

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

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March 11, 2019  
6:01 p.m. – 7:59 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

Chair Roy Dohner called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

**Belinda Deines** (Senior Planner) led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

Staff Present: Matt Schneider (Director of Community Development), Belinda Deines (Senior Planner), Sean Nicholas (Senior Planner), Matt Kunk (Principal Engineer), and Staci Hudson (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting February 25, 2019**

**ACTION: Motion made by Commissioner Opel, seconded by Commissioner Nelson, to approve Minutes of the Regular Planning Commission Meeting of February 25, 2019. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP18-0013 to construct a 146 square-foot addition, installation of new windows, and foundation repair on an existing 5,975 square-foot single-family dwelling within the Residential Single Family 4 (RSF 4) Zoning District located at 87 Monarch Bay Drive**

Applicant: Tom and Barbara Stiles, Property Owner

Address: 87 Monarch Bay Drive  
(APN: 670-121-58, 670-121-59)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0013.

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 an addition less than 50 percent of the existing floor area.

Request: Approval of a Coastal Development Permit to construct a 146 square-foot addition, new windows, and foundation repair within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

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

**PUBLIC COMMENTS**

**Morris Skendarian** (Architect) spoke in favor of the project and answered questions from the Planning Commission.

**ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Murphy, approving Resolution No. 19-03-11-07 approving Coastal Development Permit CDP18-0013 to construct a 146 square-foot addition, installation of new windows, and foundation repair on an existing 5,975 square-foot single-family dwelling within the Residential Single Family 4 (RSF 4) Zoning District located at 87 Monarch Bay Drive. Motion carried 5-0-0.**

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

**ITEM 3: Coastal Development Permit CDP18-0001/Site Development Permit SDP18-0001/Conditional Use Permit CUP18-0001/Vesting Tentative Parcel Map TPM19-0001 for a new mixed-use development with 10,822 square feet of commercial space and 68 residential units, including 12 age restricted senior citizen housing units, with subterranean parking, located at 24442, 24452, and 24470 Del Prado Avenue in the Coastal Overlay District**

Applicant: Karen Martin, Pacific Planning Group

Address: 24442, 24452, and 24470 Del Prado Avenue  
(APNs: 682-234-05, 682-234-06, and 682-234-07)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP18-0001/Site Development Permit SDP18-0001/Conditional Use Permit CUP18-0001/Vesting Tentative Parcel Map TPM19-0001 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332 (Class 32-In-Fill Development Projects) in that Class 32 exemptions provides for in-fill development projects on project sites that are five acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Habitat, Traffic, Noise, Air Quality or Water Quality, can be adequately served by all required utilities and public resources, and there are no unusual circumstances associated with the project site, are Categorically Exempt from the provisions of CEQA.

Request: A request to demolish the existing structures, and develop a new mixed-use development with 10,822 square feet of commercial space and 68 residential units, including 12 age restricted senior citizen housing units, and subterranean garage at 24442, 24452, and 24470 Del Prado Avenue in the Coastal Overlay District.

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

**Matt Kunk** (Principal Engineer) answered questions from the Planning Commission.

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**PUBLIC COMMENTS**

**Karen Martin** (Applicant, Pacific Planning Group) spoke in favor of the project and answered questions from the Planning Commission.

**Anthony Vera** (Dana Point) stated concerns regarding construction safety and timeline.

**Carol Kelly** (Dana Point) spoke in opposition to the project, stating concerns regarding ocean breeze disruption and design elements.

**Betty Hill** (Dana Point) commended the noticing and story poling for the project.

**Terry Walsh** (Dana Point) voiced concerns regarding design elements and parking.

**Keith Johannes** (Dana Point) spoke in opposition to the project, stating concerns regarding the historical significance of the existing structure.

**Cindy Fleming** (Dana Point) stated concerns regarding parking and the bulb-out design.

**Dana Yarger** (Dana Point) spoke in favor of the project, however stated concerns regarding design.

**Jason Check** (Dana Point) spoke in favor of the project.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Murphy, approving Resolution No. 19-03-11-08 approving Coastal Development Permit CDP18-0001/Site Development Permit SDP18-0001/Conditional Use Permit CUP18-0001/Vesting Tentative Parcel Map TPM19-0001 for a new mixed-use development with 10,822 square feet of commercial space and 68 residential units, including 12 age restricted senior citizen housing units, with subterranean parking, located at 24442, 24452, and 24470 Del Prado Avenue in the Coastal Overlay District, with the following added conditions of approval:

1. The Applicant/Residential Management group shall require, as part of the residential lease agreements, that residents shall park their vehicles (operable automobiles, motorcycles, scooters, etc.) in the assigned parking spaces. No un-operable vehicles, boats, trailers, jet skis, etc. shall be parked in the garage; and
2. During the demolition process, if any historic resources/items are discovered, the applicant shall contact the City of Dana Point and

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**Dana Point Historical Society and offer the resources to the Historic Society for preservation.**

**Motion carried 5-0-0.**

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 4: 2018 Annual Housing Element Progress Report**

Applicant: Community Development Department, City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission review the 2018 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 2018 as required by State law to show progress on the General Plan Housing Element.

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

**PUBLIC COMMENTS**

There were no Public Comments.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

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Commissioner Nelson commended staff on their reports and said it has been an honor to serve on the Planning Commission.

Commissioner Murphy likewise thanked staff for their hard work and indicated it has been an honor to serve as a Commissioner.

Commissioner McKhann wished Commissioners Nelson and Murphy and Chair Dohner luck in the upcoming Planning Commission interviews.

Chair Dohner indicated he has enjoyed his opportunity to serve on the Planning Commission and commended the cooperation and quality of work from staff.

**I. ADJOURNMENT**

Chair Dohner adjourned the meeting at 7:59 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 25, 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.

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Roy Dohner, Planning Commission