

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

May 16, 2011
6:00 . 6:32 p.m.

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

CALL TO ORDER . Vice-Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Erica Demkowicz (Senior Planner) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, and Commissioner Tarquin Preziosi

Commissioner(s) Absent: 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 May 2, 2011.**

ACTION: **Motion made (Claus) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of May 2, 2011. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi 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: A Site Development Permit (SDP10-0033) to allow a 2,200 square foot, two-story addition with roof deck to an existing one-story single family residence that is currently designated as a Historic Resource.

Applicant/

Owner: Fred and Karen Scuncio

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

Request: The applicant is requesting a Site Development Permit to construct a 2,200 square foot addition to an existing one-story single family residence. The proposed addition will be two-story and contain a roof deck. The addition will be connected to the historic dwelling via a breezeway. The property is currently designated as a Historic Resource and is a participant in the Mills Act program.

Environmental: This project is categorically exempt (Class 3 - Section 15303 . New Construction or Conversion of Small Structures) because the project consists of an addition to an existing single family residence, located in an urbanized area.

Recommendation: That the Planning Commission adopt a Resolution approving Site Development Permit SDP10-0033.

Erica Demkowicz (Senior Planner) reviewed the staff report.

There being no requests to speak, Vice-Chairman Denton opened and closed the public hearing.

Commissioner Claus stated that she made a site visit and was appreciative of the work to keep the combination of mass to a minimum. She stated that she would support the project.

Commissioner Newkirk commended the homeowners for their restoration efforts. He stated that he would support the project.

Commissioner Preziosi acknowledged that the structure is in keeping with historic properties and meets the ordinance. He stated that he would support the project.

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Vice-Chairman Denton stated that he supports the project and that he agrees with his fellow Commissioners comments.

ACTION: Motion made (Newkirk) and seconded (Preziosi) to adopt Resolution No. 11-05-16-08 approving Site Development Permit SDP 10-0033 to allow a 2,200 square foot, two-story addition with roof deck to an existing single family residence that is currently designated as a Historic Resource located in the Residential Single Family 7 (RSF 7) Zoning District at 26822 Vista Del Mar. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None)

E. NEW BUSINESS

There is no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) stated that he was pleased to report that the Grant awarded to the City to create the Doheny Village Plan was reconfirmed by the State and that all related documents would be executed. He stated that Staff will re-start the project upon finalization of the contract.

Mr. Butterwick provided a status report on the Doheny Hotel Project noting that the applicant will go forward with an EIR scoping meeting. He encouraged the Planning Commissioners to attend this public scoping meeting tentatively set for June.

Mr. Butterwick also stated that the City Council would be meeting on May 23, 2011 and that one of the major items on the agenda would be the City's projected two year budget. He advised the Commission that the budget report is available on the City's website or that they may contact the Planning Secretary to obtain a hardcopy of the report.

G. COMMISSIONER COMMENTS

Commissioner Preziosi stated that he conducted a site visit to the Scuncio residence project (heard this evening) and was impressed with the topography

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and architectural theme of the neighborhood, stating that he felt that it was a neat part of the City.

Commissioner Claus added to Commissioner Preziosi's comments, stating that one of the joys of being a Planning Commissioner is finding hidden treasures throughout the City.

Ms. Claus commented on the (traveling) Vietnam Memorial Wall event that took place at Sea Terrace Park. She felt that her experience volunteering at this event was the most rewarding volunteer work she has ever done. She gave kudos to the City for putting together and sponsoring the event.

H. ADJOURNMENT

Vice-Chairman Denton announced that the *next regular* meeting of the Planning Commission will be held on Monday, June 6, 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 6:32 p.m.

Norman Denton, Vice-Chairman
Planning Commission