

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

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December 6, 2010  
6:00 – 6:35 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – Dana Point Historical Society President, Carlos Olvera 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), Evan Langan (Associate 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 November 15, 2010.**

**ACTION:** **Motion made (Claus) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of November 15, 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.

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**D. PUBLIC HEARINGS**

**ITEM 2: Site Development Permit SDP10-0018 to allow major modifications to a (City of Dana Point) Designated Historic Resource at 26771 Calle Real.**

Applicant: Phil Neilson (Designer)  
Owner: Anna Brace and David Brown  
Location(s): 26771 Calle Real (APN 123-244-30)

Request: Approval of Site Development Permit SDP10-0018 to allow major modifications to a (City of Dana Point) Designated Historic Resource.

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 per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Site Development Permit SDP10-0018.

**Evan Langan** (Associate Planner) gave the Staff presentation.

**Chairman Conway opened the Public Hearing.**

**Carlos Olvera** (President of Dana Point Historical Society, Dana Point) stated that the home has been a participant of the Historical Society Home Tour twice. He noted the home's distinguished features which were impeccably matched to the original house. He stated that the Historical Society was proud to have the structure on the Historic Register. He noted that there are a total of 27 houses and one Schooner on the Register.

**Chairman Conway closed the Public Hearing.**

**Commissioner Newkirk** acknowledged the applicant's efforts working with the Historical Society, and felt its key to maintaining the nature of our town, history, and properties. He applauded the applicants for their faithful attempts to maintain the property and added that he was in support of the project.

**Commissioner Claus** stated that she has toured the inside of the home, felt that the owners significantly maintained and paid meticulous attention to the fact that it

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is historic. She stated that the project meets the City's guidelines and, with support from the Historical Society, was pleased to support the project.

**Vice-Chairwoman O'Connor** noted, from the photo, that the ceiling was amazing. She likes to see a home maintained with its original and irreplaceable quality materials. She added she is glad that the owner is preserving the home and agrees with Staff's recommendation that it will not adversely affect the historic characteristics. She stated that she would support the project.

**Commissioner Denton** agreed with his fellow Commissioners that the 27 jewels that the City has are very special and makes the City unique and in touch with its roots. He added that he is in full support of the Historical Society and the Owner who is willing keep the house close to original as possible and maintain such a beautiful property for others to enjoy.

**Chairman Conway** stated that there isn't more to add to what the other Commissioners have said. He applauded the applicants for taking the time and carefully planning the addition, and that all of Dana Point appreciates that.

**ACTION:** **Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 10-12-06-20 approving Site Development Permit SDP10-0018 to allow major modifications to a (City of Dana Point) Designated Historic Resource located in the Residential Single-Family 7 (RSF-7) Zoning District at 26771 Calle Real. 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) discussed the City Council's renewal of the Dana Point Tourism Business Improvement District.

He described John Tilton (City Architect/Planning Manager) and Christy Teague's (Economic Development Manager) effort with obtaining a grant of \$340,000 from the California Strategic Growth Council to be used in developing the Doheny Village Specific Plan.

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**John Tilton** (City Architect/Planning Manager) stated the Dana Point Harbor Revitalization Plan is expected to be reviewed by the California Coastal Commission in January. The City has been working with Commission staff on “a daily basis,” and a (Commission) staff report (on the item) is expected soon. Should the Commission forward “suggested modifications” to the Plan, these would need to be reviewed and adopted by the Dana Point City Council.

**G. COMMISSIONER COMMENTS**

**Commissioner Claus** announced that Pat Fairbanks was honored with the Pat Plepler Citizenship Award from the Dana Point Historical Society for various contributions made to the City.

She also reminded everyone that the Christmas tree lighting will take place at La Plaza Park this weekend.

**Chairman Conway** stated the Turkey Trot was a successful event and drew nearly 12,000 runners. He stated that he and his son were among the runners and completed the 5K. He stated that he liked that the event is family oriented and a local tradition.

**H. ADJOURNMENT**

**Chairman Conway** announced that the *next regular* meeting of the Planning Commission will be held on Monday, December 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 6:35 p.m.**

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Ed Conway, Chairman  
Planning Commission