

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

October 17, 2016
6:03 P.M. – 6:38 P.M.

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

CALL TO ORDER

Chairman Nelson called the Adjourned Regular Meeting of the Dana Point Planning Commission to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE

Sean Nicholas (Senior Planner) led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chairman Eric Nelson, Vice-Chairman Scott McKhann, Commissioner Roy Dohner, and Commissioner Danni Murphy

Planning Commission Member Absent: Commissioner April O'Connor

Staff Present: Ursula Luna-Reynosa (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), Matthew Sinacori (Deputy Director of Public Works and Engineering), Liane Schuller (Planner), Sean Nicholas (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the Special and Regular Planning Commission Meeting of September 26, 2016.

ACTION: Motion made (Dohner) and seconded (Murphy) to approve the Minutes of the Regular Planning Commission Meeting of September 26, 2016. Motion carried 4-0-1.

AYES: Dohner, McKhann, Murphy, Nelson
NOES: None
ABSENT: O'Connor
ABSTAIN: None

B. PUBLIC COMMENTS

There were no requests to speak.

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C. CONSENT CALENDAR

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

There were no Public Hearings.

E. PUBLIC MEETINGS

ITEM 2: A request for Historical Resource Designation and participation in the Mills Act Program at 34283 Via Lopez (Historic Resource Application 16-0002).

Applicant: Bonny Pitkin

Location: 34283 Via Lopez Drive (APN 123-162-43)

Recommendation: That the Planning Commission adopt a Resolution designating the residential structure located at 34283 Via Lopez as a locally significant historical structure on the City's Historic Register and recommend to the City Council that the City enter into agreement with the property owner for participation in the Mills Act Program.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect on the environment via this designation.

Request: That the Planning Commission adopt a Resolution designating the residential structure located at 34283 Via Lopez as a locally significant historical structure on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

Commissioner Murphy recused herself at 6:06 p.m. due to a conflict of interest because of the proximity of her home to the property.

Liane Schuller (Planner) presented and answered questions of the Planning Commission.

PUBLIC COMMENTS

There was one request to speak.

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Chairman Nelson opened the Public Hearing at 6:13p.m.

Bonnie Pitkin (Applicant / Homeowner) stated that she is a teacher at Dana Hills High School and she and her partner, Jeff Johnston, are excited to have this historic home. She added that they may add historic features, but will not change the home structurally and wishes to maintain its history for the greater good.

Chairman Nelson closed the Public Hearing at 6:15p.m.

Commissioner Dohner stated that he commends Ms. Pitkin on her teaching profession and the passion she has for this historic home.

Vice-Chairman McKhann commended Ms. Pitkin on seeking the historic designation.

Chairman Nelson thanked the Ms. Pitkin for volunteering to preserve this historic resource. He suggested that installing a rod iron fence in place of the white picket fence be added to the recommendation to City Council within the Mills Act Contract.

Vice-Chairman McKhann requested a clarification on Chairman Nelson's suggestion.

Ursula Luna-Reynosa stated the contract is negotiated between the City and the homeowner.

Bonny Pitkin (Applicant) stated that she could not confirm whether this would be desired in the contract without discussing with her partner.

ACTION: Motion made (Dohner) and seconded (McKhann) to adopt Resolution No. 16-10-17-28 designating a residence as a Historic Resource, placing that structure on the Dana Point Historic Resources Register (HRA16-0002) and recommending that the City Council enter into a Mills Act Agreement for the property located at 34283 Via Lopez Drive. Motion carried 3-0-2.

AYES: Dohner, McKhann, Nelson
NOES: None
ABSENT: O'Connor
ABSTAIN: Murphy

Commissioner Murphy re-joined the meeting at 6:21 p.m.

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F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

ITEM 3: Preliminary Review (PA16-0104) by the Planning Commission of proposed maintenance and six week closure of the surfside pedestrian overcrossing bridge.

Applicant: County of Orange Public Works

Location: Pacific Coast Highway, across from 34680 Pacific Coast Highway

Recommendation: That the Planning Commission receive staff's presentation and update regarding the maintenance work and six week closure to complete work on the surfside pedestrian overcrossing bridge.

Environmental: Categorically Exempt under CEQA pursuant to Section 15301, Class 1, Repair and Maintenance of Existing Facilities.

Request: Preliminary review by the Planning Commission of the proposed maintenance work and six week closure needed on the remaining portion of the surfside pedestrian overcrossing bridge.

Sean Nicholas (Senior Planner) presented and answered questions of the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

Commissioner Dohner stated that removing the pedestrian bridge over the street has made the crossing less safe and now more costly.

Vice-Chairman McKhann stated that he is glad to see that work is progressing and projected to be completed before summer.

Commissioner Murphy asked if there was anything foreseen that would throw the timeline off track.

Sean Nicholas (Senior Planner) replied that the County of Orange believes this timeline to be conservative.

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Chairman Nelson asked to confirm the installation of elevators per ADA Code.

Matthew Sinacori (Deputy Director of Public Works and Engineering) confirmed that the site was built to accommodate an elevator tower.

Chairman Nelson commended all parties involved with the removal of the bridge.

H. STAFF REPORTS

There were no Staff Reports.

I. COMMISSIONER COMMENTS

Commissioner Dohner stated that he attended the Game Changer event. He added it was well attended and the purpose was well founded. He stated that the organization provides video games to hospitals for children to use while being treated for debilitating illnesses.

Chairman Nelson stated that he went to the League of California Cities.

Vice-Chairman McKhann stated that he is constantly struck by how beautiful Dana Point is.

Commissioner Murphy stated that it was a great summer in town and she loved attending the Art Walk.

J. ADJOURNMENT

Chairman Nelson adjourned the meeting at 6:38 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, November 14, 2016, 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 6:38 p.m.



Eric A. Nelson, Chairman
Planning Commission