

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

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February 26, 2018  
6:03 p.m. – 7:07 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 6:03 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 February 12, 2018**

**ACTION: Motion made (Opel), and seconded (Dohner), to approve Minutes of the Regular Planning Commission Meeting of February 12, 2018. Motion carried 4-0-1.**

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

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**B. PUBLIC COMMENTS**

**Keith Johannes (Dana Point Historical Society)** presented information regarding historic preservation.

**C. CONSENT CALENDAR**

**ITEM 2: Review of Administrative Coastal Development Permit CDP17-0027(A) to permit the demolition of more than 50% of an existing, single-family residence and the construction of a new single-story, single-family residence.**

Applicant: Michael Luna and Associates

Address: 32571 Caribbean Drive (APN 670-085-01) (the "Property")

Recommendation: That the Planning Commission receive and file the Director of Community Development's approval of Administrative Coastal Development Permit CDP17-0027(A)

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Request: Coastal Development Permit CDP17-0027(A) to permit the demolition of more than 50% of an existing, single-family residence and the construction of a new, single-story, single-family residence.

**ACTION: Motion made (Nelson) and seconded (Dohner) to move all items as noted on the consent calendar. Motion carried 5-0-0.**

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

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**D. PUBLIC HEARING**

**ITEM 3: Coastal Development Permit CDP17-0022 to demolish an existing single-family residence and construct a new 3,769 square-foot single-family residence within the Coastal Zone and Site Development Permit SDP17-0042(M) to allow additional height for retaining walls visible from the public right-of-way located at 32502 Adriatic Drive**

Applicant: Shawna and Allen Moznett, Property Owners

Address: 32502 Adriatic Drive (APN 670-084-23)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP17-0022 and Site Development Permit SDP17-0042(M).

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 Minor Site Development Permit to construct a new single-family dwelling and exterior improvements including retaining walls on a property located within the City's Coastal Overlay District.

**PUBLIC COMMENTS**

**Jacob Padilla (Dana Point / Adjacent Neighbor)** stated concerns with the project.

**Ryan Singer (Applicant Representative / Designer)** distributed a document titled, "Landscape Frontage" and responded to concerns.

**ACTION:** Motion made (McKhann) and seconded (Dohner) approving Resolution 18-02-26-08 approving Coastal Development Permit CDP17-0022 and Site Development Permit SDP17-0042 to demolish an existing single-

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**family dwelling located within the Residential Single Family 4 (RSF-4)  
Zone located at 32502 Adriatic 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**

**ITEM 4: Annual Housing Element Progress Report**

Address: Citywide

Recommendation: That the Planning Commission review the 2017 Annual Housing Element Progress Report, and receive and file the report.

Environmental: In accordance with CEQA, a Negative Declaration was prepared as required for adoption of the Housing Element. The Annual Housing Element Progress Report does not require further CEQA action.

Request: To review the Annual Housing Element Progress Report for 2017 as required by State law to show progress on the General Plan Housing Element.

**ACTION: Motion made (Nelson) and seconded (Murphy) to receive and file the Annual Housing Element Progress Report. Motion carried 5-0-0.**

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

**G. STAFF REPORTS**

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**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 7:07 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, March 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.

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Scott McKhann, Planning Commission