

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

June 24, 2013
6:00 – 6:45 p.m.

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

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

PLEDGE OF ALLEGIANCE – Commissioner Denton led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairwoman Liz Claus, Commissioner Denton, Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Jennifer Farrell (Assistant City Attorney), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 10, 2013.

ACTION: Motion made (Denton) and seconded (Claus – who subsequently abstained) to approve the Minutes of the regular Planning Commission Meeting of June 10, 2013 as modified. Motion carried 4-0-1. (AYES: Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: Claus)

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 CDP13-0006 to allow the construction of a new, 4,026 square foot, two-story, single-family family dwelling with attached 668 square foot, three-vehicle garage on vacant land at 405 Monarch Bay Drive.

Applicant: Andrade Architects, LLC (Stan Andrade)
Property Owner: M & N Investment Properties, LLC
Location: 405 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow the construction of a new single-family dwelling on vacant 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 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 CDP13-0006.

Evan Langan (Associate Planner) presented the staff report.

Commissioner Whittaker commented on the seriousness of how noise impacts the residents, noting that building materials used need to comply with interior noise level standards. She thanked staff for the analysis and presentation of technical information.

There being no requests to speak on this item, Chairman Newkirk opened and closed the Public Hearing.

Commissioner O'Connor spoke about her familiarity with the lots' issues, and added that the project would be a nice addition to Monarch Bay. She stated that she would be in favor because it meets standards and is compatible with the neighborhood.

Vice-Chairwoman Claus expressed her support and is delighted to see the lot built.

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Commissioner Denton agreed and stated that he is happy to see that the lot will be given a home.

Chairman Newkirk stated he agrees with his fellow Commissioners.

ACTION: Motion made (Denton) and seconded (Claus) to adopt Resolution No. 13-06-24-13 approving Coastal Development Permit CDP13-0006 to allow the construction of a new, 4,026 square foot, two-story, single-family dwelling with attached 668 square foot, three-vehicle garage on vacant land at 405 Monarch Bay Drive. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

ITEM 3: STAFF PRESENTATION

1. A General Overview of the Doheny Village Master Plan

Ursula Luna-Reynosa (Director of Community Development) gave a brief introduction to a video-stream of the City Council Meeting, June 4, 2013 presentation given by ROMA Design Group.

Commissioner Whittaker thanked staff for the presentation and asked about the timeline of the Planning Commissions' involvement with the Plan.

John Tilton (City Architect/Planning Manager) responded that the approval process would require a Local Coastal Plan Amendment and a zone change. He stated that both items would be reviewed by the Planning Commission to make recommendations to the City Council as early as this Fall. If approved by the City Council, the next step would be Coastal Commission certification.

Commissioner Denton expressed that the presentation was great and he wished good luck on continuing with the ideas he heard on the slide show. He stated that he would like to see an idea kicked around in the "Industrial Arts Area" for a tech incubator or small-business incubator type of environment divided up in fairly low rent, 5-8 person tech incubation operations.

Vice-Chairwoman Claus stated that she was delighted that she was able to see the presentation. She spoke of the improvements needed in Doheny Village

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noting the mixed-use residential neighborhoods (e.g., on Victoria Boulevard). She expressed that she liked that they plan to update the land uses and zoning, and felt that it will benefit the community.

John Tilton (City Architect/Planning Manager) added that unlike Town Center, Doheny Village is unique with so many different types of environments with multiple zoning districts and each will try to create a special place. There will be a challenge in considering how to create the standards for each of those districts, but it will be a fascinating enterprise.

Commissioner Denton asked about Town Center infrastructure, additional support of water pipes for potential future growth of homes.

John Tilton (City Architect/Planning Manager) responded that there should not be potential growth beyond what the current Zoning Code envisions. There will need to be adequate facilities to serve future development.

Chairman Newkirk thanked staff for their work on an area that has so much potential.

Vice-Chairwoman Claus asked if the various proposed zoning changes will be considered in parts or all at once.

John Tilton (City Architect/Planning Manager) replied that staff will provide the changes in one package to the Commission.

F. STAFF REPORTS

Ursula Luna-Reynosa (Director of Community Development) reported that the regularly scheduled City Council meeting of July 2, 2013 has been cancelled.

Jennifer Farrell (Deputy City Attorney) briefly commented on a California Coastal Commission case concerning public access to Strand Beach from two pathways through the Strand at Headlands housing development. She summarized the decision received from the Court of Appeal.

John Tilton (City Architect/Planning Manager) reported that at the last City Council Meeting, revisions of the Town Center Street Improvement Plan were approved.

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G. COMMISSIONER COMMENTS

Commissioner Whittaker reported that she attended the "Composting" class offered at the Dana Point Community Center. She added that the program is fabulous and it keeps items out of the landfills.

Commissioner Denton wished everyone a safe 4th of July and to enjoy the fabulous fireworks shown throughout the coast.

Commissioner O'Connor indicated that there was a spectacular display of five naval ships doing maneuvers off the coast and she wanted to take the opportunity to thank the men and women who serve in our Armed Forces.

H. ADJOURNMENT

Chairman Newkirk announced that the *next* meeting of the Planning Commission will be held on Monday, July 8, 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 6:45 p.m.



Gary Newkirk, Chairman
Planning Commission