

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

December 10, 2018
6:03 p.m. – 7:22 p.m.

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

CALL TO ORDER REGULAR MEETING

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

PLEDGE OF ALLEGIANCE

Vice-Chair Roy Dohner led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Matt Schneider (Director of Community Development), Brandy Boka (Associate Engineer), Emily Webb (Associate Attorney), Sean Nicholas (Senior Planner), John Ciampa (Senior Planner), Belinda Deines (Senior Planner), Danny Giometti (Associate Planner), Lauren Kehiayan (Senior Administrative Assistant) and Staci Hudson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Special Planning Commission Meeting December 3, 2018

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Dohner, to approve Minutes of the Special Planning Commission Meeting of December 3, 2018. Motion carried 5-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP18-0012 and Site Development Permit SDP18-0037 to stockpile approximately 22,300 cubic yards of clean rock/soil located within the Industrial/Business (I/B) district at 33750 Stonehill Drive

Applicant: South Coast Water District

Address: 33750 Stonehill Drive
(APN 668-412-21)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0012 and Site Development Permit SDP18-0037.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15304(c) (Class 4 – Minor Alterations to Land) in that the project involves filling of earth into previously excavated land with material compatible with the natural features of the site.

Request: Approval of a Coastal Development Permit and a Site Development Permit to stockpile approximately 22,300 cubic yards of clean rock/soil located within the City's Floodplain Overlay District and Coastal Overlay District. The project area is not located within the Permit Jurisdiction of the California Coastal Commission.

Belinda Deines (Senior Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

Joe McDivitt (Chief Operations Officer, South Coast Water District) responded to questions from the Planning Commission.

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ACTION: Motion made by Vice-Chair Dohner and seconded by Commissioner Opel approving Resolution No. 18-12-10-30 approving Coastal Development Permit CDP18-0012 and Site Development Permit SDP18-0037 to stockpile approximately 22,300 cubic yards of clean rock/soil located within the Industrial/Business District, Floodplain Overlay District, and Coastal Overlay District located at 33750 Stonehill Drive. Motion carried 5-0-0.

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

ITEM 3: Coastal Development Permit CDP18-0002 to allow the demolition of an existing single-family dwelling and construction of a new, two-story, single-family dwelling with an attached three-vehicle garage on a coastal bluff lot at 35261 Camino Capistrano

Applicant: Jeff and Staci Ruby

Address: 35261 Camino Capistrano
(APN 691-182-03)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0002.

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 or Conversion of Small Structures) in that it proposes construction of one new single-family dwelling with an attached garage in a residential zone.

Request: Approval of a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 5,601 square foot, single-family dwelling with an attached, 1,398 square foot garage on a coastal bluff lot.

John Ciampa (Senior Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

Stan Andrade (Applicant's Architect, Andrade Architects) indicated that he is available to answer questions from the Planning Commission.

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Brian Dvorak (Dana Point) spoke in opposition to the project stating concerns regarding project size/massing, height, design and construction noise.

ACTION: Motion made by Commissioner McKhann and seconded by Commissioner Nelson approving Resolution No. 18-12-10-31 approving Coastal Development Permit CDP18-0002 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, single-family dwelling on a coastal bluff lot at 35261 Camino Capistrano. Motion carried 5-0-0.

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

ITEM 4: Tentative Parcel Map TPM2018-126 for condominium purposes to subdivide the airspace and allow individual ownership of a previously approved three (3) unit multiple family dwelling use

Applicant: Advanced Civil Engineering – Steve Austin

Address: 33851 Malaga Drive and 33852 Silver Lantern
(APN's: 682-263-14 & 682-263-19)

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Tentative Parcel Map TPM2018-126.

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 project involves the division of a previously approved three (3) unit multi family dwelling into a common interest ownership subdivision where no physical changes are occurring that are otherwise exempt.

Request: Approval of a Tentative Parcel Map for condominium purposes to subdivide the airspace and allow individual ownership of a previously approved three (3) unit Multiple Family Dwelling use on a Residential Multiple Family (RMF 14) zoned lot within the Lantern Village.

Danny Giometti (Associate Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Opel and seconded by Commissioner McKhann approving Resolution No. 18-12-10-32 approving Tentative Parcel Map TPM2018-126 for condominium purposes to subdivide the airspace and allow individual ownership of a previously approved three (3) unit multiple family dwelling use located at 33852 Silver Lantern and 33851 Malaga Drive. Motion carried 4-0-1.

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

ITEM 5: Coastal Development Permit CDP18-0006 for the replacement of existing light standards and light bollards within 300 feet of the Mean High Tide Line at the Monarch Bay Beach Club at 500 Monarch Bay Drive in the Recreational (REC) Zoning Designation

Applicant: Monarch Beach Resort

Address: 500 Monarch Bay Drive
(APN 670-151-55)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP18-0006 (Action Document 1).

Environmental: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the like for like replacement of existing structures.

Request: A request to replace the existing light standards and bollard lights with the same number of fixtures and locations as existing.

Sean Nicholas (Senior Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner McKhann and seconded by Vice-Chair Dohner approving Resolution No. 18-12-10-33 approving Coastal Development Permit CDP18-0006 for the replacement of existing light standards and light bollards within 300 feet of the mean high tide line at the Monarch Bay Beach Club at 500 Monarch Bay Drive in the Recreational (REC) zoning designation. Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Matt Schneider introduced Staci Hudson, the new Community Development Senior Administrative Assistant and thanked the Commissioners for their hard work over the past few months. He also reminded Staff and Commissioners that City Hall would be closed from December 24, 2018 to January 1, 2019.

H. COMMISSIONER COMMENTS

Commissioner McKhann thanked the Planning Department for their hard work and mentioned that the holiday decorations around the City look great.

Commissioner McKhann also suggested that the City explore other ways to notify residents of large scale or potentially controversial projects. Vice-Chair Dohner agreed and indicated support for earlier noticing or social media.

Commissioner Nelson thanked the Planning Department for their hard work and indicated that he will be absent from the next Planning Commission Meeting on January 14, 2019.

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I. ADJOURNMENT

Chair Murphy adjourned the meeting at 7:22 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, January 14, 2019, 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.

Danni Murphy, Planning Commission

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