

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

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September 8, 2014  
6:04 p.m. – 9:54 p.m.

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

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**CALL TO ORDER** – Chairwoman Claus called the Regular Meeting of the Dana Point Planning Commission to order at 6:04 p.m.

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

**ROLL CALL**

Commissioners Present: Chairwoman Claus, Commissioner Denton, Commissioner Newkirk, Vice-Chairwoman O'Connor, and Commissioner Whittaker

**A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of August 11, 2014.**

**ACTION:** **Motion made (Newkirk) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of August 11, 2014. 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.

**Commissioner Whittaker recused herself from items #2 and #3 stating that she lived within the 500' radius she recused herself and left the meeting at 6:07 p.m.**

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP14-0018 for the installation of barrier gates at Salt Creek Beach Parking Lot at Strands Beach within the Community Facilities (CF) District at 34111 Selva Road**

Applicant/Owner: County of Orange, Parks Department  
Location: 34111 Selva Road

Request: A Coastal Development Permit application for the installation of automated entrance & exit barrier gates at the Salt Creek Beach Parking Lot at Strands Beach. The gates will replace the original, existing manually-operated entrance barrier gate and an exit, tire spike strip.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15311 (b) (Class 11 – Accessory Structures).

Recommendation: That the Planning Commission adopt Draft Resolution 14-09-08-29 approving Coastal Development Permit CDP14-0018.

There were eight (8) requests to speak on this item.

**ACTION: Motion made (Newkirk) and seconded (O'Connor) to adopt Resolution 14-09-08-29 approving Coastal Development Permit CDP14-0018 to allow the installation of barrier gates to the existing Salt Creek Beach parking lot at Strands Beach in the Community Facilities (CF) District at 34111 Selva Road, with added condition of approval. Motion carried 3-1-1-0. (AYES: Claus, Newkirk, O'Connor NOES: Denton RECUSE: Whittaker ABSTAIN: None)**

**ITEM 3: Coastal Development Permit CDP14-0017 for the installation of pay stations at Salt Creek Beach Parking Lot at Strands Beach within the Community Facilities (CF) District at 34111 Selva Road**

Applicant/Owner: County of Orange, Parks Department  
Location: 34111 Selva Road

Request: A Coastal Development Permit for the installation of pay stations. The application includes the installation of a total of eight (8) individual pay stations that will be situated within the landscape areas of the existing parking lot.

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15311 (b) (Class 11 – Accessory Structures).

Recommendation: That the Planning Commission adopt Draft Resolution 14-09-08-xx approving Coastal Development Permit CDP14-0017.

There were thirteen (13) requests to speak on this item.

**ACTION:** Motion made (O'Connor) and seconded (Denton) to deny Coastal Development Permit CDP14-0017 to allow the installation of pay stations to the existing Salt Creek Beach parking lot at Strands Beach in the Community Facilities (CF) District at 34111 Selva Road. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, O'Connor NOES: None RECUSE: Whittaker ABSTAIN: None)

Commissioner Whittaker returned to the meeting at 7:15 p.m.

Chairwoman Claus recused herself from Item #4 stating that she lived within the 500' radius of Item #4. Vice-Chairwoman O'Connor would be replacing her on this item.

**ITEM 4:** Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005, and Variance V14-0004 to allow the demolition of current structures on subject properties and construction of a new three phased mixed use project featuring 30,000 square feet of retail space on the ground floors and 111 residential condominiums on three levels above, with two levels of subterranean parking, on seven non-contiguous lots at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3) located in the City's Town Center Plan area. (Continued from the regular Planning Commission meeting of July 14, 2014 and August 11, 2014)

Applicant/Owner: Majestic Housing & Development LLC/ Peggy Tabbas  
Location: Phase 1: 34135 PCH (APN 682-232-06), 24471 Del Prado (APN 682-232-07), 34129 PCH (APN 682-232-11); Phase 2: 34137 PCH (APN 682-321-01), 24501 Del Prado (682-321-14); Phase 3: 34155 PCH (APN 682-321-07), 24591 Del Prado (APN 682-321-08)

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Request: Approval of Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005 and Variance V14-0004 for the properties located at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3) to allow the demolition of current structures on-site and construction of a new mixed use project on seven non-contiguous lots.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects). CEQA guidelines - Section 15332 “In-fill Development Projects” provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption.

Recommendation That the Planning Commission conduct a study session to review the applicant’s proposed changes to the design of the project, provide feedback to the applicant and continue the public hearing to the Planning Commission’s regularly scheduled meeting of September 22, 2014.

There were ten (10) requests to speak on this item.

**ACTION:** Motion made (Denton) and seconded (Whittaker) to continue the Public Hearing to the regular Planning Commission meeting on September 22, 2014 at this location. Motion carried 4-0-1. (AYES: Denton, Newkirk, O’Connor, Whittaker NOES: None RECUSE: Claus ABSTAIN: None)

**Vice-Chairwoman O'Connor declared a ten minute recess at 8:30 p.m.**

**Chairwoman Claus returned to the meeting at 8:43 p.m.**

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**E. NEW BUSINESS**

**ITEM 5: Planning Commission Study Session: Coastal Development Permit CDP14-0012 Site Development Permit SDP14-0014 and Variance V14-0003 for a project that would allow the demolition of an existing office/bank building and the construction of a new mixed-use building to comprise retail and/or restaurant space totaling 9,810 square feet, 39 residential (for rent) apartment units totaling 35,370 square feet and three levels of subterranean parking, in conjunction with the merger of two lots into one, on land located within the City's Lantern District (Town Center Plan Area) at 34175 Pacific Coast Highway.**

Applicant: George Ray (GTR Property Development)  
Owner: M & A Gabae, LP  
Location: 34175 and 34177 Pacific Coast Highway (two lots)  
Assessor Parcel Numbers (APNs) 682-322-09 and 682-322-10

Request: That the Planning Commission conduct a study session of the proposed project (Coastal Development Permit CDP14-0012, Site Development Permit SDP14-0014 and Variance V14-0003) at 34175 Pacific Coast Highway and provide feedback to City staff and the project applicant.

Recommendation: That the Planning Commission conduct a study session to review the subject project and provide feedback to both City staff and the project applicant.

There were five (5) requests to speak on this item.

**F. STAFF REPORTS**

There were no Staff Reports.

**G. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

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**H. ADJOURNMENT**

**Chairwoman Claus** announced that the *next* meeting of the Planning Commission will be held on Monday, September 22, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center Gym located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 9:54 p.m.