

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

June 11, 2012
6:00 – 8:22 p.m.

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

CALL TO ORDER – Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Kyle Butterwick (Director) led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Erica Demkowicz (Senior Planner), Evan Langan (Associate Planner), Mark Sutton (Building Official), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of May 14, 2012.

ACTION: Motion made (Newkirk) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of May 14, 2012. Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: Denton)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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

June 11, 2012
6:00 – 8:22 p.m.

PAGE 2

D. PUBLIC HEARINGS

Commissioner Claus announced that, due to a conflict of interest, she would recuse herself from Item 2. She left the meeting at 6:03 p.m.

ITEM 2: Coastal Development Permit CDP12-0014 to allow the replacement of twelve (12) directional signs with new signs, and installation of three (3) new signs along parkways and medians of Dana Point Harbor Drive, Island Way and Dana Drive at the Dana Point Harbor. The proposed project is located within the boundaries of the Dana Point Harbor Revitalization Plan, the Coastal Overlay District, and within the Appeals Jurisdiction of the California Coastal Commission.

Applicant/

Property Owner: County of Orange-OC Dana Point Harbor

Location: Parkway and Medians along Dana Point Harbor Drive, Island Way, and Dana Drive at the Dana Point Harbor

Request: Approval of Coastal Development Permit CDP12-0014 to allow the replacement of directional signs at the Harbor with new signs.

Environmental: The applicant, County of Orange – OC Dana Point Harbor, analyzed the proposed project and found it to be Categorically Exempt pursuant to Sections 15302 Class 2, and 15311, Class 11 of California Environmental Quality Act (CEQA). A Notice of Exemption was filed pursuant to CEQA with the County Clerk by the applicant. The staff concurs with the applicant's evaluation and conclusion with respect to CEQA requirements.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP12-0014.

There was one (1) request to speak.

ACTION: Motion made (O'Connor) and seconded (Newkirk) to adopt Resolution 12-06-11-11 approving Coastal Development Permit CDP12-0014 to allow the replacement of existing directional signs located along Dana Point Harbor Drive, Island Way, and Dana Drive, with new signs. The signs are located within the boundaries of the Dana Point Harbor Revitalization Plan, the City's Coastal Overlay District, and within the appeals jurisdiction of the California Coastal Commission. With the amendment that landscaping will be maintained to keep the wording visible. Motion carried 4-0-1. (AYES:

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

June 11, 2012
6:00 – 8:22 p.m.

PAGE 3

Denton, Newkirk, O'Connor, Preziosi **NOES:** None **ABSENT:** None
ABSTAIN: Claus (Recused))

Commissioner Claus rejoined the meeting at 6:22 p.m.

ITEM 3: Amendment to previously approved conditions of approval of Coastal Development Permit CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M) to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, single-family dwelling on land located in the Coastal Zone at 35141 Camino Capistrano.

Applicant: Robert Theel (Robert Theel Company)
Property Owner: Daniel Rodriguez and Debra Liebert
Location: 35141 Camino Capistrano (APN 691-172-03)

Request: To amend the approval of Coastal Development Permit CDP11-0007, V11-0001 and SDP11-0017(M) to allow the demolition of an existing residential dwelling, the construction of a new, two-story, single-family dwelling as well as a retaining wall proposed in excess of 30 inches in height.

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 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution, as revised with added conditions of approval, approving Coastal Development Permit CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M).

There was one (1) request to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Claus) to adopt Resolution 12-06-11-12 amending the approval of Coastal Development Permit CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M) to allow the demolition of an existing, single-family dwelling, the construction of a new, two-story, single-family dwelling on a coastal bluff located at 35141 Camino Capistrano. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

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

June 11, 2012
6:00 – 8:22 p.m.

PAGE 4

ITEM 4: Coastal Development Permit CDP12-0010 and Site Development Permit SDP12-0012 to allow the construction of a new shade structure to the existing site along with new landscaping and screening at 25832 Victoria Boulevard in the Community Commercial/Vehicular (CC/V) District.

Applicant: Steven Peter/Peter & Associates, Inc.
Property Owner: Bob Kennedy/Goode Company
Location: 25832 Victoria Boulevard; APN: 668-341-10

Request: A Coastal Development Permit and Site Development Permit to allow the construction of a new shade structure (approximately 2,195 total square feet in floor area) to the existing site. The proposed shade structure will cover the existing large crane parking area and be partially enclosed on two sides. The project will also include new landscaping and screening on both Victoria and Domingo frontages.

Environmental: The proposed project qualifies as a per Class 3 Section 15303 (c) and (e) Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project will result in the construction of a new structure not exceeding 2,500 square feet in floor area. Additionally, the project is not located in an environmentally sensitive area.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP12-0010 and Site Development Permit SDP12-0012.

There were no requests to speak on this item.

ACTION: Motion made (Newkirk) and seconded (Preziosi) to adopt Resolution 12-06-11-13 approving Coastal Development Permit CDP12-0010 and Site Development Permit SDP12-0012 to allow the construction of a new shade structure to the existing site along with new landscaping and screening at 25832 Victoria Boulevard in the Community Commercial/Vehicular (CC/V) District. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None

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

June 11, 2012
6:00 – 8:22 p.m.

PAGE 5

ITEM 5: Coastal Development Permit CDP12-0001 to allow the construction of a new, 2,350 square foot, single-story, single-family dwelling and detached garage on vacant land located at 32461 Seven Seas Drive.

Applicant: Standard Conway Architects PLLC (Brad Conway)
Property Owner: Bill and Wendy Moffly
Location: 32461 Seven Seas Drive (APN 670-080-12)

Request: Approval of a Coastal Development Permit to allow the construction of a single-family dwelling and detached garage on vacant land located within the City's Coastal Overlay District but outside of 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 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 CDP12-0001 for the proposed scope-of-work.

There were fourteen (14) requests to speak on this item.

ACTION: Motion made (Claus) and seconded (Preziosi) to adopt Resolution 12-06-11-14 approving Coastal Development Permit CDP12-0001 to allow the construction of a new, 2,350 square foot, single-story, single-family dwelling and detached garage on vacant land located at 32461 Seven Seas Drive. Motion carried 3-2. (AYES: Claus, Newkirk, Preziosi NOES: Denton, O'Connor ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

There were no Staff Reports.

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

June 11, 2012
6:00 – 8:22 p.m.

PAGE 6

G. COMMISSIONER COMMENTS

Commissioner O'Connor announced that the City is seeking candidates for the 2012-2013 Dana Point Youth Board, she encouraged high school aged children to send in an application before June 29, 2012.

H. ADJOURNMENT

Chairman Denton announced that the *next* meeting of the Planning Commission will be held on Monday, June 25, 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.

The meeting adjourned at 8:22 p.m.