

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

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October 9, 2017  
6:06 P.M. – 6:56 P.M.

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

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**CALL TO ORDER**

Chairman McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:06 p.m.

**PLEDGE OF ALLEGIANCE**

Belinda Deines (Senior Planner) led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: Ursula Luna-Reynosa (Director), Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), Belinda Deines (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of September 25, 2017**

**ACTION: Motion made (Nelson) and seconded (Opel) to approve the Minutes of the Regular Planning Commission Meeting of September 25, 2017 with instruction to the Planning Secretary to re-review the motion made by Chairman McKhann in regards to the garage door appearance for Item #3. Motion carried 4-0-1.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

**ITEM #2**

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP17-0012 to demolish an existing single-family dwelling and construct a new 3,729 square-foot single-family dwelling in the Residential Single-Family (RSF-4) zoning district at 32611 Sea Island Drive**

Applicant: Tabby and Karim Abdollah, Property Owners

Address: 35365 Beach Road (APN: 691-151-25)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0012.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

Request: Approval of a Coastal Development Permit to allow demolition of an existing single-family dwelling and construction of a new single-family dwelling and attached three-car garage located within the City's Coastal Overlay District (the California Coastal Zone). The property is not located within the Appeals Jurisdiction of the California Coastal Commission.

**Belinda Deines** (Senior Planner) provided a presentation and answered questions of the Planning Commission.

**Chairman McKhann** opened the Public Comments at 6:20pm.

**Nick Herbert** (Dana Point) stated that he lives across the street from the property and spoke in opposition of the project.

**Carol Tink-Fox** (Architect) stated that the project is compliant with Cal Water guidelines and an erosion control plan will be utilized for slope stability. She added that HOA approval was obtained.

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**David Hamilton** (Geotechnical Engineer) stated that the proposed project will utilize the existing footprint, but the footings will be deeper. He added that he is available to answer questions.

**Chairman McKhann** closed the Public Comments at 6:29pm.

**ACTION: Motion made (Nelson) and seconded (McKhann) approving Resolution 17-10-09-22 Coastal Development Permit CDP17-0012 to demolish an existing single-family dwelling and construct a new single-family dwelling located within the Residential Single Family (RSF-4) Zone located at 32611 Sea Island Drive. Motion carried 5-0-0.**

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no Old Business.

**H. STAFF REPORTS**

**Ursula Luna Reynosa** (Director) announced that the Homeless Task Force charter was adopted and requires the appointment of a Planning Commissioner to serve on the Task Force. The Planning Commission member will be nominated and voted upon at the next Regular Meeting. Ms. Reynosa also announced that a Zoning Clean-Up Workshop will be held on October 23, 2017.

**I. COMMISSIONER COMMENTS**

**Commissioner Dohner** stated that the aboutdanapoint.com website is hard to find and recommended featuring the site on the danapoint.org website.

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**Chairman McKhann** stated that he also recommends featuring the aboutdanapoint.com website. He added that the view protection concern comes up often and suggested that a handout with clear points be made available at the counter.

**Vice-Chair Murphy** referenced the current fire danger and stated that she is fortunate to be safe here.

**Commissioner Nelson** agreed with the other Commissioners about featuring the aboutdanapoint.com website.

**J. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 6:56 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, October 23, 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.

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Scott McKhann, Chairman  
Planning Commission