answer questions.

Chairman McKhann closed the Public Comments at 6:29pm.

ACTION: Motion made (Nelson) and seconded (McKhann) approving Resolution 17-10-09-22 Coastal Development Permit CDP17-0012 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 32611 Sea Island Drive. Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no Old Business.

H. STAFF REPORTS

Ursula Luna Reynosa (Director) announced that the Homeless Task Force charter was adopted and requires the appointment of a Planning Commissioner to serve on the Task Force. The Planning Commission member will be nominated and voted upon at the next Regular Meeting. Ms. Reynosa also announced that a Zoning Clean-Up Workshop will be held on October 23, 2017.

I. COMMISSIONER COMMENTS

Commissioner Dohner stated that the aboutdanapoint.com website is hard to find and recommended featuring the site on the danapoint.org website.

**CITY OF DANA POINT
PLANNING COMMISSION**

October 9, 2017
6:06 P.M. – 6:56 P.M.

REGULAR MEETING MINUTES

PAGE 4

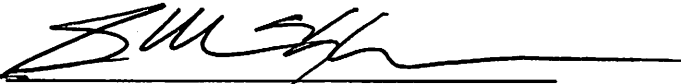
Chairman McKhann stated that he also recommends featuring the aboutdanapoint.com website. He added that the view protection concern comes up often and suggested that a handout with clear points be made available at the counter.

Vice-Chair Murphy referenced the current fire danger and stated that she is fortunate to be safe here.

Commissioner Nelson agreed with the other Commissioners about featuring the aboutdanapoint.com website.

J. ADJOURNMENT

Chairman McKhann adjourned the meeting at 6:56 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, October 23, 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