

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

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January 22, 2018  
6:01 p.m. – 6:35 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

Chairman Scott McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

John Ciampa (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: Jennifer Farrell (Deputy City Attorney), Matt Schneider (Planning Manager), John Ciampa (Senior Planner), Belinda Deines (Senior Planner), and Shayna Sharke (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of January 8, 2018**

**ACTION: Motion made (Dohner) and seconded (Nelson) to approve the Minutes of the Regular Planning Commission Meeting of January 8, 2018. Motion carried 4-0-1.**

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

**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 CDP17-0021 for a 198 square-foot addition and remodel to a house in the Residential Single Family (RSF-4) Zone located at 141 Monarch Bay Drive.**

Applicant: Jim and Karen Boyd, Property Owners

Address: 141 Monarch Bay Drive (670-121-20)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP17-0021.

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 project involves a 198 square foot addition and remodel to an existing house.

Request: A request for a remodel and an addition of 198 square feet to bring the split-level, single-family dwelling (SFD), to 4,927 square feet.

**PUBLIC COMMENTS**

None.

**ACTION: Motion made (Nelson) and seconded (Dohner) approving Resolution 18-01-22-04 approving Coastal Development Permit CDP17-0021 for a 198 square foot addition and remodel for a house in the Residential Single Family 4 (RSF-4) Zoning District located at 141 Monarch Bay Drive. Motion carried 5-0-0.**

**AYES:** McKhann, Murphy, Opel, Nelson, Dohner

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

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**ITEM 3:** Coastal Development Permit CDP17-0017 and Site Development Permit SDP17-0036 to demolish an existing Single Family Residence and construct a new 3,766 square-foot single family residence and attached two-car garage within the Residential Beach Road 12 (RBR-12) Zone located at 35351 Beach Road.

Applicant: 35351 Beach Road, LLC, Property Owner

Address: 35351 Beach Road (691-171-22)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0017 and Site Development Permit SDP17-0036.

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 and a Site Development Permit to construct a new single-family dwelling and attached two-car garage located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

**PUBLIC COMMENTS**

None

**ACTION:** Motion made (Dohner) and seconded (Nelson) approving Resolution 18-01-22-05 approving Coastal Development Permit CDP17-0017 and Site Development Permit SDP17-0036 to construct a new 3,766 square foot single-family dwelling and 572 square foot attached two-car garage located within the City's Floodplain and Coastal Overlay Districts at 35351 Beach Road. 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.

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**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 6:35 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, February 12, 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, Planning Commission