

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

March 1, 2010
6:00 – 6:54 p.m.

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

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

PLEDGE OF ALLEGIANCE – Evan Langan (Associate Planner) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairman Ed Conway, Commissioner Norman Denton, Commissioner Liz Anderson Fitzgerald, Commissioner Gary Newkirk, and Commissioner April O'Connor

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Jennifer Farrell (Assistant City Attorney), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 1, 2010.

ACTION: Motion made (Conway) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of February 1, 2010. Motion carried 4-0-1. (AYES: Denton, Conway, Fitzgerald, O'Connor NOES: None ABSENT: None ABSTAIN: Newkirk)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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

March 1, 2010
6:00 – 6:54 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP09-0012 to allow the demolition of an existing single-family residence, and; the construction of a new, two-story single-family residence in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission at 420 Monarch Bay Drive.

Applicant/ Ali Samsami (CJ Light Associates)
Owner: Mr. and Mrs. Aram Keith
Location: 420 Monarch Bay Drive (APN 670-151-31)

Request: Approval of Coastal Development Permit CDP09-0012 to allow the demolition of an existing single-family residence, and; the construction of a new, two-story, single-family residence in the Coastal Zone and Appeals Jurisdiction of the CA California Coastal Commission.

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 pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: Adopt Planning Commission Resolution No. 10-03-01-03, approving Coastal Development Permit CDP09-0012 for the referenced scope of work.

Evan Langan (Associate Planner) presented the staff report.

There being no requests to speak, Chairwoman Fitzgerald opened and closed the Public Hearing.

Commissioner Denton felt that the home would be a nice addition, modernizing the community, and that he would support the project

Commissioner Newkirk agreed with Commissioner Denton's comments.

Commissioner O'Connor stated that the house was beautiful and would compliment the quality and style of Monarch Beach, and she would be in favor of approving staff's recommendation.

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

March 1, 2010
6:00 – 6:54 p.m.

PAGE 3

ACTION: Motion made (Conway) and seconded (Newkirk) to adopt Resolution No. 10-03-01-03 approving Coastal Development Permit CDP09-0012 to allow the demolition of an existing structure, and the construction of a new single-family residence in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission at 420 Monarch Bay Drive (Residential Single-Family 4 (RSF-4) Zoning District). Motion carried 5-0. (AYES: Conway, Denton, Fitzgerald, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) gave several updates:

- Tsunami alerts were put into effect this weekend as necessary precautions in the harbor.
- A Doheny Village Master Plan will be coming forward in the near future.
- The Capistrano Unified School District Board will hold a hearing on the proposed Dana Hills H.S. Performing Arts Facility at their next regular meeting on March 9th. The City has expressed concerns to the Board, asking either to conduct a broader public outreach or postpone the hearing.
- A representative of the California Coastal Commission has met with City staff to discuss concerns regarding trails, landscaping, and public access at the Headlands.
- The Scenic Drive vacation has been appealed by the California Coastal Commission.
- Hobie Sports will be relocating to the former “Reel Time” building in Town Center, remodeling both the interior and exterior of the structure.
- A Public Scoping Meeting for the South Shores Church Master Plan project will be held on Thursday, March 4th at the Dana Point Community Center Gymnasium beginning at 6:00 p.m.

Jennifer Farrell (Assistant City Attorney) gave an update on the City’s pending litigation against illegal medical marijuana dispensaries. The recent appeals filed by the dispensaries were denied by the Courts, and so they have petitioned to the Supreme Court.

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

March 1, 2010
6:00 – 6:54 p.m.

PAGE 4

John Tilton (City Architect/Planning Manager) announced that the City Council held their 2nd reading of Coastal Commission modifications to the Dana Point Harbor Land Use Plan document. He added that the Implementation Plan is going through review to ensure that the added policies are compatible.

G. COMMISSIONER COMMENTS

Vice-Chairman Conway reported that there will be a gathering to celebrate the life of former Dana Point Mayor, Thomas Michael “Mike” Eggers to be held on Friday, March 5, 2010, 3:00 p.m., El Adobe Restaurant, 31891 Camino Capistrano, San Juan Capistrano, CA 92675.

Commissioner Denton reported that he attended the public dedication of the Strand Vista Park at the Headlands, and stated that the Art in Public Places display of mosaics were beautiful.

Commissioner Newkirk announced that the City of will be holding the Festival of Whales Parade this coming weekend, and encouraged all to attend.

H. ADJOURNMENT

Chairwoman Fitzgerald announced that the *next regular* meeting of the Planning Commission will be held on Monday, March 15, 2010, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 6:54 p.m.

Liz Anderson Fitzgerald, Chairwoman
Planning Commission