

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

October 27, 2014
6:05 p.m. – 10:55 p.m.

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

CALL TO ORDER – Chairwoman Claus called the Regular Meeting of the Dana Point Planning Commission to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE – Jennifer Farrell (Deputy City Attorney) led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Erica Demkowicz (Senior Planner), Kurth Nelson (Senior Planner), Danny Giometti (Assistant Planner), Jennifer Farrell (Deputy City Attorney), Brad Fowler (Director of Public Works and Engineering Services), Christy Teague (Economic Development Manager), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of October 6, 2014.

ACTION: Motion made (O'Connor) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of October 6, 2014, as revised. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

ITEM 2: Minutes of the regular Planning Commission Meeting of October 13, 2014.

ACTION: Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of October 13, 2014. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

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

October 27, 2014
6:05- 10:55 p.m.

PAGE 2

B. PUBLIC COMMENTS

Keith Johannes (Dana Point) spoke about the need to update the historical buildings inventory.

Buck Hill (Dana Point Residents for Responsible Development - Dana Point) spoke regarding the planning process and felt that Planning staff let the public down in their analysis (regarding the Majestic project). He asked that drawings be available to the public early on so that the public can understand everything.

Donna Abersman (Dana Point) spoke about the north entrance to Dana Point Lantern District particularly the triangular piece of property at Blue Lantern through Ruby Lantern and consideration of making it a “welcoming center.”

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. NEW BUSINESS

ITEM 3: Preliminary Review (PA14-0152) of Variances and a Site Development Permit for a new, three-story, 3,372 square-foot single-family dwelling with a roof deck and an attached, 456 square-foot, two-vehicle garage on vacant land located at 34156 Crystal Lantern.

Applicant/Property

Owner: Sunmoon Suhaimi
Location: 34156 Crystal Lantern

Request: Preliminary review for a request to permit Variances for: building height, floor area ratio (FAR), upper story setback and driveway depth and grade, in conjunction with a Site Development Permit for a new single family dwelling on a residentially zoned, vacant lot.

Environmental: Not applicable at this time.

Recommendation: That the Planning Commission assesses the building site design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of a formal submittal for the project.

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

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

October 27, 2014
6:05- 10:55 p.m.

PAGE 3

Chairwoman Claus recused herself from Item #4 stating that she lived within the 500' radius of Item #4 and left the meeting at 7:10 p.m. **Vice-Chairwoman O'Connor** acted in her place.

E. STUDY SESSION

ITEM 4: A Planning Commission Study Session for new development that would include the demolition of the existing, but currently vacant 24-room Dana Marina Motel building and the construction of a new mixed-use building with retail and/or restaurant space totaling 11,800 square feet, 30 residential units totaling 25,510 square feet and two levels of subterranean parking within the City's Lantern District (Town Center Plan area) at 34111 Pacific Coast Highway.

Applicant/Owner: Steven Chen, TAG Design Works/CETT Investment Co.
Location: 34111 Pacific Coast Highway

Recommendation: That the Planning Commission conduct a study session, receive and file the presentation from the applicant and provide feedback to the applicant on any aspect of the project that will assist in future deliberations of the project.

There were three (3) public requests to comment on this item.

Vice-Chairwoman O'Connor recessed the Planning Commission at 8:10 p.m.

Vice-Chairwoman O'Connor reconvened the Planning Commission at 8:25 p.m. with all members present. Vice-Chairwoman O'Connor handed over the chairmanship of the meeting to Chairwoman Claus who has returned to the meeting.

F. PUBLIC HEARINGS

ITEM 5: Coastal Development Permit CDP13-0010 to construct a mixed-use residential/commercial development including 168 condominium units, 2,471 square feet of commercial uses, and approximately 0.5 acres of public parkland and Site Development Permit SDP13-0015 to allow development in the Floodplain Overlay District (FP-2), an increase in maximum stories, walls over the height limit in required side yards, and tandem parking for 28 residential units with Vesting Tentative Tract Map VTTM 17146 to allow for the individual sale of the

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

October 27, 2014
6:05- 10:55 p.m.

PAGE 4

**dwelling units and the proposed commercial area located at 34202
Del Obispo Street**

Applicant/Owner: Project Dimensions Inc./AG/A&M Doheny, LLC
Location: 34202 Del Obispo Street

Request: Approval of Coastal Development Permit to develop two vacant parcels with a residential/commercial mixed-use project including 168 residential units, 2,471 square feet of commercial space and 0.5 acres of public parkland. Site Development Permits are requested to allow development within the Floodplain Overlay District (FP-2), an increase in maximum stories, walls over the height limit in required side yards, and for tandem parking for 28 residential units. A Vesting Tentative Tract Map is requested to allow for the individual sale of the dwelling units as well as the proposed commercial area.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2014011030) was prepared for the proposed project.

Recommendation: That the Planning Commission (1) Adopt a resolution certifying the Environmental Impact Report (SCH# 2014011030) for the 34202 Del Obispo Street Project and adopting the "Facts and Findings Related to the Environmental Impact Report for the 34202 Del Obispo Street Project", (Action Document 1); (2) Adopt the attached Draft Resolution approving Vesting Tentative Tract Map VTTM 17146, Coastal Development Permit CDP13-0010, and Site Development Permit SDP13-0015 and adopting the Mitigation Monitoring and Reporting Program (Chapter 7 of the Draft Environmental Impact Report) (Action Document 2).

There were six (6) requests to speak on this item.

ACTION: Motion made (Denton) and seconded (Claus) to adopt Resolution No. 14-10-27-35 certifying the Final Environmental Impact Report (EIR SCH# 2014011030) for a Vesting Tentative Tract Map VTTM (17146), Coastal Development Permit (CDP13-0010), and Site Development Permit (SDP13-0015); Adopting Findings of Fact. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

ACTION: Motion made (Denton) and seconded (O'Connor) to adopt Resolution No. 14-10-27-36 approving Coastal Development Permit CDP13-0010 to construct a Mixed-Use Residential/Commercial Development including 168 condominium units, 2,471 square feet of commercial

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

October 27, 2014
6:05- 10:55 p.m.

PAGE 5

uses, and approximately 0.5 acres of public parkland and Site Development Permit SDP13-0015 to allow development in the Floodplain Overlay District (FP-2), an increase in maximum stories, walls over the height limit in required side yards, and tandem parking for 28 residential units with Vesting Tentative Tract Map VTTM 17146 to allow for the individual sale of the dwelling units and the proposed commercial area located at 34202 Del Obispo Street; adopting the Mitigation Monitoring and Reporting Program, as modified. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

G. STAFF REPORTS

Ursula Luna-Reynosa (Director) reported that there is a possibility that the Planning Commission meeting of November 24th may be cancelled.

H. COMMISSIONER COMMENTS

Commissioner Newkirk spoke about a recent trip to a mixed use development where retailers shared a common theme; the closer their location to its town center, parking was limited. He added that those businesses were failing; he stated the importance of getting a parking survey.

Christy Teague (Economic Development Manager) announced that the Dana Point IlluminOcean showcase festival will begin on November 26, 2014 through January 4, 2015.

I. ADJOURNMENT

Chairwoman Claus announced that the *next* meeting of the Planning Commission will be held on Monday, November 10, 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 10:55 p.m.