

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

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December 3, 2018  
6:04 p.m. - 9:04 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

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

**PLEDGE OF ALLEGIANCE**

Commissioner McKhann led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

Staff Present: Matt Schneider (Director of Community Development), Brandy Boka (Associate Engineer), Jennifer Farrell (Deputy City Attorney), Sean Nicholas (Senior Planner), Rachel Johnson (Management Analyst), Lauren Kehiayan (Senior Administrative Assistant) and Staci Hudson (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

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

**ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Nelson, to approve Minutes of the Regular Planning Commission Meeting of November 26, 2018. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

December 3, 2018  
6:04 p.m. - 9:04 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 2

---

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Conditional Use Permit CUP18-0004/Site Development Permit SDP18-0010 for the demolition of 15,733 square feet of parish hall and meeting rooms, and construction of a new 25,393 square foot pastoral center, 1,803 narthex entry into the existing church, and walls visible from the public right-of-way greater than 30 inches tall for St. Edwards Catholic Church within the Community Facilities (CF) Zoning District located at 33926 Calle La Primavera**

Applicant's Agent: Roman Catholic Diocese of Orange County (Owner)  
Domusstudio Architects (Applicant/Architect)

Address: 33926 Calle La Primavera  
(APN: 682-361-01)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Conditional Use Permit CUP18-0004/Site Development Permit SDP18-0010

Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332 (Class 32-In-Fill Development Projects) in that Class 32 exemptions provides for in-fill development projects on project sites that are 5 acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Habitat, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA.

Request: A request for the demolition of 15,733 square feet of parish hall and offices and development of a new 25,393 square foot Pastoral Center, 1,803 Narthex entrance to the existing church, and walls greater than 30 inches facing the public right-of-way for St. Edwards Catholic Church at 33926 Calle La Primavera.

**Sean Nicholas** (Senior Planner) provided a presentation and answered questions from the Planning Commission.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

December 3, 2018  
6:04 p.m. - 9:04 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 3

---

**PUBLIC COMMENTS**

**Bishop Tim Freyer** (Applicant, Diocese of Orange) indicated that he is available for any further questions or concerns.

**David Pfeifer** (Applicant, Domusstudio) provided a brief presentation on the Project and indicated that he is available for any further questions or concerns.

**Vance Breshears** (Idibri) answered questions regarding the noise analysis conducted for the project.

**Edwin Woodsome** (Dana Point) spoke in opposition to the project, stating concerns regarding legal compliance and safety.

**Rodger Borge** (Dana Point) spoke in opposition to the project, stating concerns regarding traffic, noise and property values.

**Penelope Coates** (Dana Point) stated concerns regarding air quality and construction/demolition noise.

**Mark Reynosa** (Dana Point) spoke in favor of the project.

**David Croughan** (Dana Point) spoke in opposition to the project, stating concerns regarding air quality during demolition.

**Bob Zasa** (Dana Point) spoke in favor of the project.

**Sue McClanahan** (Dana Point) spoke in opposition to the project, stating concerns regarding the proposed fence design and outdoor prayer garden proximity to property line.

**Daniel Shoppe** (Dana Point) spoke in opposition to the project, stating concerns regarding noise, traffic and parking.

**Sibel Hemenguil** (Dana Point) stated concerns regarding traffic safety.

**James Summers** (Dana Point) spoke in opposition to the project, stating concerns regarding noise.

**Andrea Mueller** (Dana Point) spoke in opposition to the project, stating concerns regarding traffic safety and objects being thrown from the property.



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**CITY OF DANA POINT  
PLANNING COMMISSION**

December 3, 2018  
6:04 p.m. - 9:04 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

---

**Kurt Mueller** (Dana Point) spoke in opposition to the project, stating concerns regarding the proposed fence height, safety, security, indoor and outdoor noise and outdoor prayer garden proximity to property line.

**Steve Schattmaier** (Dana Point) spoke in favor of the project.

**John D Milner** (Dana Point) spoke in opposition to the project, stating concerns regarding traffic safety and parking.

**Clyde Lacher** (Dana Point) spoke in opposition to the project, stating concerns regarding traffic and environmental impacts.

**Mabel Hill Garcia** (Dana Point) spoke in favor of the project.

**Ronna Kincaid** (Dana Point) spoke in opposition to the project, stating concerns regarding fence height, slope stability and potential damage to surrounding homes during demolition and construction.

**Bill Green** (Dana Point) spoke in favor of the project.

**Shawn Patrick** (Dana Point) spoke in favor of the project.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

December 3, 2018  
6:04 p.m. - 9:04 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 5

---

**ACTION:** Motion made by Commissioner Nelson and seconded by Commissioner McKhann approving Resolution No. 18-12-03-29 approving Conditional Use Permit CUP18-0004 and Site Development Permit SDP18-0010 for the demolition of 15,733 square feet of parish hall and meeting rooms, and construction of a new 25,393 square foot pastoral center, 1,803 narthex entry into the existing church, and retaining wall visible from the public right-of-way greater than 30 inches tall for St. Edwards Catholic Church located at 33926 Calle La Primavera with the following added conditions of approval:

1. The Applicant will work with the City Engineer to develop signage on Calle La Primavera to alleviate traffic issues;
2. The applicant shall conduct a post-construction noise survey to verify the adequacy of noise abatement measures prior to occupancy;
3. A 6 foot tall Plexiglass or tempered glass fence shall be constructed along the south property line with a 10 foot landscaping buffer on the church side to discourage people being next to the fence and discourage items being thrown over the fence;
4. All rocks and gravel shall be removed from landscaping from the site;
5. All benches shall be setback a minimum of 20 feet from the southern property line; and
6. The accordion door at the corner of Room 7 shall be removed.

**Motion carried 5-0-0.**

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

December 3, 2018  
6:04 p.m. - 9:04 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 6

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**G. STAFF REPORTS**

There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

Commissioner Nelson stated that the new Hobie Memorial looks great.

Vice-Chair Dohner stated that he agreed with Commissioner McKhann's suggestion that more controversial projects should be noticed earlier than required.

Commissioner McKhann commented on the beauty of the new linear park as well as the holiday lights at the Dana Point Harbor.

Chair Murphy mentioned the beauty of the sunsets from Pines Park recently and that the recent sand loss at Capo Beach Park is unfortunate.

**I. ADJOURNMENT**

Chair Murphy adjourned the meeting at 9:04 p.m. The next Regular Meeting of the Planning Commission will be held on Monday, December 10, 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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Danni Murphy, Planning Commission