

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

January 8, 2018
6:03 p.m. – 6:38 p.m.

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

CALL TO ORDER REGULAR MEETING

Vice-Chair Danni Murphy called the Regular Meeting of the Dana Point Planning Commission to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Eric Nelson led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Chairman Scott McKhann

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

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting of December 11, 2017

ACTION: Motion made (Nelson) and seconded (Dohner) to approve the Minutes of the Regular Planning Commission Meeting of December 11, 2017. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

None

**CITY OF DANA POINT
PLANNING COMMISSION**

January 8, 2018
6:03 p.m. – 6:38 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 CDP17-0025 and Minor Site Development Permit SDP17-0046(M) to permit an addition of 888 square feet to an existing single family dwelling located at 48 Monarch Bay Drive. Additionally, a Site Development Permit has been requested to locate a fire pit seating area within the front yard.

Applicant: Ursula Crupi/ Crupi Construction

Address: 48 Monarch Bay Drive (670-131-34)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit (CDP17-0025) and Minor Site Development Permit Application (SDP17-0046 (M)).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section(s) 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the fact that the project consists of an addition and remodel to an existing SFD and the installation of a fire pit seating area.

Request: Approval of a Coastal Development Permit (CDP) and Minor Site Development Permit (SDP(M)) to permit an addition of 888 square feet to an existing single family dwelling (SFD). Additionally, a Minor Site Development Permit has been requested to locate a fire pit seating area within the front yard.

Danny Giometti (Associate Planner) presented and answered questions of the Planning Commission.

PUBLIC COMMENTS

None

ACTION: Motion made (Nelson) and seconded (Dohner) approving Resolution 18-01-08-01 approving Coastal Development Permit CDP17-0025 and Minor Site Development Permit SDP17-0046(M) to permit an addition of 888 square feet to an existing single family dwelling and locate a fire pit seating area within the front yard of a property at 48 Monarch Beach Drive. Motion carried 4-0-1.

**CITY OF DANA POINT
PLANNING COMMISSION**

January 8, 2018
6:03 p.m. – 6:38 p.m.

REGULAR MEETING MINUTES

PAGE 3

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

ITEM 3: Coastal Development Permit CDP17-0010 to demolish a 2,459 square foot single family residence and construct a new 3,761 square foot single family residence in the Residential Single Family 4 (RSF-4) Zone located at 410 Monarch Bay Drive.

Applicant: Gary and Linda Mason, Property Owners

Address: 410 Monarch Bay Drive (670-151-11)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0010.

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 the construction of one SFD in a residential zone.

Request: A request to demolish a 2,459 square foot single-family dwelling (SFD) and construct a new 3,761 square foot SFD.

John Ciampa (Senior Planner) presented and answered questions of the Planning Commission.

PUBLIC COMMENTS

None

ACTION: Motion made (Dohner) and seconded (Nelson) approving Resolution 18-01-08-02 approving Coastal Development Permit CDP17-0010 to demolish and existing dwelling and construct a new dwelling in the Residential Single Family 4 (RSF-4) Zoning District located at 410 Monarch Bay Drive. Motion carried 4-0-1.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

January 8, 2018
6:03 p.m. – 6:38 p.m.

REGULAR MEETING MINUTES

PAGE 4

ITEM 4: Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M) to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located in the RSF-3 Zoning designation at 34611 Camino Capistrano.

Applicant: Tom Lewis, Property Owner

Address: 34611 Camino Capistrano (123-081-01)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the addition and remodel that results in an expansion of less than 50 percent of the structure's existing square footage.

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the Coastal Commission.

John Ciampa (Senior Planner) presented and answered questions of the Planning Commission

PUBLIC COMMENTS

None

ACTION: Motion made (Dohner) and seconded (Opel) approving Resolution 18-01-08-03 approving Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M) to allow the addition and remodel of a legal nonconforming house on a coastal bluff lot located in the Residential Single Family (RSF-3) Zoning District at 34611 Camino Capistrano. Motion carried 4-0-1.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

January 8, 2018
6:03 p.m. – 6:38 p.m.

REGULAR MEETING MINUTES

PAGE 5

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

Commissioner Eric Nelson wished everyone a Happy New Year.

Commissioner Roy Dohner congratulated the new Mayor.

Vice-Chair Danni Murphy also congratulated the new Mayor and wished everyone a Happy New Year. She stated that the community is looking forward to thriving and positive changes this year.

I. ADJOURNMENT

Vice-Chair Murphy adjourned the meeting at 6:38 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, January 22, 2018, 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.

Danni Murphy, Vice-Chair
Planning Commission