

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

May 14, 2018
6:06 p.m. – 8:21 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 6:06 p.m.

PLEDGE OF ALLEGIANCE

Shayna Sharke (Senior Administrative Assistant) 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), John Ciampa (Senior Planner), Sean Nicholas (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting of April 23, 2018

ACTION: Motion made (Nelson), and seconded (Opel), to approve Minutes of the Regular Planning Commission Meeting of April 23, 2018. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

Ben Marchak (Dana Point) spoke in opposition of the St. Edwards Church expansion.

Charles Payne (Dana Point) spoke in opposition of the St. Edwards Church expansion. Additionally, he spoke in favor of the story pole ordinance.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M) to allow the construction of a duplex with roof decks, tandem parking for the east unit, increased wall heights, and to allow the measurement of the structure from atop a maximum of 30-inches of fill in the Residential Duplex (RD-14) Zoning District at 34621 Via Catalina

Applicant: Maple Ridge Investment Group, LLC

Address: 34621 Via Catalina (APN 691-382-28)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (b) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of less than six dwelling units.

Request: Approval of Minor Site Development Permit 17-0049(M) and Minor Conditional Use Permit 17-0018(M) to allow the construction of a duplex with roof decks, tandem parking for the east unit, increase wall heights, and to allow the measurement of the structure's height from atop a maximum of 30-inches of fill in the Residential Duplex (RD-14) Zoning District.

PUBLIC COMMENTS

Carl Iverson (Dana Point) stated that his property will be effected by this project requested modifications.

Bryan Price (Architect) stated that he is available to answer questions and agreed to consider the requests made by Mr. Iverson.

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ACTION: Motion made (Nelson) with the addition of 36 inch box trees to the rear corners of the property, require the upstairs secondary window sills be no lower than 5 feet, require an 18 – 24 inch notch in roof deck, and add stated parking requirement language; and seconded (Dohner) approving Resolution 18-05-14-15 approving Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M) to allow the construction of a new duplex with roof decks, tandem parking for the east unit, increased wall heights, and to allow the measurement of the structure's height from atop a maximum of 30 inches of fill at 34621 Via Catalina. Motion carried 5-0-0.

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

E. OLD BUSINESS

ITEM 3: Review and discuss draft story pole ordinance

Address: Citywide, except Town Center

Recommendation: That the Planning Commission review and discuss the draft Ordinance and provide direction to staff.

PUBLIC COMMENTS

Council Member Debra Lewis (Dana Point) spoke in favor of the story pole ordinance.

Carl Iverson (Dana Point) spoke in favor of the story pole ordinance.

Sue McClanahan (Dana Point – Primavera HOA) stated concerns regarding the St. Edwards Church expansion and spoke in favor of the story pole ordinance.

Charles Payne (Dana Point) spoke in favor of the story pole ordinance.

Daniel Schoppe (Dana Point – Stop the Expansion Dana Point) spoke in favor of the story pole ordinance.

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ACTION: Motion made (Nelson) and seconded (McKhann) recommending that the City Council does not move forward with the new story pole ordinance, but review additional notification options. Motion carried 5-0-0.

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

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

Chairman McKhann adjourned the meeting at 8:21 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Thursday, May 31, 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