

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

February 10, 2014
6:05 – 7:43 p.m.

Dana Point Community Center Gym
34052 Del Obispo Street
Dana Point, CA 92629

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

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

ROLL CALL

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

Commissioner(s) Absent: Commissioner Denton

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Jennifer Farrell (Deputy City Attorney), Christy Teague (Economic Development Manager), Brad Fowler (Director of Public Works and Engineering), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of January 27, 2014.**

ACTION: **Motion made (O'Connor) and seconded (Whittaker) to approve the Minutes of the regular Planning Commission Meeting of January 27, 2014. Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Denton ABSTAIN: None)**

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP14-0001 to merge the site's four (4) parcels into a single parcel with a corresponding lot line adjustment at 34277 Pacific Coast Highway in the Coastal Couplet Commercial (C-CPC) and Coastal Visitor Commercial zones of the Dana Point Specific Plan Area.

Applicant: Tom Le/Design UA
Property Owner: McDonald's USA, LLC
Location: 34277 Pacific Coast Highway

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP14-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA) per Class 5 Section 15305 (a) of the CEQA Guidelines in that the project will result in minor alterations to land use limitations.

Request: A Coastal Development Permit to merge the site's four (4) underlying parcels into a single parcel with a lot line adjustment.

There were no requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Claus) to adopt Resolution No. 14-02-10-07 approving Coastal Development Permit CDP14-0001 to merge the site's four (4) parcels into a single parcel with a corresponding lot line adjustment at 34277 Pacific Coast Highway in the Coastal Couplet Commercial (C-CPC) and Coastal Visitor Commercial (C-VC) zones of the Dana Point Specific Plan Area. Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Denton ABSTAIN: None)

ITEM 3: Tentative Parcel Map TPM2013-172 and Conditional Use Permit CUP13-0013 to convert a multiple family development consisting of three detached single-family dwellings on one lot to condominiums at 33682 Chula Vista Avenue.

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Applicant: Jay Crawford, Architect
Property Owners: Joe Philip and Jay Crawford
Location: 33682 Chula Vista Avenue

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Tentative Parcel Map TPM2013-172 and Conditional Use Permit CUP13-0013 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that project involves the division of a multiple family residences into a common interest ownership subdivision where no physical changes are occurring that are otherwise exempt.

Request: Approval of a Tentative Parcel Map and Conditional Use Permit to allow the conversion of a multiple family development consisting of three detached single-family dwellings on one lot to condominiums.

There were four (4) requests to speak on this item.

ACTION: Motion made (Whittaker) and seconded (Claus) to adopt Resolution No. 14-02-10-08 approving Tentative Parcel Map TPM2013-172 and Conditional Use Permit CUP13-0013 to convert a multiple family development consisting of three detached single-family dwellings on one lot to condominiums at 33682 Chula Vista Avenue. Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Denton ABSTAIN: None)

ITEM 4: Receive and file the presentation on the Environmental Impact Report (EIR) for the Doheny Hotel Project (CDP09-0011, VAR9-0003, CUP09-0009 & SDP09-0032). (Continued from the regular Planning Commission meeting of December 9, 2013.)

Recommendation: In order to assist in the future deliberations of the project, the Planning Commission is asked to receive and file the presentation and ask questions or request clarification on any aspect of the Environmental Impact Report (EIR) for the project.

There were nine (9) requests to speak on this item.

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ACTION: Motion made (Whittaker) and seconded (Claus) to continue a Public Hearing until April 14, 2014 (the Public Hearing will remain open).
Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Whittaker
NOES: None ABSENT: Denton ABSTAIN: None)

E. OLD BUSINESS

There were no New Business items.

F. NEW BUSINESS

There were no New Business items.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Vice-Chairwoman Claus commented that the Commission misses the presence of Commissioner Denton while he is away in Russia, and hopes that he is able to watch his favorite team compete in the Olympics.

Commissioner O'Connor wished everyone a happy Valentine's Day.

I. ADJOURNMENT

Chairman Newkirk announced that the *next* meeting of the Planning Commission will be held on Monday, February 24, 2014, 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 7:43 p.m.

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