

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

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December 10, 2012  
6:00 – 7:05 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** – Commissioner Claus led the Pledge of Allegiance.

**ROLL CALL**

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

Commissioner(s) Absent: Commissioner April O'Connor

Staff Present: John Tilton (Acting Director), Erica Demkowicz (Senior Planner), Alisha Patterson (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of November 26, 2012.**

**ACTION: Motion made (Newkirk) and seconded (Preziosi) to approve the Minutes of the regular Planning Commission Meeting of November 26, 2012. 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: Coastal Development Permit CDP12-0020 to allow an existing restaurant (Gemmell's) to convert an existing suite which was previously occupied by a retail store into a lounge/banquet facility. The project is located in the Day Use Commercial Area of the Dana Point Harbor Revitalization Plan, within the Coastal Overlay District, and within appeals jurisdiction of the California Coastal Commission.**

Applicant/

Owner: Vintage Marina Partners, L.P./County of Orange-OC Dana Point Harbor

Location: Dana Point Harbor – Day Use Commercial Area/ Planning Area 2

Request: Approval of Coastal Development Permit CDP12-0020 to allow an existing restaurant, Gemmell's, to expand their banquet facility into an adjacent suite which was formerly occupied by a retail store (Sea Styles).

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 that the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities). A Notice of Exemption will be filed for the project

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP12-0020.

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

**ACTION: Motion made (Newkirk) and seconded (Denton) to adopt Resolution 12-12-10-28 approving Coastal Development Permit CDP12-0020 to allow an existing restaurant (Gemmell's) to convert an existing suite which was previously occupied by a retail store into a lounge/banquet facility. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None**

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**E. PUBLIC MEETINGS**

**ITEM 3: Sign Program Permit SPP12-0001 for OC Beads/Art Gallery located at 24471 Del Prado.**

Applicant: Sue Osborne  
Owner: Meadows Asset Management  
Location: 24471 Del Prado Avenue

Request: Approval of a Sign Program for a single-tenant commercial site with multiple buildings located at 24471 Del Prado Avenue.

Environmental: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor alteration of an existing structure involving no expansion of use beyond existing.

Recommendation: That the Planning Commission adopt the attached draft Resolution to approve Sign Program Permit SPP12-0001 located at 24471 Del Prado (Attachment 1).

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

**ACTION: Motion made (Denton) and seconded (Claus) to continue the item to January 14, 2013 Planning Commission meeting for amended conditions of approval for the Sign Program. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None**

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**John Tilton** (Acting Director) wished everyone a happy and safe holiday.

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**H. COMMISSIONER COMMENTS**

**Commissioner Preziosi** wished everyone a happy holiday.

**Vice-Chairman Newkirk** wished everyone a happy and safe holiday.

**Chairman Denton** thanked the Planning Commissioners for a great year, hard work, and their due diligence for the City.

**Commissioner Claus** stated that she enjoyed working together as a cohesive team, and she would be looking forward to the future.

**Chairman Denton** wished happy holidays to City staff. He stated that he looked forward to attending the City's Holiday Luncheon held at the Dana Point Yacht Club in the Harbor.

**I. ADJOURNMENT**

**Chairman Denton** announced that the *next* meeting of the Planning Commission will be held on Monday, January 14, 2013, 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 7:05 p.m.**