

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

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November 13, 2017  
6:03 p.m. – 7:40 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 McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:03 p.m.

**PLEDGE OF ALLEGIANCE**

Kurth Nelson (Principal 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), Kurth Nelson (Principal 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 October 23, 2017**

**ACTION: Motion made (Murphy) and seconded (Nelson) to approve the Minutes of the Regular Planning Commission Meeting of October 23, 2017. Motion carried 5-0-0.**

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

**C. PUBLIC COMMENTS**

**Keith Johannes** (Dana Point Historical Society) stated that he has been speaking with the City Planners regarding architectural resources and the threat of the new tax reform in regards to Federal tax credits for the National Registry.

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**D. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**E. PUBLIC HEARING**

**ITEM 2: Local Coastal Program Amendment LCPA17-0003 / Zone Text Amendment ZTA17-0001 / Specific Plan Amendment SPA17-0001 for a Local Coastal Program Amendment and Zone Text Amendment to amend various portions of the zoning ordinance to address typographical errors, clarify sections of the code, and modifications consistent with recent state law changes. A specific plan amendment is proposed for the Dana Point Specific Plan directly related to uses allowed above the ground floor in the Coastal Visitor Commercial (C-VC) Zoning District, 2017 Zoning Ordinance Clean Up**

Applicant: City of Dana Point (LCPA and ZTA)

Address: Citywide

Recommendation: That the Planning Commission adopt the attached draft resolution recommending approval to City Council of Local Coastal Program Amendment LCPA17-0003/Zone Text Amendment ZTA17-0001/Specific Plan Amendment SPA17-0001 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is Exempt per Section 15061(b)(3) as these proposed modifications have no potential for causing a significant effect on the environment, thus the proposed amendments are exempt from the provisions of CEQA.

Request: A request for various modifications as identified by staff to address typographical errors, clarify requirements in the Zoning Ordinance to better assist the public, modifications associated with recent State law changes, and modifications to the Dana Point Specific Plan to expand the types of uses allowed above the ground floor in the C-VC zoning designation.

**Sean Nicholas** presented and answered questions of the Planning Commission.

There were no public comments.

**ACTION: Motion made (McKhann) and seconded (Dohner) approving Resolution 17-11-13-23 recommending City Council approval of Local Coastal Program Amendment LCPA17-0003, Zone Text Amendment ZTA17-**

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**0001, and Specific Plan Amendment SPA17-0001 to modify and add various provisions to the Zoning Ordinance and the C-VC Zoning designation of the Dana Point Specific Plan for the Zoning Ordinance Cleanup 2017. Motion carried 5-0-0.**

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

**F. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was new Old Business.

**H. STAFF REPORTS**

**Ursula Luna-Reynosa (Director)** announced that a Planning Commissioner shall be appointed to serve on the Parking and Circulation Oversight Task Force as directed by City Council at the next Planning Commission Meeting.

**I. COMMISSIONER COMMENTS**

**Vice-Chair Murphy** stated that she appreciates the City staff's hard work.

**Commissioner Nelson** stated that the slurry seal was completed on his street. He commended **Matt Sinacori (Director)** and his crew.

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**J. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 7:40 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, November 27, 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.



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Scott McKhann  
Chairman, Planning Commission