

**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION AGENDA**

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June 10, 2013  
6:00 – 6:55 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – Senior Planner, Kurth Nelson led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Commissioner Denton, Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Susan Whittaker

**Commissioners Absent:** Vice-Chairwoman Liz Claus

**Staff Present:** Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Alisha Patterson (Deputy City Attorney), Kurth Nelson (Senior Planner), Evan Langan (Associate Planner), Brad Fowler (Director of Public Works), Jason Geldert (Senior Civil Engineer), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of May 13, 2013.**

**ACTION: Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of May 13, 2013. Motion carried 4-0-1. (AYES: Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Claus ABSTAIN: None )**

**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 ACTION AGENDA

---

June 10, 2013  
6:00 – 6:55 p.m.

PAGE 2

---

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP12-0012 to install new subsurface drainage lines and an associated sump pump connected to an existing subsurface drainage system, new landscaping, and a 42-inch high fence within a coastal bluff edge setback at 24642 El Camino Capistrano.**

Applicant: Peter & Associates, Inc.  
Property Owner: Said Cohen  
Location: 24642 El Camino Capistrano

Request: Approval of a Coastal Development Permit to install new subsurface drainage lines and an associated sump pump connected to an existing subsurface drainage system, new landscaping, and a 42-inch high fence within a coastal bluff edge setback.

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) since the project involves the installation of small new structures and small new equipment.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0012.

There were no requests to speak on this item.

**ACTION: Motion made (Denton) and seconded (Whittaker) to adopt Resolution No. 13-06-10-10 approving Coastal Development Permit CDP12-0012 to install new subsurface drainage lines and an associated sump pump connected to an existing subsurface drainage system, new landscaping, and a 42-inch high fence within a coastal bluff edge setback at 24642 El Camino Capistrano. Motion carried 4-0-1. (AYES: Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Claus ABSTAIN: None)**

CITY OF DANA POINT  
**PLANNING COMMISSION**  
REGULAR MEETING ACTION AGENDA

---

June 10, 2013  
6:00 – 6:55 p.m.

PAGE 3

---

**ITEM 3: Minor Conditional Use Permit CUP13-0001(M) and Administrative Modification of Standards AMS13-0002 to allow the provision of a single tandem parking space as well as an alteration to the interior dimensions of a proposed three-vehicle garage, in conjunction with the addition of 832 square feet to an existing residential duplex located at 26507 Via Sacramento.**

Applicant/Owner: Dan Percival  
Location: 26507 Via Sacramento

Request: To allow the provision of a single tandem parking space, as well as an alteration in the interior dimensions of a proposed, three-vehicle garage, in conjunction with the addition of 832 square feet and a general remodel of an existing residential duplex.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Minor Conditional Use Permit CUP13-0001(M) and Administrative Modification of Standards AMS13-0002.

There were no requests to speak on this item.

**ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 13-06-10-11 approving Conditional Use Permit CUP13-0001(M) and Administrative Modification of Standards AMS13-0002 to allow the provision of a single tandem parking space and an alteration to the interior dimensions of a proposed three-vehicle garage, in conjunction with the addition of 832 square feet to an existing residential duplex located at 26507 Via Sacramento. Motion carried 4-0-1. (AYES: Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Claus ABSTAIN: None)**

**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION AGENDA**

---

June 10, 2013  
6:00 – 6:55 p.m.

PAGE 4

---

**ITEM 4: Coastal Development Permit CDP13-0005 to allow additions to an existing single-family dwelling to comprise 322 square feet to the first floor, 575 square feet to the second floor, a new, 341 square foot deck and a 210 square foot expansion of an existing garage at 415 Monarch Bay Drive**

Applicant/Owner: Eric Boranian  
Location: 415 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow additions in excess of 10 percent of existing square footage on land located within the City's Coastal Overlay District (the California Coastal Zone) 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 CDP13-0005.

There were no requests to speak on this item.

**ACTION: Motion made (Whittaker) and seconded (Denton) to adopt Resolution No. 13-06-10-12 approving Coastal Development Permit CDP13-0005 to allow additions to an existing single-family dwelling to comprise 322 square feet to the first floor, 575 square feet to the second floor, a new, 341 square foot deck and a 210 square foot expansion of an existing garage at 415 Monarch Bay Drive, and the addition of Condition B(10)(f). Motion carried 3-1-1. (AYES: Denton, Newkirk, Whittaker NOES: O'Connor ABSENT: Claus ABSTAIN: None)**

**E. NEW BUSINESS**

There was no New Business.

**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION AGENDA**

---

June 10, 2013  
6:00 – 6:55 p.m.

PAGE 5

---

**F. STAFF REPORTS**

**John Tilton** (City Architect/Planning Manager) reported a record setting increase in activity at the Building, Engineering, and Planning counters, during the month of May.

**Ursula Luna-Reynosa** (Director of Community Development) stated that the Planning Staff will be working toward punctual submittal of the Planning Commission packets.

**G. COMMISSIONER COMMENTS**

**Commissioner O'Connor** commented about her remodel projects and stated that she had a good experience at the City counter.

**Commissioner Denton** stated that the Dana Point Boat Show held this past weekend was a resounding success and saw a good turnout.

**Chairman Newkirk** stated his interest in finding out if anybody would be visiting the Planning Department to make some fixes to their property on Beach Road after the large swell last week.

**H. ADJOURNMENT**

**Chairman Newkirk** announced that the *next* meeting of the Planning Commission will be held on Monday, June 24, 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 6:55 p.m.**