

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

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May 14, 2018  
6:06 p.m. – 8:21 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 6:06 p.m.

**PLEDGE OF ALLEGIANCE**

Shayna Sharke (Senior Administrative Assistant) 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), 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 April 23, 2018**

**ACTION: Motion made (Nelson), and seconded (Opel), to approve Minutes of the Regular Planning Commission Meeting of April 23, 2018. Motion carried 4-0-1.**

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

**B. PUBLIC COMMENTS**

**Ben Marchak** (Dana Point) spoke in opposition of the St. Edwards Church expansion.

**Charles Payne** (Dana Point) spoke in opposition of the St. Edwards Church expansion. Additionally, he spoke in favor of the story pole ordinance.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M) to allow the construction of a duplex with roof decks, tandem parking for the east unit, increased wall heights, and to allow the measurement of the structure from atop a maximum of 30-inches of fill in the Residential Duplex (RD-14) Zoning District at 34621 Via Catalina**

Applicant: Maple Ridge Investment Group, LLC

Address: 34621 Via Catalina (APN 691-382-28)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (b) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of less than six dwelling units.

Request: Approval of Minor Site Development Permit 17-0049(M) and Minor Conditional Use Permit 17-0018(M) to allow the construction of a duplex with roof decks, tandem parking for the east unit, increase wall heights, and to allow the measurement of the structure's height from atop a maximum of 30-inches of fill in the Residential Duplex (RD-14) Zoning District.

**PUBLIC COMMENTS**

**Carl Iverson** (Dana Point) stated that his property will be effected by this project requested modifications.

**Bryan Price** (Architect) stated that he is available to answer questions and agreed to consider the requests made by Mr. Iverson.

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**ACTION:** Motion made (Nelson) with the addition of 36 inch box trees to the rear corners of the property, require the upstairs secondary window sills be no lower than 5 feet, require an 18 – 24 inch notch in roof deck, and add stated parking requirement language; and seconded (Dohner) approving Resolution 18-05-14-15 approving Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M) to allow the construction of a new duplex with roof decks, tandem parking for the east unit, increased wall heights, and to allow the measurement of the structure’s height from atop a maximum of 30 inches of fill at 34621 Via Catalina. Motion carried 5-0-0.

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

**E. OLD BUSINESS**

**ITEM 3: Review and discuss draft story pole ordinance**

Address: Citywide, except Town Center

Recommendation: That the Planning Commission review and discuss the draft Ordinance and provide direction to staff.

**PUBLIC COMMENTS**

**Council Member Debra Lewis** (Dana Point) spoke in favor of the story pole ordinance.

**Carl Iverson** (Dana Point) spoke in favor of the story pole ordinance.

**Sue McClanahan** (Dana Point – Primavera HOA) stated concerns regarding the St. Edwards Church expansion and spoke in favor of the story pole ordinance.

**Charles Payne** (Dana Point) spoke in favor of the story pole ordinance.

**Daniel Schoppe** (Dana Point – Stop the Expansion Dana Point) spoke in favor of the story pole ordinance.

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**ACTION:** Motion made (Nelson) and seconded (McKhann) recommending that the City Council does not move forward with the new story pole ordinance, but review additional notification options. Motion carried 5-0-0.

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

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 8:21 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Thursday, May 31, 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