

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

April 23, 2018
6:05 p.m. – 7:03 p.m.

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

CALL TO ORDER REGULAR MEETING

Chairman Scott McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE

Matt Schneider (Planning Manager) 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), John Ciampa (Senior Planner), Nick Zornes (Assistant Planner), and Shayna Sharke (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting of March 26, 2018

ACTION: Motion made (Nelson), and seconded (Opel), to approve Minutes of the Regular Planning Commission Meeting of March 26, 2018. Motion carried 4-0-1.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

April 23, 2018
6:05 p.m. – 7:03 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 2

B. PUBLIC COMMENTS

Frank McAdams (Dana Point) spoke in opposition of a project currently in plan check for an Accessory Dwelling Unit at 34056 Pequito Drive.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP17-0024 and Site Development Permit SDP18-0004 for an addition and remodel to an existing single-family residence in the Residential Beach Road 12 (RBR 12) Zone located at 35561 Beach Road

Applicant: Peter Benudiz

Address: 35561 Beach Road (APN 691-161-15)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0024 and Site Development Permit SDP18-0004.

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 single-family residence in a residential zone.

Request: Approval of a Coastal Development Permit and Site Development Permit for a 305 square foot addition and remodel to a single-family residence located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

PUBLIC COMMENTS

Rob Williams (Applicant Representative / Architect) stated that he is available to answer questions of the Planning Commission.

**CITY OF DANA POINT
PLANNING COMMISSION**

April 23, 2018
6:05 p.m. – 7:03 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 3

ACTION: Motion made (Nelson) and seconded (Opel) approving Resolution 18-04-23-12 approving Coastal Development Permit CDP17-0024 and Site Development Permit SDP18-0004 for an addition and remodel to an existing Single-Family Residence located within the City's Floodplain and Coastal Overlay Districts at 35561 Beach Road. Motion carried 4-0-1.

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

ITEM 3: Coastal Development Permit CDP17-0026 and Site Development Permit SDP17-0048 for an addition and remodel to an existing single-family residence in the Residential Beach Road 12 (RBR 12) Zone located at 35557 Beach Road

Applicant: Kirk Langs

Address: 35557 Beach Road (APN 691-161-14)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0026 and Site Development Permit SDP17-0048.

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 single-family residence in a residential zone.

Request: Approval of a Coastal Development Permit and Site Development Permit for a 283 square foot addition and remodel to a single-family residence located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

PUBLIC COMMENTS

Rob Williams (Applicant Representative / Architect) stated that he is available to answer questions of the Planning Commission.

**CITY OF DANA POINT
PLANNING COMMISSION**

April 23, 2018
6:05 p.m. – 7:03 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

ACTION: Motion made (McKhann) and seconded (Murphy) approving Resolution 18-04-23-13 approving Coastal Development Permit CDP17-0026, and Site Development Permit SDP17-0048 for an addition and remodel to an existing Single-Family Residence located within the City's Floodplain and Coastal Overlay Districts at 35557 Beach Road. Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 4: Sign Program Permit SPP17-0001 for the single tenant service station located at 33571 Del Obispo Street (Mobil Gas Station)

Applicant: Promotion Plus Sign Company, Inc.

Address: 33571 Del Obispo Street (APN: 668-401-01)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP17-0001 for the commercial building located at 33571 Del Obispo Street (Mobil Gas Station)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

Request: Approval of a Sign Program for a Service Station located at 33571 Del Obispo Street.

PUBLIC COMMENTS

None.

**CITY OF DANA POINT
PLANNING COMMISSION**

April 23, 2018
6:05 p.m. – 7:03 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 5

ACTION: Motion made (McKhann) and seconded (Nelson) approving Resolution 18-04-23-14 approving Sigh Program Permit SPP17-0001 for a service station located at 33571 Del Obispo Street. Motion carried 4-0-1.

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

G. STAFF REPORTS

Matt Schneider (Planning Manager) announced that the second scheduled Planning Commission Meeting of May will be cancelled due to the Memorial Day holiday, but suggested rescheduling based on Commissioner availability.

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

Chairman McKhann adjourned the meeting at 7:03 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, May 14, 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.

Scott McKhann, Planning Commission