

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

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November 9, 2015  
6:01 – 7:00 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER**

Chairwoman O'Connor called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

Assistant Planner Danny Giometti led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chairwoman April O'Connor, Vice-Chairman Eric Nelson, Commissioner Liz Claus, Commissioner Scott McKhann, and Commissioner Danni Murphy

Staff Present: John Tilton (City Architect/Planning Manager), Danny Giometti (Assistant Planner), Jennifer Farrell (Deputy City Attorney), and Shayna Sharke (Senior Administrative Assistant).

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of October 26, 2015.**

**ACTION: Motion made (Nelson) and seconded (McKhann) to approve the Minutes of the Regular Planning Commission Meeting of October 12, 2015. Motion carried 5-0-0. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)**

**B. PUBLIC COMMENTS**

**Chairwoman O'Connor opened the Public Hearing at 6:05 p.m.**

Shelley Furse, Dana Point, stated that she appreciates the Lantern District renovation and the work being done in Dana Point. She spoke of her concern regarding the protection of historic homes and neighborhoods where group homes are being operated. She added that she hopes the conversation regarding group home concerns will continue.

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Chairwoman O'Connor opened the Public Hearing at 6:08 p.m.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

There were no Public Hearings.

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 2: Sign Program Permit SPP15-0003 for the Multi-Tenant Commercial Center located at 34255 Pacific Coast Highway (The Row – formerly Dana Bluffs Shopping Center)**

Applicant        L.A.R.D. Investment LLC

Location:        34255 Pacific Coast Highway (APN: 682-152-32)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP15-0003 for the commercial center located at 34255 Pacific Coast Highway (The Row – formerly Dana Bluffs Shopping Center)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

Request: Approval of a new Sign Program for a multi-tenant commercial center located at 34255 Pacific Coast Highway.

Danny Giometti (Assistant Planner) provided a staff report and responded to questions of the Commission.

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

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Bill Heiligsman, TNT Electric Signs, addressed questions of the Planning Commission regarding the Sign Program.

**Vice-Chairman Nelson** stated that the Memo provided by staff helped to clarify details and helped to address possible misinterpretations within the Sign Program, but recommended that the legend on Sheet 4 be removed.

John Tilton (City Architect/Planning Manager) recommended that the legend remain on Sheet 4, but add "Maximum" to further clarify.

**Chairwoman O'Connor** agreed that language should be added to clarify and avoid conflicting information for future applicants.

**Commissioner McKhann** spoke in agreement with Chairwoman O'Connor.

**Commissioner Claus** stated that she was comfortable with the additional language.

**Commissioner Murphy** stated her agreement with her fellow Commissioners. She asked who maintains the signage at the shopping center.

Bill Heiligsman replied to Commissioner Murphy's question, stating that each tenant is responsible for the maintenance of their own sign.

Danny Giometti (Assistant Planner) added that the shopping center's property manager would also regulate maintenance of signage.

**ACTION:** Motion made (Nelson) with the addition of language to the table on Sheet 4 clarifying maximum height and addressing further clarifications addressed in Memo, and seconded (Claus) to adopt Resolution 15-11-09-31 approving Sign Program SPP15-0003 for a commercial shopping center, The Row, located at 34255 Pacific Coast Highway. (AYES: Claus, McKhann, Murphy, Nelson, and O'Connor NOES: None ABSENT: None ABSTAIN: None)

**G. STAFF REPORTS**

There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

**Scott McKhann** asked if group homes are an issue that can be addressed by the City.

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**Jennifer Farrell** (City Attorney) replied, stating that the State has pre-empted most of the regulation allowed by the City. She added that the City Council has been informed of the City's options in addressing concerns of residents.

**I. ADJOURNMENT**

Chairwoman O'Connor adjourned the meeting at 7:00 p.m. and announced that the *next* Regular Meeting of the Planning Commission would be held on Monday, November 23, 2015, 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 7:00 p.m.**

  
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April O'Connor, Chairwoman  
Planning Commission