

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

May 12, 2014
6:00 – 9:32 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 Whittaker led the Pledge of Allegiance.

ROLL CALL

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

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

ITEM 1: Reorganization of the Planning Commission.

- a) Select nominations and vote for Chairman to serve until the first meeting of April, 2015.
 - Commissioner Denton nominated Vice-Chairwoman Claus to serve as Chairwoman; no other nominations were received.

ACTION: Motion made (Denton) and seconded (O'Connor) to elect Vice-Chairwoman Claus to serve as Chairwoman of the Planning Commission. Motion carried 4-0-1. (AYES: Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: Claus)

- b) Select nominations and vote for Vice-Chairman to serve until the first meeting of April, 2015.
 - Commissioner Denton nominated Commissioner O'Connor to serve as Vice-Chairwoman; no other nominations were received.

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ACTION: Motion made (Denton) and seconded (Claus) to elect Commissioner O'Connor to serve as Vice-Chairwoman of the Planning Commission. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker NOES: None ABSENT: None ABSTAIN: O'Connor)

Commissioner Newkirk passed the gavel to newly elected Chairwoman Claus.

Chairwoman Claus presided over the meeting.

c) Recognition of outgoing Chairman Gary Newkirk.

Chairwoman Claus presented a plaque to Commissioner Gary Newkirk with gratitude for his service and dedication as Planning Commission Chairman this past year.

A. APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of April 28, 2014.

ACTION: Motion made (O'Connor) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of April 28, 2014. 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.

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP14-0009 and Site Development Permit SDP14-0007 to permit the demolition of an existing single-family dwelling and accessory structure and the construction of a

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new, two-story, 4,050 square foot single family dwelling with an attached, 431 square foot garage on land located within the City's Floodplain and Coastal Overlay Districts at 35167 Beach Road.

Applicant: Tomaro Design Group (Architects)
Property Owner: Frank and Mary Giacobetti
Location: 35167 Beach Road

Request: Approval of Coastal Development Permit and Site Development Permit to allow the demolition of an existing single-family dwelling and accessory structure and the construction of a new, two-story, 4,050 square foot single family dwelling with an attached, 431 square foot garage on land located within the City's Floodplain and Coastal Overlay Districts at 35167 Beach Road.

Environmental: In accordance with the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)..

Recommendation: That the Planning Commission adopt Draft Resolution 14-05-12-18 approving Coastal Development Permit CDP14-0009 and Site Development Permit SDP14-0007.

There were no requests to speak on this item.

ACTION: **Motion made (Newkirk) and seconded (Whittaker) to adopt Resolution No. 14-05-12-18 approving Coastal Development Permit CDP14-0009 and Site Development Permit SDP14-0007 to allow the demolition of an existing single-family dwelling and accessory structure and the construction of a new, two-story, 4,050 square foot single family dwelling with an attached, 431 square foot garage on land located within the City's Floodplain and Coastal Overlay Districts at 35167 Beach Road. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

ITEM 4: **Coastal Development Permit CDP14-0007 to permit the construction of a new, two-story, 2,856 square-foot single-family dwelling with an attached, 811 square-foot, three-vehicle garage on vacant land located at 24791 Anchor Lantern.**

Applicant: Michael Luna & Associates (Architect)

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Property Owner: Christina and Timothy Tupper
Location: 24791 Anchor Lantern

Request: Approval of a Coastal Development Permit to allow the construction of a new, two-story, 2,856 square-foot single-family dwelling with an attached, 811 square-foot, three-vehicle garage on vacant land.

Environmental: In accordance with the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt Draft Resolution 14-05-12-19 approving Coastal Development Permit CDP14-0007.

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

ACTION: Motion made (Whittaker) and seconded (Denton) to adopt Resolution No. 14-05-12-19 approving Coastal Development Permit CDP14-0007 allowing construction of a new, two-story, 2,856 square-foot single-family dwelling with an attached, 811 square-foot, three-vehicle garage on vacant land located at 24791 Anchor Lantern. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker NOES: None ABSENT: O'Connor ABSTAIN: None)

ITEM 5: Coastal Development Permit CDP13-0012 and Minor Site Development Permit SDP13-0021(M) to permit the construction of a new, two-story, 7,504 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot at 24682 El Camino Capistrano.

Applicant: Brandon Architects, Inc.
Property Owner(s): DP Harbor Properties, LLC
Location: 24682 El Camino Capistrano

Request: Approval of Coastal Development Permit and Minor Site Development Permit to allow the construction of a new, two-story, 7,504 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot at 24682 El Camino Capistrano.

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Environmental: In accordance with the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt Draft Resolution 14-05-12-20 approving Coastal Development Permit CDP13-0012 and Minor Site Development Permit SDP13-0021(M).

There were no requests to speak on this item.

ACTION: Motion made (Newkirk) and seconded (Whittaker) to adopt Resolution No. 14-05-12-20 approving Coastal Development Permit CDP13-0012 to allow the construction of a new, two-story, 7,504 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot and; Minor Site Development Permit SDP13-0021(M) to allow measurement of building height from atop a maximum of 30 inches of fill at 24682 El Camino Capistrano. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

ITEM 6: Coastal Development Permit CDP13-0018 for development, otherwise referred to as the Commercial Core Project, within the Orange County Dana Point Harbor. The Commercial Core Project includes renovations of existing buildings, phased demolition of existing buildings along with phased construction of new commercial buildings, reconfiguration of streets and other infrastructure improvements, a new parking structure, landscape improvements, a parking management plan and a master sign program for the harbor.

Applicant/Owner: County of Orange – Dana Point Harbor Dept.
Location: Dana Point Harbor

Request: The Planning Commission will consider a Coastal Development Permit for development, otherwise referred to as the Commercial Core Project, within the Orange County Dana Point Harbor. The Commercial Core Project includes renovations of existing buildings, phased demolition of existing buildings along with phased construction of new commercial buildings, reconfiguration of streets and other infrastructure improvements, a new parking structure, landscape improvements, a parking management plan and a master sign program for the harbor. Approval in concept is also being requested for a dry stack boat storage building.

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Environmental: In accordance with the provisions of the California Environmental Quality Act (CEQA), Program Environmental Impact Report FEIR No. 591 was prepared for the project and certified by the Orange County Board of Supervisors on January 31, 2006.

Recommendation: That the Planning Commission approve, in concept, the dry stack boat storage building and adopt Draft Resolution 14-05-12-21 approving Coastal Development Permit CDP13-0018.

There were twenty one (21) requests to speak on this item.

ACTION: Motion made (Whittaker) and seconded (O'Connor) to adopt Resolution No. 14-05-12-21 approving Coastal Development Permit CDP13-0018 for development otherwise referred to as the Commercial Core Project, a Parking Management Plan, a Master Sign Program and Approvals In Concept for the Dana Point Harbor. Motion carried 4-1. (AYES: Claus, Newkirk, O'Connor, Whittaker NOES: Denton ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

There were no Staff Reports.

G. COMMISSIONER COMMENTS

Commissioner Whittaker announced that the Doheny Blues festival will be taking place this weekend at Doheny State Beach. She asked for information about bluff top, swimming pools, landscape and irrigation.

Commissioner Denton asked for clarification about bluff top minimum setbacks.

Ursula Luna-Reynosa (*Director of Community Development*) clarified the bluff top requirements.

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Vice-Chairwoman O'Connor congratulated Liz Claus on her election to Chairwoman. She thanked the Commission for electing her to Vice-Chairwoman.

Commissioner Newkirk congratulated Chairwoman Claus and Vice-Chairwoman O'Connor on their elections.

Chairwoman Claus thanked her fellow Commissioners for electing her to Chairwoman. She also thanked the Harbor and City staff for the assistance they have provided to the Commission.

H. ADJOURNMENT

Chairwoman Claus announced that the *next* meeting of the Planning Commission will be held on Monday, June 9, 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 9:32 p.m.

Liz Claus, Chairwoman
Planning Commission

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