

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

October 8, 2018
6:04 p.m. – 7:28 p.m.

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

CALL TO ORDER REGULAR MEETING

Chair Danni Murphy called the Regular Meeting of the Dana Point Planning Commission to order at 6:04 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Roy Dohner led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Matt Schneider (Acting Director of Community Development), Emily Webb (Associate Attorney), Sean Nicholas (Senior Planner) and Lauren Kehiayan (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting September 24, 2018

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Nelson, to approve Minutes of the Regular Planning Commission Meeting of September 24, 2018. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP18-0008, Conditional Use Permit CUP18-0007, and Site Development Permit SDP18-0015 to demolish an existing Chevron station, and construct a new Chevron service station and convenience store with alcohol sales, and sign program at 34306 Pacific Coast Highway.

Applicant: Gary Semling, Architect, Stantec

Address: 34306 Pacific Coast Highway
(APN: 682-163-04 and 682-163-03)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP18-0008, Conditional Use Permit CUP18 0007, and Site Development Permit SDP18-0015 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction) California Code of Regulations. Class 3(c) of the CEQA Guidelines stipulates that projects that are consistent with the applicable General Plan and zoning regulations, and a commercial development less than 10,000 square feet are categorically exempt from CEQA.

Request: A request to demolish an existing Chevron service station, and develop a new Chevron facility including gas canopy, convenience store with alcohol sales, and sign package.

PUBLIC COMMENTS

Gary Semling (Architect/Applicant, Stantec) addressed concerns raised by the Planning Commissioners and volunteered to modify the Project by lowering the canopy clearance to 14.5 feet with a maximum height of 19 feet, allowing only multipack sales of beer to be sold in packages of three as packaged by the manufacturer, and restricting the sale of alcohol to be sold between the hours of 6:00am to 9:00pm daily. He requested that the Commissioners amend General Condition No. 20 of the Resolution to allow the maroon painted stripe on the front elevation of the convenience store to remain.

Jody Payne (Dana Point) stated concerns regarding the canopy clearance height.

Nancy Jenkins (Dana Point) stated concerns regarding the canopy clearance height and the sale of alcohol at the convenience store.

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Susan Swayze (Dana Point) stated concerns regarding the sale of alcohol at the convenience store and the landscaping in the northeast corner of the property.

Jenene Rudder (Dana Point) stated concerns regarding the canopy clearance height and the sale of alcohol at the convenience store.

Charles Payne (Dana Point) stated concerns regarding the sale of alcohol at the convenience store.

Gary Vander-Haeghen (Dana Point) spoke in opposition to the project, stating concerns regarding the sale of alcohol at the convenience store.

Darren Perman (Dana Point) stated concerns regarding the canopy clearance height and the sale of alcohol at the convenience store.

Monico Carrillo (Business Consultant, Chevron) provided information on Alcoholic Beverage Control training for Chevron employees and indicated that he was available for any further questions or concerns.

ACTION: Motion made by Commissioner McKhann and seconded by Commissioner Nelson approving Resolution No. 18-09-24-23 approving Coastal Development Permit CDP18-0008, Conditional Use Permit CUP18-0007, and Site Development Permit SDP18-0015 to demolish an existing Chevron service station, and construct a new Chevron service station and convenience store with alcohol sales, and sign program at 34306 Pacific Coast Highway provided that the canopy clearance be lowered to 14.5 feet with a maximum height of 19 feet, only multipack sales of beer be sold in packages of three as packaged by the manufacturer, and that the sale of alcohol be limited to between the hours of 6:00am to 9:00pm daily. General Condition No. 20 of the Resolution will be amended to allow the maroon painted stripe on the front elevation of the convenience store to remain. Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

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F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Matt Schneider requested that Planning Commissioners plan to discuss the meeting schedule for the holidays at the next Regular Meeting.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Murphy adjourned the meeting at 7:28 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, October 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, Planning Commission