

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

March 25, 2019
6:01 p.m. – 6:20 p.m.

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

CALL TO ORDER REGULAR MEETING

Chair Roy Dohner called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Jonathan Ciampa (Senior Planner) led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Commissioner Danni Murphy

Staff Present: Matthew Schneider (Director of Community Development), Patrick Muñoz (City Attorney), Johnathan Ciampa (Senior Planner), and Staci Hudson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting March 11, 2019

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Opel, to approve Minutes of the Regular Planning Commission Meeting of March 11, 2019. Motion carried 4-0-1.

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

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 CDP18-0010 and Minor Site Development Permit SDP18-0045(M) to allow the demolition of a single-family residence and construction of a new single-family residence over two lots and a five foot six inch tall wall in the front yard setback located in the Residential Single-Family 4 (RSF-4) Zoning District, Planned Residential Development 4 (PRD-4), and Coastal Overlay District at 2-3 Ritz Cove.

Applicant: Marmol Radziner and Associates

Address: 2-3 Ritz Cove
(APNs 672-467-15 and 672-461-16)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0010 and Minor Site Development Permit SDP18-0045(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction) in that the project proposes the demolition of a single-family residence and the construction of a new single-family residence and accessory structures including walls, pool, and landscaping.

Request: Approval of a Coastal Development Permit and a Minor Site Development Permit to allow the demolition of a single-family dwelling and the construction of a new single-family dwelling over two lots and a five foot six inch tall wall in the front yard setback located in the Appeals Jurisdiction of the City's Coastal Overlay District (the California Coastal Zone).

Johnathan Ciampa (Senior Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

Leo Marmol (Applicant) clarified the HOA requirements for the property and stated he was available to answer any questions from the Planning Commission.

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ACTION: Motion made by Commissioner Nelson, seconded by Commissioner McKhann, approving Resolution No. 19-03-25-09 approving Coastal Development Permit CDP18-0010 and Minor Site Development Permit SDP18-0045(M) to allow the demolition of a single-family residence and construction of a new single-family residence over two lots and a five foot six inch tall wall in the front yard setback located in the Residential Single-Family 4 (RSF-4) Zoning District, Planned Residential Development 4 (PRD-4), and Coastal Overlay District at 2-3 Ritz Cove. Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Matthew Schneider (Director of Community Development) congratulated Chair Dohner and Commissioners Nelson and Murphy on their re-appointments.

He additionally let the Commissioners know that the April 8, 2019 Regular Meeting of the Planning Commission would be canceled, and the next Regular Meeting of the Planning Commission would be held on April 22, 2019.

H. COMMISSIONER COMMENTS

Commissioner McKhann congratulated Chair Dohner and Commissioners Nelson and Murphy on their re-appointments, and wished Deputy City Attorney Jennifer Farrell a happy birthday.

Commissioner Nelson stated he has enjoyed his time on the Commission and is looking forward to continuing to serve as a Commissioner.

Chair Dohner likewise stated he is looking forward to continuing to serve as Chair of the Commission.

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I. ADJOURNMENT

Chair Dohner adjourned the meeting at 6:20 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, April 22, 2019, 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.

A handwritten signature in black ink, appearing to read "Roy Dohner", is written over a horizontal line.

Roy Dohner, Planning Commission