

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

September 23, 2013
6:00 – 6:15 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), DyAnne Weamire (Administrative Secretary), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 9, 2013.

ACTION: Motion made (Denton) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of September 9, 2013. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker 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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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP13-0008 for an expansion in floor-area exceeding 10 percent, including the conversion of 258 square feet of open courtyard to enclosed habitable space and the enlargement of a living room by 38 square feet, in conjunction with an interior remodel of an existing, single-family dwelling located on land within the City's Coastal Overlay District at 426 Monarch Bay Drive.

Applicant: Gerald Muir (Muir Architects)
Property Owner: BET Trust (Frank Kavanaugh)
Location: 426 Monarch Bay Drive (APN 670-151-28)

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling that exceed 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 CDP13-0008.

Evan Langan (Associate Planner) presented the staff report.

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

Commissioner O'Connor indicated that she is familiar with the property, believes the project complies with the zoning code and is compatible with the neighborhood, and finds no issues with the project.

Vice-Chairwoman Claus stated that the home looks beautiful. She noted that the request seemed small to require a Coastal Development Permit but understands that cumulative additions could cause future problems.

Commissioner Denton stated that he agreed with his fellow Commissioners, noted the findings made, and would support the project.

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Commissioner Whittaker stated she supports the findings for granting the request and would support the project.

ACTION: Motion made (O'Connor) and seconded (Claus) to adopt Resolution No. 13-09-23-21 approving Coastal Development Permit CDP13-0008 for an expansion in floor-area exceeding 10 percent, including the conversion of 258 square feet of open courtyard to enclosed habitable space and the enlargement of a living room by 38 square feet, in conjunction with an interior remodel of an existing, single-family dwelling located on land within the City's Coastal Overlay District at 426 Monarch Bay Drive. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

Ursula Luna-Reynosa (Director of Community Development) reported that moving the Planning Commission meeting dates will require Council action. The City Manager is querying the City Council and she will follow up with the Planning Commission once she receives all the responses.

John Tilton (City Architect/Planning Manager) reported that Staff will be bringing forward the updated Housing Element to the Planning Commission. Staff has received a letter from the Department of Housing and Community Development (HCD) indicating support for the Draft as written. He also reported that Christy Teague, Economic Development Manager, has been working diligently on the update and will present the document to the Commission.

G. COMMISSIONER COMMENTS

Commissioner Whittaker stated that in the future she would like all incremental changes and improvements that lead up to and go over 10% of the square footage of an existing property to be explained. She believes this would be helpful to understand how the building has grown over time.

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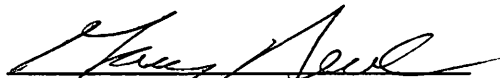
Commissioner Denton reminded everyone that on Sunday, October 6th the Historical Society will be having a "Home Tour" and the theme this year is "Hollywood by the Sea." There will be a reception at Still Water (Bar/Restaurant) from 2:00 p.m. – 4:00 p.m.

Chairman Newkirk would like to inform the public that this weekend Doheny State Beach is hosting "Battle of the Paddle" event.

H. ADJOURNMENT

Chairman Newkirk announced that the *next* meeting of the Planning Commission will be held on Monday, October 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 6:15 p.m.


Gary Newkirk, Chairman
Planning Commission

THESE PROCEEDINGS WERE RECORDED AND A COPY OF THE TAPE IS ON FILE WITH THE CITY OF DANA POINT PLANNING DIVISION.