

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

January 17, 2011
6:00 – 6:51p.m.

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

CALL TO ORDER – Chairman Conway called the meeting to order.

PLEDGE OF ALLEGIANCE – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Kyle Butterwick (Director), Evan Langan (Associate Planner), Jennifer Farrell (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of December 20, 2010.

ACTION: Motion made (Claus) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of December 20, 2010. Motion carried 5-0. (AYES: Claus, Conway, Denton, Newkirk, O'Connor 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 HEARINGS

ITEM 2: Coastal Development Permit CDP10-0014 and Site Development Permit SDP10-0030 for the demolition of an existing single-family dwelling and, the construction of a new, two-story, single-family dwelling at 35631 Beach Road.

Applicant: Stan Schrofer (Architect)
Owner: The Effortless Strength Limited Partnership
Location(s): 35631 Beach Road (APN 691-162-07)

Request: Approval of CDP10-0014 and SDP10-0030 to allow the demolition of an existing single-family dwelling and, the construction of a new, two-story, single-family dwelling.

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

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP10-0014 and Site Development Permit SDP10-0030.

Evan Langan (Associate Planner) presented the Staff report.

Chairman Conway opened the Public Hearing.

Stan Schrofer (San Clemente - Architect) stated that he was available to answer any questions of the Commission. He complimented the building and planning staff for being helpful and professional.

Chairman Conway closed the Public Hearing.

Commissioner Denton stated that the proposed project was a beautiful upgrade and a welcomed addition to a beautiful part of Dana Point. He added that he would support the project.

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Vice-Chairwoman O'Connor concurred with Commissioner Denton's comments. She added that the proposed project is within the setback and height limits, complies with flood plains regulations, and she is in favor of the project.

Commissioner Claus agreed with her fellow commissioners and added that it is a nice and well designed project.

Commissioner Newkirk stated he also agreed with prior comments, adding that it would be a nice addition to the community.

Chairman Conway stated that he concurs with his fellow commissioners.

ACTION: **Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 11-01-17-02 approving Coastal Development Permit CDP10-0014 and Site Development Permit SDP10-0030 to allow the demolition of an existing, single-family dwelling and the construction of a new single-family dwelling in the Residential Beach Road (RBR-12), Coastal and Floodplain Overlay districts at 35631 Beach Road. Motion carried 5-0. (AYES: Claus, Conway, Denton, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)**

ITEM 3: **Site Development Permit SDP10-0028 to allow the construction of a new, three-story, single-family dwelling on vacant land at 33871 Robles Drive.**

Applicant: Hannibal Petrossi
Owner: Nadia Razavi
Location(s): 33871 Robles Drive (APN 682-103-20)

Request: Approval of Site Development Permit SDP10-0028 to allow the construction of a new, three-story, single-family dwelling.

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

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Recommendation: Adopt Planning Commission Resolution No. 11-01-17-01, approving Site Development Permit SDP10-0028.

Evan Langan (Associate Planner) presented the Staff report.

There being no requests to speak on this item, Chairman Conway opened and closed the Public Hearing.

ACTION: Motion made (Newkirk) and seconded (Denton) to adopt Resolution No. 11-01-17-01 approving Site Development Permit SDP10-0028 to allow the construction of a new, three-story, single-family dwelling on vacant land located in the Residential Multiple Family 14 (RMF-14) zoning district at 33871 Robles Drive. Motion carried 5-0. (AYES: Claus, Conway, Denton, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) welcomed the Commission back from the holidays. He expressed his appreciation to the evening's applicants for the compliments they provided to Planning Staff for the high level of service they received.

He announced that at its next regular meeting, the City Council will review the staff recommendation for a consultant to prepare the Environmental Impact Report (EIR) for the proposed Doheny Hotel project (located on the southwest corner of Pacific Coast Highway and Dana Point Harbor Drive).

He summarized the January 12, 2011 public hearing at which the Coastal Commission approved, with modifications, the Dana Point Harbor Implementation Plan. He noted concerns regarding building height, public views, architectural design and community character. He stated that the final determination and decision about appropriate building heights, notwithstanding what the County might submit to the City, will be considered as part of the Coastal Development Permit application filed with the City.

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Concerning ongoing work on the Doheny Village specific plan, Mr. Butterwick stated that Staff would be meeting in the next few weeks with the project consultant (ROMA) to discuss the forthcoming public participation process.

Jennifer Farrell (Assistant City Attorney) provided an update on the ongoing marijuana appeal, informing that the Court of Appeals has postponed the January 10, 2011 trial date until further order of the Court.

G. COMMISSIONER COMMENTS

Commissioner Denton stated that it was good to see everyone back from the holidays, and said he looks forward and is prepared for the “meat and potatoes” (projects) coming this year to the Planning Commission. He wished luck to those whose terms are ending on the Planning Commission, and hopes to see their re-appointments should they wish to continue serving.

Kyle Butterwick (Director) added that there will be three individuals up for reappointment in March, and he would provide an update on the Planning Commission recruitment and interview process as soon as he gets more information.

Commissioner Claus agreed and was very pleased to see today’s project applicants and commended Planning Staff for the excellent work done (with the Commission and the public). She added that the story poles placed at the Robles Drive location were nicely done. She liked the appearance of the recently completed Beach Road entry project.

Commissioner Newkirk wished everyone a happy New Year. He reported that he attended a music trade show and ran into Mayor Schoeffel discussing music as well as the Mayor’s ambitious ideas for cultural events in the City.

Chairman Conway also wished his fellow Commissioners a happy New Year. He commended Mr. Butterwick and Planning Staff; and requested Mr. Butterwick extend and share his appreciation for their professionalism - efforts which make the Planning Commission’s job easier.

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H. ADJOURNMENT

Chairman Conway announced that the *next regular* meeting of the Planning Commission will be held on Monday, February 7, 2011, 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 6:51 p.m.

Ed Conway, Chairman
Planning Commission