

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

August 16, 2010
6:00 – 6:26 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 Denton 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

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Erica Demkowicz (Senior Planner), Jennifer Farrell (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 19, 2010.

ACTION: Motion made (Claus) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of July 19, 2010. Motion carried 5-0. (AYES: Claus, Conway, Denton, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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

August 16, 2010
6:00 – 6:26 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: A Site Development Permit (SDP10-0015) to add a 956 square foot detached garage to an existing one-story single family residence that is currently designated as a Historic Resource and is a participant in the Mills Act Program. The house was built in 1929 and is located at 26822 Vista Del Mar in the Residential Single Family 7 (RSF - 7) Zone.

Applicant/

Owner: Fred & Karen Scuncio

Location: 26822 Vista Del Mar (APN 123-361-10)

Request: The applicant is requesting a Site Development Permit to construct a new 956 square foot detached two-car garage. The property is currently designated as a Historic Resource.

Environmental: This project is categorically exempt (Class 3 - Section 15303 (e) – New Construction or Conversion of Small Structures. The proposed project is the addition of an accessory structure to an existing single family residence located in a residential zone in an urbanized area. Accessory structures include garages, carports, patios, swimming pools and fences.

Recommendation: That the Planning Commission adopt a Resolution approving Site Development Permit SDP10-0015.

Erica Demkowicz (Senior Planner) reviewed the staff report.

Chairman Conway opened the Public Hearing.

Fred Scuncio (Property Owner) stated that his proposal is to have a well needed garage, and to keep the project looking exactly like the home while maintaining the same tile roof, structure, and sustaining the natural look.

Chairman Conway closed the Public Hearing.

Commissioner Denton stated that it was going to be an excellent addition to the property.

Vice-Chairwoman O'Connor indicated that she liked that the garage will be located in the rear yard.

Commissioner Claus stated that she was impressed with the meticulous improvements made on the property and she would support the project.

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

August 16, 2010
6:00 – 6:26 p.m.

PAGE 3

Commissioner Newkirk was in agreement with Commissioner Claus, and indicated that it was a huge addition to the neighborhood.

ACTION: Motion made (O'Connor) and seconded (Newkirk) to adopt Resolution No. 10-08-16-13 approving Site Development Permit SDP10-0015 to allow a 956 square foot detached two-car garage to an existing single family residence, designated as a historic resource, located in the Residential Single Family 7 (RSF - 7) zoning district at 26822 Vista Del Mar). 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

Kyle Butterwick (Director) reported the following:

- He reported that, in the Doheny house litigation, the plaintiffs appealed the City's victory in the trial court. He stated that the matter would be scheduled for a hearing before the Court of Appeals.
- He stated that the Court had ruled on a lawsuit filed by South Orange County Wastewater Authority (SOCWA) in the City's favor. SOCWA has challenged that determination to a higher court.
- He summarized on the Harbor Coastal Planning efforts, and a recent City Council hearing on the suggested modifications that dealt with issues of heights in the Harbor. He added that the decision on heights will be reconciled through the public hearing process before the Commission when they file their first Coastal Development Permit for the commercial core.
- He briefed the Commission about the progress on the Doheny Village Plan. He stated that Roma Design Group will be developing preliminary land use concepts. He added that in the new year, a more involved public review process will engage the Planning Commission for the Village area.
- He stated that the anticipated timetable for the completion of the Environmental Impact Report for South Shores Church will be next year.
- He summarized the St. Edwards Church plans for expansion, and public outreach.

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

August 16, 2010
6:00 – 6:26 p.m.

PAGE 4

- He stated that John Tilton (City Architect/Planning Manager) and Brad Fowler (Director of Public Works/Engineering) are working on the public release of the environmental impact report for the public improvements in Town Center.
- He stated that the grand opening of Hobie Sports business in Town Center is receiving great feedback. He added that the architectural design is an excellent addition to the Town Center.

G. COMMISSIONER COMMENTS

Commissioner Denton wished Mr. Butterwick a happy birthday. He commented on concerts in the park stating that he would like to see them continue.

Commissioner Claus commented on “Concerts in the Park” and said that the community really enjoys them.

Commissioner Newkirk commented on Hobie's grand opening and some of the unique features of the storefront and design.

Chairman Conway wished everyone a happy Labor Day holiday.

H. ADJOURNMENT

Chairman Conway announced that the *next regular* meeting of the Planning Commission will be held on Monday, September 20, 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 6:26 p.m.

/s/ Ed Conway

Ed Conway, Chairman
Planning Commission