

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

February 12, 2018
6:02 p.m. – 7:37 p.m.

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

CALL TO ORDER REGULAR MEETING

Chairman Scott McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

Planning Commissioners Absent: Commissioner Eric Nelson

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

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting of January 22, 2018

ACTION: Motion made (Murphy) to approve Minutes of the Regular Planning Commission Meeting of January 22, 2018, with the stated correction in Section I, and seconded (Dohner). Motion carried 4-0-1.

AYES: Dohner, McKhann, Murphy, Opel
NOES: None
ABSENT: Nelson
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 CDP17-0014 Minor Site Development Permit SDP17-0023(M), Administrative Modification of Standards AMS18-0001 to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located in the RSF-3 zoning designation at 34567 Camino Capistrano

Applicant: Patti Thompson

Address: 34567 Camino Capistrano (APN 123-381-06)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0014, Minor Site Development Permit SDP17-0023(M) and Administrative Modification of Standards AMS18-0001.

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

Request: Approval of a Coastal Development Permit, Minor Site Development Permit, and Administrative Modification of the Standards 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 California Coastal Commission.

PUBLIC COMMENTS

Carl Iverson (Architect) stated that he is available to answer questions of the Planning Commission.

ACTION: Motion made (Dohner) and seconded (Murphy) approving Resolution 18-02-12-06 approving Coastal Development Permit CDP17-0014, Minor Site Development Permit SDP17-0014(M), and Administrative Modification of Standards AMS18-0001 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 34567 Camino Capistrano. Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 3: Time Extension for Vesting Tentative Parcel Map VTPM15-0002, to merge two lots and to allow individual ownership of the project's commercial component only

Applicant: M&A Gabae, LP

Address: 34175 Pacific Coast Hwy (APN 682-322-09 & 682-322-10)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving a Time Extension for VTPM15-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorical Exempt per Section 15332 (Class 32 – In-fill Development Projects). Section 15332 (In-fill Development Projects) of the CEQA Guidelines provides that projects that are in-fill development projects be located on lots that are five acres or less, be surrounded by urban uses, do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources. The proposed project meets the necessary conditions to qualify for this exemption.

Request: Approval of a Time Extension for a Vesting Tentative Parcel Map to merge two lots and to allow individual ownership of the project's commercial units.

PUBLIC COMMENTS

George Ray (Applicant) spoke in favor of the time extension.

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ACTION: Motion made (McKhann) and seconded (Dohner) approving Resolution 18-02-12-07 approving a time extension for a Vesting Tentative Parcel Map VTPM15-0002 to merge two lots and to allow individual ownership of the project's commercial component for a new three story mixed-use development at 34175 Pacific Coast Hwy. Motion carried 4-0-1.

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

ITEM 4: Review and discuss draft Story Pole Ordinance

Location: Citywide, except Town Center

Recommendation: That the Planning Commission review the draft Ordinance, receive public comments, and provide direction to staff.

PUBLIC COMMENTS

Debra Lewis (Councilmember) spoke in favor of the Story Pole Ordinance.

Carl Iverson (Architect) spoke in favor of the Story Pole Ordinance.

Chairman McKhann reported that he received correspondence from **Commissioner Eric Nelson** requesting that he be given the opportunity to discuss the item at a future meeting prior to any recommendation to Council. Discussion ensued with **Councilmember Debra Lewis** and additional information was requested from staff.

ACTION: Motion made (McKhann) and seconded (Murphy) to table the item and instructed staff to report the number of projects that the ordinance would have applied to in 2017, research story poling provisions and Home Owner's Associations. Motion carried 4-0-1.

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

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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

Chairman McKhann adjourned the meeting at 7:37 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, February 26, 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