

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

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November 26, 2012  
6:00 – 6:43 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – John Tilton (Acting Director) led the Pledge of Allegiance.

**ROLL CALL**

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

**Staff Present:** John Tilton (Acting Director), Christy Teague (Planning Manager/Economic Development Manager), Kevin Evans (Director of Community Services and Parks), Evan Langan (Associate Planner), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of October 22, 2012.**

**ACTION:** **Motion made (Newkirk) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of October 22, 2012. 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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Commissioner O'Connor stated that she lived within the 500' radius of the project and recused herself at 6:03 p.m.

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP12-0005 and Minor Site Development Permit SDP12-0005(M) to allow an amendment to a previous approval by the Planning Commission, allowing the demolition of an existing single-family dwelling and the construction of a new, 4,565 square foot, single-family dwelling with free-standing front-yard walls that exceed 42 inches in height at 135 Monarch Bay Drive.**

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

Request: Amendment of an approved Coastal Development Permit and Minor Site Development Permit to allow demolition of an existing single-family dwelling and construction of a new single-family dwelling 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), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction of Conversion of Small Structures).

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 12-11-26-26 approving a major amendment to Coastal Development Permit CDP12-0005 and Minor Site Development Permit SDP12-0005(M) allowing the demolition of an existing single-family dwelling and the construction of a new, 4,565 square foot, single-family dwelling with free-standing front-yard walls that exceed 42 inches in height at 135 Monarch Bay Drive. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None**

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**Commissioner O'Connor returned to the meeting at 6:13 p.m.**

**E. PUBLIC MEETINGS**

**ITEM 3: Proposed public art project at the Lantern Bay Park for Planning Commission's consideration.**

Applicant/

Property Owner: City of Dana Point

Location: The proposed public art will be located at the Lantern Bay Park, off Dana Point Harbor Drive.

Request: Approval of the proposed public art project for Lantern Bay Park.

Environmental: The subject project qualifies for Section 15303 (e) (Class 3 – New Construction or Conversion of Existing Facilities) Categorical Exemption from the provisions set forth in the California Environmental Quality Act.

Recommendation: That the Planning Commission adopt the attached Draft Resolution recommending the approval of the proposed public art project to the City Council.

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

**ACTION: Motion made (Newkirk) and seconded (Denton) to adopt Resolution 12-11-26-27 recommending City Council approval of a public art project for Lantern Bay Park. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None**

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**John Tilton** (Acting Director) reported on the City Council meeting of November 20, 2012, regarding the approved entrance sign at the couplet of Town Center, and he invited the Commission members to attend the ground-breaking

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ceremony on November 27, 2012. He called attention to “The Voice” TV musical talent show to film an episode this week at a private residence in Dana Point.

**Christy Teague** (Planning Manager/Economic Development Manager) reported an update on the November 20, 2012, City Council meeting regarding the Short Term Vacation Rental survey. The City Council directed Staff to bring back a model ordinance for Dana Point, anticipated early 2013. She also noted that the Dana Point Historical Society would be opening their new museum at their new address, on the ground level of City Hall in office suite #104.

**H. COMMISSIONER COMMENTS**

**Chairman Denton** expressed his hope that everyone had a great Thanksgiving.

**I. ADJOURNMENT**

**Chairman Denton** announced that the *next* meeting of the Planning Commission will be held on Monday, December 10, 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 6:43 p.m.**