

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

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June 11, 2018  
6:04 p.m. – 7:59 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

Chairman Scott McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE**

Matthew Kunk (Senior Civil Engineer) led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: Ursula Luna-Reynosa (Director), Alisha Patterson (Deputy City Attorney), Matt Schneider (Planning Manager), Kurth Nelson (Principal Planner), Matthew Kunk (Senior Civil Engineer), Brandy Boka (Associate Engineer), Sean Nicholas (Senior Planer), Nick Zornes (Assistant Planner), and Shayna Sharke (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of May 31, 2018**

**ACTION: Motion made (Dohner) and seconded (Murphy), to approve Minutes of the Regular Planning Commission Meeting of May 31, 2018. Motion carried 4-0-1.**

<b>AYES:</b>	Murphy, Dohner, Nelson, Opel
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	McKhann

**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 CDP16-0005 to demolish and existing restaurant and construct a new 100 room resort hotel, with a restaurant, café, spa, and associated parking, Conditional Use Permit CUP18-0008 for alternatives to the design of off-street parking regulations and for architectural features to exceed the district building height limit, and Site Development Permit SDP18-0016 for walls to exceed the 3.5 foot height limit within setbacks adjoining public streets, with Tentative Tract Map TTM18164 to consolidate the underlying legal lots at 34344 Green Lantern.

Applicant: Joe Lancor, AIA

Address: 34344 Green Lantern (APN: 672-232-06)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Tentative Tract Map TTM18164, Coastal Development Permit CDP16-0005, Conditional Use Permit CUP18-0008, and Site Development Permit SDP18-0016

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects) California Code of Regulations

Request: A request to demolish an existing restaurant and construct a new 100-room resort hotel, with a restaurant, café, spa, and associated parking facilities, with requests for alternatives to off-street parking regulations and for architectural features to exceed the district building height limit, and for walls to exceed the 3.5 foot height limit within setbacks adjoining public streets, and a tentative tract map to consolidate the underlying legal lots comprising the subject property.

**PUBLIC COMMENTS**

Kevin Trigg (GeoFirm) stated that he is available to answer questions.

Pete Hammer (Dana Point) spoke in favor of the project.

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**Joe Dunn (Dana Point)** spoke in favor of the project.

**Joe Lancor (Architect)** stated that he is available to answer questions.

**Carol Kelly (Dana Point)** stated her concerns regarding traffic and height.

**David Pierce (Dana Point)** spoke in support of the project.

**Lin MacMahon (General Manager of The Blue Lantern Inn)** spoke in opposition of the project.

**Carl Iverson (Dana Point)** spoke in support of the project.

**Michael Buckingham (Dana Point)** spoke in opposition of the project.

**Cindy Fleming (Dana Point)** spoke in overall support of the project. She stated concerns regarding parking and noise prior to 7:00AM.

**Betty Hill (Dana Point)** raised questions regarding the project.

**ACTION:** Motion made (McKhann) and seconded (Opel) approving Resolution No. 18-06-11-17 with revisions to Conditions 9, 39, and 41, and removal of Condition 42, approving Coastal Development Permit CDP16-0005 to demolish an existing restaurant and construct a new 100 room resort hotel, with a restaurant, café, spa and associated parking, Conditional Use Permit CUP18-0008 for alternatives to the design of off-street parking regulations and for architectural features to exceed the district building height limit, and Site Development Permit SDP18-0016 for walls to exceed the 3.5 foot height limit within setbacks adjoining public streets, with Tentative Tract Map TTM 18164 to consolidate the underlying legal lots at 34344 Green Lantern. Motion carried 5-0-0.

<b>AYES:</b>	McKhann, Opel, Murphy, Nelson, Dohner
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**E. OLD BUSINESS**

There was no Old Business.

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**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

Chair McKhann adjourned the meeting at 7:59 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, June 25, 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.



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Scott McKhann, Planning Commission