

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

February 7, 2011
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 – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairman Ed Conway, Commissioner Norman Denton, and Vice-Chairwoman April O'Connor

Commissioners Absent: Commissioner Liz Claus, and Commissioner Gary Newkirk

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 January 17, 2011.

ACTION: Motion made (Denton) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of January 17, 2011.
Motion carried 3-0-2. (AYES: Conway, Denton, O'Connor NOES: None
ABSENT: Claus, Newkirk 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 CDP10-0012 to allow the demolition of more than 50 percent of exterior walls; as well as the addition of more than 10 percent of existing square footage to a single-family dwelling located within the Residential Single Family 4 (RSF-4) Zoning District, Planned Residential Development 3 (PRD-3) and Coastal Overlay Districts, as well as the Appeals Jurisdiction of the California Coastal Commission at 33891 Nauticus Isle.

Applicant: Chris Foerstel (Designer)
Owner: Louris Khalaf Trust
Location(s): 33891 Nauticus Isle (APN 672-191-02)

Request: Approval of Coastal Development Permit CDP10-0012 to allow the demolition of more than 50 percent of exterior walls; as well as the addition of more than 10 percent of existing square footage to a single-family dwelling located within the City's Coastal Overlay District and Appeals Jurisdiction of the CA Coastal Commission.

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 Coastal Development Permit CDP10-0012.

Evan Langan (Associate Planner) presented the Staff Report.

There being no requests to speak, Chairman Conway opened and closed the Public Hearing.

ACTION: Motion made (Denton) and seconded (O'Connor) to adopt Resolution No. 11-02-07-03 approving Coastal Development Permit CDP10-0012 to allow the demolition of more than 50 percent of exterior walls; as well as the addition of more than 10 percent of existing square footage to a single-family dwelling located within the Residential Single Family 4 (RSF-4) Zoning district, Planned Residential Development 3 (PRD-3) and Coastal Overlay districts, as well as the Appeals Jurisdiction of the California Coastal Commission at 33891

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**Nauticus Isle. Motion carried 3-0-2. (AYES: Conway, Denton, O'Connor
NOES: None ABSENT: Claus, Newkirk ABSTAIN: None)**

ITEM 3: Coastal Development Permit CDP10-0010 and Site Development Permit SDP10-0025 for the demolition of an existing single-family dwelling, and the construction of a new, two-story, single-family dwelling on land located within the Residential Beach Road 12 (RBR-12) Zoning District, the City's Coastal and Floodplain overlay Districts, as well as the appeals jurisdiction of the California Coastal Commission at 35461 Beach Road.

Applicant: Timothy Wilkes, A.I.A. (Architect)
Owner: Richmond L.P.
Location(s): 35461 Beach Road (APN 691-152-14)

Request: Approval of CDP10-0010 and SDP10-0025 to allow the demolition of an existing single-family dwelling and, the construction of a new, two-story, single-family dwelling.

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 CDP10-0010 and Site Development Permit SDP10-0025.

Evan Langan (Associate Planner) presented the Staff Report.

Chairman Conway opened the Public Hearing.

Timothy Wilkes, A.I.A. (Applicant - Irvine) addressed Commissioner O'Connor's concern regarding roof pitch height dimensions, and clarified that the height of the two adjoining properties stand two feet taller than the proposed project.

Chairman Conway closed the Public Hearing.

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Vice-Chairwoman O'Connor stated that she was glad to hear that the project size and scale is within the surrounding homes. She would approve the project as planned.

Commissioner Denton agreed with Vice-Chairwoman O'Connor concerns about height. He also expressed that it is sad to see the 1950's properties leave the coast, but he applauded the designer and the owner for stepping back the articulation of the front of the house which provides an attractive streetscape. He stated that he would support the project because it adds another project that comes up to the height of all the other buildings in close proximity.

Chairman Conway commended the architect and the owner for coming up with a beautiful and creative plan, he recommended that this type of plan is what Dana Point needs.

ACTION: **Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 11-02-07-04 approving Coastal Development Permit CDP10-0010 and Site Development Permit SDP10-0025 to allow the demolition of an existing single-family dwelling, and the construction of a new, two-story, single-family dwelling on land located within the Residential Beach Road 12 (RBR-12) Zoning district, the City's Coastal and Floodplain Overlay districts, as well as the Appeals Jurisdiction of the California Coastal Commission at 35461 Beach Road. Motion carried 3-0-2. (AYES: Conway, Denton, O'Connor NOES: None ABSENT: Claus, Newkirk ABSTAIN: None)**

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

John Tilton (City Architect/Planning Manager) reported that at the last City Council meeting that UltraSystems had been approved as the consultant firm to prepare the Environmental Impact Report (EIR) for the proposed Doheny Hotel project (located on the southwest corner of Pacific Coast Highway and Dana Point Harbor Drive).

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He reported that on Friday, February 4th, hearings were held at City Hall to hear appeals of decisions of the Building Official from two collectives. A decision by the hearing officer is expected to be announced later in the week.

G. COMMISSIONER COMMENTS

There were no Commissioner Comments.

H. ADJOURNMENT

Chairman Conway announced that the *next regular* meeting of the Planning Commission will be held on Monday, March 7, 2011, 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.

April O'Connor, Vice-Chairwoman
Planning Commission