

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

July 19, 2010
6:00 – 6:24 p.m.

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

CALL TO ORDER –Chairman Conway called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner Claus led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Chairman Ed Conway, Commissioner Norman Denton, Commissioner Gary Newkirk, and Vice-Chairwoman April O'Connor (arrived at 6:03 p.m.)

Staff Present: John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 21, 2010.

ACTION: Motion made (Claus) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of June 21, 2010. Motion carried 4-0-1. (AYES: Claus, Conway, Denton, Newkirk NOES: None ABSENT: O'Connor 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 HEARINGS

ITEM 2: Coastal Development Permit CDP10-0001 and Site Development Permit SDP10-0008 for a new, single-family dwelling in the Residential Beach Road (RBR12) Zone and Coastal and Floodplain Overlay Districts at 35767 Beach Road.

Applicant/ Kimmo Sahakangas (Bryant Palmer Soto Inc.)
Owner: Norman and Carole La Caze
Location: 35767 Beach Road (APN 691-331-14)

Request: Approval of Coastal Development Permit CDP10-0001 and Site Development Permit SDP10-0008 to allow the construction of a new, single-family residence.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP10-0001 and Site Development Permit SDP10-0008.

Evan Langan (Associate Planner) presented the staff report.

Chairman Conway opened the Public Hearing.

Keith Palmer (Newport Beach - Architect) stated that the neighborhood did not have many vacant lots, the neighboring owner bought the property to develop a home which complies with all of the City's requirements. He stated that he was available to answer any questions the Commission might have on the project.

Chairman Conway closed the Public Hearing.

Commissioner Denton stated that the project is a straightforward plan and meets all the requirements for the Beach Road area and that he would support the request.

Vice-Chairwoman O'Connor added that the project is compatible with the surrounding structures and in light of the fact that there were no written or oral objections to the project, she would second the motion.

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Commissioner Claus stated that the project would be a nice solution, it is nicely designed and is an improvement to the “beautiful” neighborhood.

ACTION: **Motion made (Denton) and seconded (O’Connor) to adopt Resolution No. 10-07-19-12 approving Coastal Development Permit CDP10-0001 and Site Development Permit SDP10-0008 to allow the construction of a new single-family dwelling on vacant land at 35767 Beach Road. Motion carried 5-0. (AYES: Claus, Conway, Denton, Newkirk, O’Connor NOES: None ABSENT: None ABSTAIN: None)**

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

John Tilton (City Architect/Planning Manager) provided a status report on the Harbor and Doheny Village Plans.

He indicated that the City of San Juan Capistrano has issued a notice of the Costco Wholesale proposed plan to purchase adjacent Capistrano Ford and develop a new gas station.

He added that the existing County owned pedestrian bridge spanning Coast Highway (near Olamendi’s Restaurant) may undergo cosmetic and maintenance improvements; Orange County and Dana Point Public Works are exploring options to that effect.

Vice-Chairwoman O’Connor requested a status on the July 15th Public Meeting held at Dana Hills High School regarding the proposed Performing Arts Facility.

John Tilton (City Architect/Planning Manager) replied that he did not attend the meeting however he had heard that there were those with concerns, and those who were in favor of the facility.

Vice-Chairwoman O’Connor asked if the new building would be subject to the 35 feet height limit.

John Tilton (City Architect/Planning Manager) responded that the jurisdictional authority had not been established yet.

Vice-Chairwoman O’Connor asked if there would be a lawsuit to determine that authority or jurisdiction.

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John Tilton (City Architect/Planning Manager) replied that as he understands it, if the School Board makes a finding that the development would be “classroom related”, then the structure may be exempt from local permitting.

G. COMMISSIONER COMMENTS

Commissioner Denton asked for clarification on the next Planning Commission Meeting schedule.

John Tilton (City Architect/Planning Manager) replied that the first meeting is cancelled, and that the next meeting would be held in the second half of the month.

Commissioner Denton asked if there were any further discussions regarding improvements to Town Center.

John Tilton (City Architect/Planning Manager) replied that he hoped that by the end of the year, a Coastal Development Permit would be submitted for improvements to Town Center rights-of-way. As a component to that process, he anticipates that the draft Environmental Impact Report should be released for public comment soon.

H. ADJOURNMENT

The regular meeting of August 2, 2010 will not be held due to the fact that there were neither public hearings scheduled nor official business for the Commission to consider.

Chairman Conway announced that the *next regular* meeting of the Planning Commission will be held on Monday, August 16, 2010, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 6:24 p.m.

Ed Conway, Chairman
Planning Commission