

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

July 24, 2017
6:00 P.M. – 6:51 P.M.

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

CALL TO ORDER

Chairman Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Murphy led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Ursula Luna-Reynosa (Director), Alisha Patterson (Deputy City Attorney), Matt Schneider (Planning Manager), Kelly Reenders (Economic Development Manager), Sean Nicholas (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

ITEM 1: Reorganization of the Planning Commission.

- a) Select nominations and vote for Chairperson to serve until the first meeting of July 2018.

Commissioner Murphy nominated Vice-Chairman McKhann to serve as Chairman. No other nominations were received.

ACTION: Motion made (Murphy) and seconded (Dohner) to elect Scott McKhann to serve as Chairman of the Planning Commission. Motion carried 5-0-0.

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

- b) Select nominations and vote for Vice-Chairperson to serve until the first meeting of July 2018

ITEM #2

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Commissioner Nelson nominated Commissioner Murphy to serve as Vice-Chair. No other nominations were received.

ACTION: Motion made (Nelson) and seconded (McKhann) to elect Danni Murphy to serve as Vice-Chair of the Planning Commission. Motion carried 5-0-0.

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

A: APPROVAL OF MINUTES

ITEM 2: Minutes of the Regular Planning Commission Meeting of July 10, 2017

ACTION: Chairman McKhann stated that the meeting minutes reflected the incorrect adjournment time and with that correction, the motion was made (Nelson) and seconded (Opel) to approve the Minutes of the Regular Planning Commission Meeting of July 10, 2017. Motion carried 5-0-0.

AYES: Dohner, McKhann, Murphy, Nelson, Opel
NOES: None
ABSENT: None
ABSTAIN: None

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 3: Coastal Development Permit CDP17-0006 and Administrative Modification of Standards AMS17-0003 for an addition of 159 square feet to a legal non-conforming single-family residence located on a

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**coastal bluff lot and reduction of a side yard setback located at 34861
Doheny Place**

Applicant: Robert Neal

Location: 34861 Doheny Place (APN: 123-233-15)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP17-0006 and Administrative Modification of Standards AMS17-0003 (Action Document 1).

Environmental: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves a minor addition for an existing legal non-conforming single-family residence in a residential zone.

Request: A request to add 159 square feet to a legal non-conforming single family residence on a coastal bluff lot and a reduced side yard setback.

Sean Nicholas (Senior Planner) provided a presentation and answered questions of the Planning Commission.

Chairman McKhann stated that he had concerns regarding the Administrative Modification of Standards (AMS) before them, stating that he was not convinced that the first finding required could be made.

Chairman McKhann opened the Public Comments at 6:16 p.m.

Brian Wood (Owner's Representative / Designer) stated that he is available to answer any questions of the Planning Commission. He stated that he has worked at length with staff, and is in full agreement of their recommendation.

Commissioner Nelson asked if the plans were hand drawn.

Brian Wood replied that the original plans are hand drawn and included to understand the existing foundation, which will not be added to as the necessary foundation already exists.

Chairman McKhann referred to the plans and asked about the CMU walls and any additional walls.

Brian Wood replied that there is an MSE wall that steps back about two feet from the location Chairman McKhann was referring to, and a glass railing that sits on top of it.

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Chairman McKhann asked if the other wall was at grade.

Brian Wood replied that it pitches back at a four degree angle and sits about foot and a half within the property line.

Chairman McKhann asked about the location of the addition and if they had considered other locations within the property.

Brian Wood replied that the goal was to expand the kitchen and the area that Chairman McKhann was referring to is a living and dining area.

Robert Neal (Applicant/Owner) stated that he has enjoyed working with staff and that the project that has been vetted for over a year. He understands the sensitivity of the area, and appreciates the consideration staff took to represent the interests of the County, Coastal Commission, and the City.

Chairman McKhann opened the Public Comments at 6:21 p.m.

Commissioner Nelson stated that he had many of the same concerns that Chairman McKhann raised about the AMS and spent a lot of time reviewing the plans. He added that during his review, he had transitioned from non-support to neutral, stating that there is already a wall and it is already in the setback with a CMU wall and caisson and this is the best of the worst situation. He stated that he had concerns regarding the slope to the north that is covered with tarps and sandbags and does not want to disturb the earth further.

Vice-Chair Murphy stated that the house is beautiful and is an asset to the area. She stated that she is in favor of the project.

Commissioner Opel asked if there was an original AMS.

Sean Nicholas replied that home was built in accordance with County standards.

Commissioner Opel stated that since the condition is existing, she doesn't see a problem with approval.

Commissioner Dohner asked if the setback is consistent with the neighbors.

Sean Nicholas replied that the five-foot setback is consistent with neighboring properties.

Commissioner Dohner stated that some construction will take place on the other side of the property since it is so close to the setback, and assumes that precautions will be taken. He added that he is in support.

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Chairman McKhann stated that he does not agree with the first finding for the AMS and believes that other options are available, but since the gravity wall and foundation are existing he will vote in favor with some reservation.

ACTION: Motion made (Nelson) and seconded (McKhann) approving Resolution 17-07-24-13 approving Coastal Development Permit CDP17-0006, for an addition of 159 square feet to a legal non-conforming single-family residence located on a coastal bluff lot and Administrative Modification of Standards AMS17-0003 to allow for a reduction of side yard setback located at 34861 Doheny Place. Motion carried 5-0-0.

AYES: Dohner, McKhann Murphy, Opel, Nelson
NOES: None
ABSENT: None
ABSTAIN: None

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Kelly Reenders (Economic Development Manager) provided an overview of the Economic Development micro-site, aboutdanapoint.org and answered questions of the Planning Commission.

Chairman McKhann stated that the website is phenomenal and suggested that it is more predominantly featured on the danapoint.org site.

Ursula Luna-Reynosa (Director of Community Development) stated that the site is completely staff maintained and thanked Kelly Reenders and Rachel Johnson (Assistant Administrative Analyst) for their work on the site and Shayna Sharke (Senior Administrative Assistant) for her graphic design work.

Kelly Reenders stated that Rachel Johnson has done an excellent job creating the site.

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Commissioner Nelson stated that the site looks great.

Commissioner Dohner stated that it should be featured on the main website.

Vice-Chair Murphy stated that the website is comprehensive, user-friendly, and inviting.

H. COMMISSIONER COMMENTS

Commissioner Dohner stated that the Concert in the Parks are great and enjoys walking to the new local restaurants.

Commissioner Opel stated that she is looking forward to using the aboutdanapoint.org website to find new things to do in town.

Vice-Chair Murphy stated that she took the trolley all the way to Laguna Beach and added that it was great not to have to drive at all.

Chairman McKhann stated that he is blown away by the website and agrees that the trolley is great and they use it often. He congratulated Commissioner Nelson for his year of serving as Chair and congratulated Vice-Chair Murphy for her appointment as Vice-Chair. He introduced his wife Holley, youngest son Mason, and daughter Milana in the audience.

I. ADJOURNMENT

Chairman Nelson adjourned the meeting at 6:51 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, Monday, August 28, 2017, 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.

Scott McKhann, Chairman
Planning Commission