

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

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January 8, 2018  
6:03 p.m. – 6:38 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

Vice-Chair Danni Murphy called the Regular Meeting of the Dana Point Planning Commission to order at 6:03 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Eric Nelson led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: Chairman Scott McKhann

Staff Present: Ursula Luna-Reynosa (Director), Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), John Ciampa (Senior Planner), Danny Giometti (Associate Planner), and Shayna Sharke (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of December 11, 2017**

**ACTION: Motion made (Nelson) and seconded (Dohner) to approve the Minutes of the Regular Planning Commission Meeting of December 11, 2017. Motion carried 4-0-1.**

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

**B. PUBLIC COMMENTS**

None

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP17-0025 and Minor Site Development Permit SDP17-0046(M) to permit an addition of 888 square feet to an existing single family dwelling located at 48 Monarch Bay Drive. Additionally, a Site Development Permit has been requested to locate a fire pit seating area within the front yard.**

Applicant: Ursula Crupi/ Crupi Construction

Address: 48 Monarch Bay Drive (670-131-34)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit (CDP17-0025) and Minor Site Development Permit Application (SDP17-0046 (M)).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section(s) 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the fact that the project consists of an addition and remodel to an existing SFD and the installation of a fire pit seating area.

Request: Approval of a Coastal Development Permit (CDP) and Minor Site Development Permit (SDP(M)) to permit an addition of 888 square feet to an existing single family dwelling (SFD). Additionally, a Minor Site Development Permit has been requested to locate a fire pit seating area within the front yard.

Danny Giometti (Associate Planner) presented and answered questions of the Planning Commission.

**PUBLIC COMMENTS**

None

**ACTION: Motion made (Nelson) and seconded (Dohner) approving Resolution 18-01-08-01 approving Coastal Development Permit CDP17-0025 and Minor Site Development Permit SDP17-0046(M) to permit an addition of 888 square feet to an existing single family dwelling and locate a fire pit seating area within the front yard of a property at 48 Monarch Beach Drive. Motion carried 4-0-1.**

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

**ITEM 3: Coastal Development Permit CDP17-0010 to demolish a 2,459 square foot single family residence and construct a new 3,761 square foot single family residence in the Residential Single Family 4 (RSF-4) Zone located at 410 Monarch Bay Drive.**

Applicant: Gary and Linda Mason, Property Owners

Address: 410 Monarch Bay Drive (670-151-11)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0010.

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 the construction of one SFD in a residential zone.

Request: A request to demolish a 2,459 square foot single-family dwelling (SFD) and construct a new 3,761 square foot SFD.

**John Ciampa** (Senior Planner) presented and answered questions of the Planning Commission.

**PUBLIC COMMENTS**

None

**ACTION:** Motion made (Dohner) and seconded (Nelson) approving Resolution 18-01-08-02 approving Coastal Development Permit CDP17-0010 to demolish and existing dwelling and construct a new dwelling in the Residential Single Family 4 (RSF-4) Zoning District located at 410 Monarch Bay Drive. Motion carried 4-0-1.

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

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**ITEM 4:** Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M) to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located in the RSF-3 Zoning designation at 34611 Camino Capistrano.

Applicant: Tom Lewis, Property Owner

Address: 34611 Camino Capistrano (123-081-01)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the addition and remodel that results in an expansion of less than 50 percent of the structure’s existing square footage.

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located within the City’s Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the Coastal Commission.

**John Ciampa** (Senior Planner) presented and answered questions of the Planning Commission

**PUBLIC COMMENTS**

None

**ACTION:** Motion made (Dohner) and seconded (Opel) approving Resolution 18-01-08-03 approving Coastal Development Permit CDP17-0015 and Minor Site Development Permit SDP17-0047(M) to allow the addition and remodel of a legal nonconforming house on a coastal bluff lot located in the Residential Single Family (RSF-3) Zoning District at 34611 Camino Capistrano. Motion carried 4-0-1.

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

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**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**


**Commissioner Eric Nelson** wished everyone a Happy New Year.

**Commissioner Roy Dohner** congratulated the new Mayor.

**Vice-Chair Danni Murphy** also congratulated the new Mayor and wished everyone a Happy New Year. She stated that the community is looking forward to thriving and positive changes this year.

**I. ADJOURNMENT**

Vice-Chair Murphy adjourned the meeting at 6:38 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, January 22, 2018, 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