

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

May 14, 2012
6:00 – 7:06 p.m.

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

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

PLEDGE OF ALLEGIANCE – Commissioner April O'Connor led the Pledge of Allegiance.

ROLL CALL

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

Commissioner(s) Absent: Chairman Norman Denton

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of April 23, 2012.

ACTION: Motion made (O'Connor) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of April 23, 2012. Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Preziosi NOES: None ABSENT: Denton ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

Vice-Chairman Newkirk moved Item 4 to be heard prior to Item 2 of the Public Hearings.

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

May 14, 2012
6:00 – 7:06 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 4: Coastal Development Permit CDP12-0007 and Minor Site Development Permit SDP12-0008(M) to allow the construction of new, detached structures including, but not limited to, outdoor living areas, landscaping, a pool/spa as well as retaining walls at 11 Breakers Isle. *(Continued from the regular Planning Commission meeting of April 23, 2012)*

Applicant: Ken Brown (Designer, Fleming Distinctive Homes)
Property Owner: Charles Maxey
Location: 11 Breakers Isle

Request: Approval of a Coastal Development Permit to allow the construction of new structures on land located within the City's Coastal Overlay District and Appeals Jurisdiction of the California Coastal Commission, as well as a Minor Site Development Permit to allow the construction of retaining walls in excess of 60 inches in height.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15303 (e) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission continue the item to its next regular meeting to allow the applicant sufficient time to submit evidence of their home owner association's (HOA) approval of the project.

There was one (1) request to speak.

ACTION: Motion made (O'Connor) and seconded (Claus) to adopt Resolution 12-05-14-08 approving Coastal Development Permit CDP12-0007 and Minor Site Development Permit SDP12-0008(M) to allow the construction of new, detached structures including, but not limited to, outdoor living areas, landscaping, a pool/spa as well as retaining walls at 11 Breakers Isle. Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Preziosi NOES: None ABSENT: Denton ABSTAIN: None)

ITEM 2: Coastal Development Permit CDP12-0005 and Minor Site Development Permit SDP12-0005(M) to allow the addition of 822 square feet to an existing, 3,743 square foot single-family dwelling

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

May 14, 2012
6:00 – 7:06 p.m.

PAGE 3

**with free-standing front-yard walls that exceed 42 inches in height at
135 Monarch Bay Drive**

Commissioner O'Connor announced that she had a conflict of interest and recused herself from Items 2 and 3. Commissioner O'Connor left the meeting at 6:15 p.m.

Applicant: James Conrad (Architect)
Property Owner: Michael McGuire
Location: 135 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow additions to a single-family dwelling located on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), 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 CDP12-0005 and Minor Site Development Permit SDP12-0005(M).

There were no requests to speak on this item.

ACTION: **Motion made (Claus) and seconded (Preziosi) to adopt Resolution 12-05-14-09 approving Coastal Development Permit CDP12-0005 and Minor Site Development Permit SDP12-0005(M) to allow the addition of 822 square feet to an existing, 3,743 square foot single-family dwelling with free-standing front-yard walls that exceed 42 inches in height at 135 Monarch Bay Drive. Motion carried 3-0-1-1. (AYES: Claus, Newkirk, Preziosi NOES: None ABSENT: Denton ABSTAIN: O'Connor (Recused))**

ITEM 3: **Coastal Development Permit CDP12-0011 and Minor Site Development Permit SDP12-0009(M) to allow the demolition of an existing, 3,308 square foot, single-family dwelling and the construction of a new, two-story, 5,836 square foot single-family dwelling with retaining walls exceeding 30 inches in height at 137 Monarch Bay Drive**

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

May 14, 2012
6:00 – 7:06 p.m.

PAGE 4

Applicant: Horst Architects
Property Owner: Melissa Monahan
Location: 137 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow the demolition of a single-family dwelling and the construction of a new single-family dwelling located on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorical Exempt per 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 CDP12-0011 and Minor Site Development Permit SDP12-0009(M).

There were four (4) requests to speak on this item.

ACTION: Motion made (Claus) and seconded (Preziosi) to adopt Resolution 12-05-14-10 approving Coastal Development Permit CDP12-0011 and Minor Site Development Permit SDP12-0009(M) to allow the demolition of an existing, 3,308 square foot, single-family dwelling and the construction of a new, two-story, 5,836 square foot single-family dwelling with retaining walls exceeding 30 inches in height at 137 Monarch Bay Drive. Motion carried 3-0-1-1. (AYES: Claus, Newkirk, Preziosi NOES: None ABSENT: Denton ABSTAIN: O'Connor (Recused))

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) provided a status report on the Doheny Village Plan noting that Staff held a full day workshop with ROMA Design Group which covered details and mechanics of the development standards and policies, they are making good progress and expect the first draft in the next 90 days.

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

May 14, 2012
6:00 – 7:06 p.m.

PAGE 5

John Tilton (City Architect/Planning Manager) stated that he attended the Dana Point Grand Prix Bike Race and he really enjoyed it and looks forward to next year's event.

G. COMMISSIONER COMMENTS

John Tilton (City Architect/Planning Manager) responded to Commissioner Preziosi's inquiry about the status of the former Hollywood Video building. He stated that because the building is so old, some significant changes were required and is being remodeled without any additions. The new owners and the architects are proposing some improvements with landscaping and trees.

Kyle Butterwick (Director) addressed Commissioner Preziosi's inquiry about the public pathway/access ways around the City. He noted that the City has received a State grant to prepare a connectivity study with the objective of improving access and connection aspects of the three primary urban areas of Doheny Village, Town Center, and the Harbor.

Commissioner Claus stated that she recently attended the Dana Point Grand Prix Bike Race, and complimented staff for placing straw bales in the pathways for people to safely wonder around and enjoy the event.

Vice-Chairman Newkirk reported that he attended the Grand Prix Bike Race and stated that it puts Dana Points cycling in a good light.

H. ADJOURNMENT

Vice-Chairman Newkirk announced that the *next* meeting of the Planning Commission will be held on Monday, June 11, 2012, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

Gary Newkirk, Vice-Chairman
Planning Commission

The meeting adjourned at 7:06 p.m.