

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

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June 20, 2011  
6:00 – 6:42 p.m.

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

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**CALL TO ORDER** – Chairwoman O'Connor called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Denise Jacobo (Planning Secretary) led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, Chairwoman April O'Connor, and Commissioner Tarquin Preziosi

**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 June 6, 2011.**

**ACTION:** **Motion made (Newkirk) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of June 6, 2011. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi 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: A Coastal Development Permit CDP11-0005 to allow additions to an existing single-family dwelling located both within the City's Coastal Overlay District (the CA Coastal Zone) and Appeals Jurisdiction of the CA Coastal Commission in excess of 10 percent of existing square footage at 82 Monarch Bay Drive.**

Applicant: Scott Hudgins  
Owner(s): Jim and Shanna Axelson  
Location: 82 Monarch Bay Drive

Request: Approval of Coastal Development Permit CDP11-0005 to allow additions to a single-family dwelling in excess of 10 percent of existing square footage.

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 CDP11-0005.

**Evan Langan** (Associate Planner) presented the staff report.

**There being no requests to speak on this item, Chairwoman O'Connor opened and closed the Public Hearing**

**Commissioner Preziosi** indicated that if no one objects to the project he was prepared to make a motion to recommend approval.

**Vice-Chairman Denton** felt that the proposed project is straightforward, that he would support the project.

**Commissioner Newkirk** stated that the project would be a pleasing addition to the neighborhood.

**Commissioner Claus** stated that the project is a nice improvement to the neighborhood.

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**Chairwoman O'Connor** disclosed that she lives outside the 500-foot radius ensuring that there is no concern about a conflict of interest. She expressed her appreciation for the scale of the project and felt that the design is compatible with the neighborhood. She stated that she was in favor of the project.

**ACTION:** Motion made (Preziosi) and seconded (Denton) to adopt the draft Resolution (No. 11-06-20-10). Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

**ITEM 3:** A Coastal Development Permit CDP11-0008 to allow additions totaling 1,633 square feet to the existing 4,890 square foot Dana West Yacht Club, located within the boundaries of the Dana Point Harbor, the City's Coastal Overlay District (the CA Coastal Zone) as well as the Appeals Jurisdiction of the CA Coastal Commission at 24601 Dana Drive.

Applicant: Rick Rossback (Dana West Yacht Club)  
Owner: County of Orange  
Location: 24601 Dana Drive

Request: Approval of Coastal Development Permit CDP11-0008 to allow additions to the Dana West Yacht Club in excess of 10 percent of existing square footage.

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 CDP11-0008.

**Commissioner Claus** disclosed that she is a member of the Dana West Yacht Club but noted that she had no financial interest. She added that after consulting with the City Attorney there was no need to recuse herself from review of this item.

**Kyle Butterwick (Director)** gave a brief introductory on the scope of the project.

**Evan Langan (Associate Planner)** presented the staff report.

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**Chairwoman O'Connor opened the Public Hearing.**

**Brad Gross** (Dana Point Harbor Director - Dana Point) in response to questions from the Commission, he noted that some small projects will be considered before the large commercial core projects are brought forward to the Planning Commission. He stated that the reporting requirements for yacht clubs were inserted in the Land Use Plan by the Coastal Commission, and that the Harbor is well aware of its requirements. He added that many of the programs that the Yacht Clubs offer to the public already comply with many of the programs. He added he was available to answer any further questions.

(In response to Chairwoman O'Connor) Mr. Gross stated that the permit policies stipulated in the Harbor's Development standards are typical of yacht (private) clubs located within the coastal zone.

**Chairwoman O'Connor closed the Public Hearing.**

**Vice-Chairman Denton** stated that any expansion that would make the club more usable, enhance boating and overall social experiences of the Harbor is positive, especially in light of the fact that the alterations would not result in a need for additional parking. He added that the Harbor is a good social center and he was in favor of the application.

**Commissioner Preziosi** stated that the expansion was a beneficial use to both yacht club members and the City as a whole. He did not feel that the expansion intensified the use and would not result in impacts to parking. He stated that he was in favor of the application.

**Commissioner Claus** stated that the Dana West Yacht Club stands out when driving across to the island and that it was nice to see the yacht club proposing improvements. She also noted that the deck expansion would not impact the character of the building nor impact onsite parking. She felt that after countless hours spent on the final approvals of the Harbor Revitalization Plan, she appreciated seeing this as one of the first projects coming before the Planning Commission.

**Commissioner Newkirk** stated that in light of the fact that the expansion does not impact access and parking it was a reasonable request and a good addition.

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**Chairwoman O'Connor** stated that expansion would improve business, serve more people and it would enhance the beautification of the Harbor. She approved of the unchanged height of the structure and felt that the amount of available parking spaces is sufficient.

**ACTION:** Motion made (Claus) and seconded (Newkirk) to adopt Resolution No. 11-06-20-11 approving Coastal Development Permit CDP11-0008 to allow additions totaling 1,633 square feet to the existing, 4,890 square foot Dana West Yacht Club, located within the boundaries of the Dana Point Harbor, the City's Coastal Overlay District (the CA Coastal Zone) as well as the Appeals Jurisdiction of the CA Coastal Commission at 24601 Dana Drive. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

**Kyle Butterwick** (Director) reported that at the City Council meeting of June 13th, the City Council approved the California Coastal Commission's suggested modifications to the land side Implementation Plan (IP) portion of the Harbor Revitalization Plan. The final ratification of that program is anticipated in the next few months to complete the process for the Harbor Revitalization Plan.

Mr. Butterwick announced a Notice of Preparation – Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the proposed Doheny Hotel project scheduled on Tuesday, June 28<sup>th</sup> at the Dana Point Community Center Gymnasium beginning at 6:00 p.m. The intent of the meeting is to obtain information and solicit comments from the public about the issues and content of the EIR. The description of the project will also be presented at the meeting.

**Jennifer Farrell** (Assistant City Attorney) gave a favorable update on the City's awarded civil penalties against illegal medical marijuana dispensaries.

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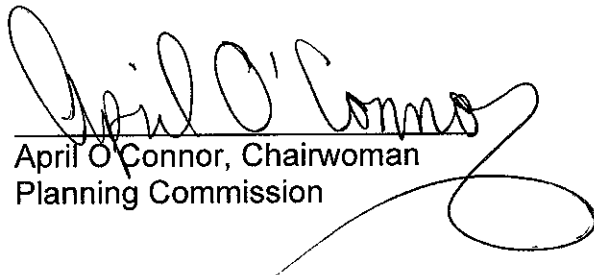
**G. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**H. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next regular* meeting of the Planning Commission will be held on Monday, July 18, 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 6:42 p.m.**

  
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April O'Connor, Chairwoman  
Planning Commission