

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

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November 10, 2014  
6:00 – 7:01 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
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 6:00 p.m.

**PLEDGE OF ALLEGIANCE** – John Tilton (City Architect/Planning Manager) led the Pledge of Allegiance.

**ROLL CALL**

**Planning Commission Members Present:** Chairwoman Liz Claus, Norman Denton, Gary Newkirk and Susan Whittaker

**Planning Commission Member Absent:** Vice-Chairwoman April O'Connor

**Staff Present:** Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), Danny Giometti (Assistant Planner), Jennifer Farrell (Deputy City Attorney) and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

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

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

**Chairwoman Claus** conducted a review of the agenda and indicated that Item #4 would be heard before Items #2 and 3.

**ITEM 4:**     Coastal Development Permit CDP14-0020 to allow the construction of a new, two-story, 3,467 square-foot single-family dwelling with an attached, 651 square-foot, two-vehicle garage on vacant land located at 24642 Santa Clara Avenue.

Applicant(s):     Frank Ultimo/ Lloyd Malear (Design ARC)  
Owner:             Vincent Colarossi  
Location:         24642 Santa Clara Avenue

Request: Approval of a Coastal Development Permit to allow the construction of a new residential dwelling on land located within the appeals jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorical Exempt per Section 15303 (e) (Class 3 – New Construction or Conversion of Small Structures) in that it proposes the construction of one, new single-family dwelling with an attached garage.

Recommendation: That the Planning Commission adopt the draft resolution 14-11-10-37 approving Coastal Development Permit CDP14-0020.

**Danny Giometti** (Assistant Planner) presented the staff report.

**Chairwoman Claus opened the Public Hearing.**

**Robert Theel** (Dana Point) stated that the proposed project is a great addition to the Santa Clara neighborhood. He asked the Planning Commission to approve the project.

**Chairwoman Claus closed the Public Hearing.**

**Commissioner Whittaker** stated that the home is a lovely addition to Santa Clara Street.

**Commissioner Denton** stated that it is a beautiful project and he commends the owner for including creative drought tolerant water features in the design.

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**Commissioner Newkirk** stated that the architectural design of the new home was both great and sensible and reminiscent of those built in Santa Barbara.

**Chairwoman Claus** also indicated that she finds the architecture attractive and modern.

**ACTION:** Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 14-11-10-37 approving Coastal Development Permit CDP14-0020 for a new, two-story, 3,467 square-foot single-family dwelling with an attached, 651 square-foot, two-vehicle garage on vacant land located at 24642 Santa Clara Avenue. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker NOES: None ABSENT: O'Connor ABSTAIN: None)

**ITEM 2:** Coastal Development Permit CDP14-0023 to allow the addition of 484 square feet in the form of a new, attached casita, office, pantry and expanded dwelling entryway at 124 Monarch Bay Drive.

Applicant: Stan Andrade (Andrade Architects)  
Owner: Seth and Sherryl Brown  
Location: 124 Monarch Bay Drive

Request: Approval of a Coastal Development Permit for additions to a single-family dwelling exceeding 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), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling.

Recommendation: That the Planning Commission adopt Draft Resolution 14-11-10-38 approving Coastal Development Permit CDP14-0023.

**Evan Langan** (Associate Planner) presented the staff report.

**Chairwoman Claus** opened the Public Hearing.

**Stan Andrade** (Architect - Dana Point) responded to an inquiry about the Homeowners Association's neighbor "Letter of Awareness" confirming that the project was in fact approved by the Homeowners Association.

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**Chairwoman Claus closed the Public Hearing.**

**Commissioner Newkirk** felt that the project design is straightforward and that it complies with code.

**Chairwoman Claus** echoed the sentiment, stating that the project is fine.

**Commissioner Denton** stated that the project is a valuable addition to the property and he would support the proposal.

**Commissioner Whittaker** indicated that she would support the proposal noting particular satisfaction with Condition #13.

**ACTION:** Motion made (Newkirk) and seconded (Denton) to adopt Resolution No. 14-11-10-38 approving Coastal Development Permit CDP14-0023 to allow the addition of 484 square feet in the form of a new, attached casita, office, pantry and expanded dwelling entryway at 124 Monarch Bay Drive. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker NOES: None ABSENT: O'Connor ABSTAIN: None)

**ITEM 3:** Coastal Development Permit CDP14-0013 and Minor Site Development Permit SDP14-0023(M) for additions of 524 square feet and landscaping improvements, including a seven foot high, side yard block wall at an existing, two-story, single-family dwelling located at 24622 Santa Clara Avenue.

Applicant: Andrade Architects  
Owner(s): Bruce and Melissa Beck  
Location: 24622 Santa Clara Avenue

Request: Approval of a Coastal Development Permit and Minor Site Development permit for additions to a single-family dwelling exceeding 10 percent of existing square footage as well as a seven foot high, side yard, freestanding wall, 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), the project is Categorical Exempt per Section 15301 (e) (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling.

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Recommendation: That the Planning Commission adopt Draft Resolution 14-11-10-39 approving Coastal Development Permit CDP14-0013 and Minor Site Development Permit SDP14-0023(M).

**Danny Giometti** (Assistant Planner) presented the staff report.

**Chairwoman Claus opened the Public Hearing.**

**Stan Andrade** (Architect - Dana Point) responded to questions regarding a loggia seating area, the proposed seven foot wall and plantings.

**Chairwoman Claus closed the Public Hearing.**

**Commissioner Denton** stated that he sees no problem with the wall and approves of the applicant's use of drought tolerant plants. He would be in favor of approving the project.

**Commissioner Newkirk** agreed with Commissioner Denton's comments. He added that he would prefer not seeing a block wall rather than landscaping.

**Commissioner Whittaker** stated that the project meets the requirements and understands the changes and, that she would support the project.

**Chairwoman Claus** stated that it is a "delight" to walk past this property on Santa Clara Avenue and that she would support the project.

**ACTION:** Motion made (Denton) and seconded (Whittaker) to adopt Resolution No. 14-11-10-39 approving Coastal Development Permit CDP14-0013 and Minor Site Development Permit SDP14-0023(M) for additions of 524 square feet and landscaping improvements, including a seven foot high, side yard block wall at an existing, two-story, single-family dwelling located at 24622 Santa Clara Avenue. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker NOES: None ABSENT: O'Connor ABSTAIN: None)

**E. PUBLIC MEETINGS**

There was no Public Meeting.

**F. OLD BUSINESS**

There was no Old Business.

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**G. NEW BUSINESS**

**ITEM 5: November 24, 2014 Planning Commission meeting.**

**Ursula Luna-Reynosa** (Director of Community Development) indicated that staff has learned of an item to be brought to the Commission on November 24, 2014 however a number of people would be unavailable to attend. She recommended scheduling a special meeting to be held on November 17, 2014 (in lieu of November 24, 2014). She indicated that she will send confirmation to the Planning Commission by Wednesday.

**H. STAFF REPORTS**

There were no Staff Reports.

**I. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**J. ADJOURNMENT**

**Chairwoman Claus** announced that the *next* regular meeting of the Planning Commission will be held on Monday, December 8, 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 7:01 p.m.**



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Liz Claus, Chairwoman  
Planning Commission