

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

September 19, 2011
6:00 – 6:50 p.m.

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

CALL TO ORDER – Vice-Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Dana Point Historical Society Vice President, Barbara Johannes led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, and Commissioner Tarquin Preziosi

Commissioner(s) Absent: Chairwoman April O'Connor

Staff Present: John Tilton (City Architect/Planning Manager), Jennifer Farrell (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of August 15, 2011.**

ACTION: **Motion made (Claus) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of August 15, 2011. Motion carried 3-0-1-1. (AYES: Claus, Denton, Newkirk, NOES: None ABSENT: O'Connor ABSTAIN: Preziosi)**

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: A request for Historical Resource Designation (HRA11-0001) and participation in the Mills Act Program for the property located at 33792 Blue Lantern.

Applicant/Owner: John and Barbara Roberts
Location: 33792 Blue Lantern

Request: The applicant seeks to have a single family residence located at 33792 Blue Lantern designated as a historic structure and placed on the Dana Point Historic Resource Register. The applicant also requests a positive recommendation for the City to enter into an agreement for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 - Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historic single family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single family residence located at 33792 Blue Lantern as a locally significant historic structure and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

John Tilton (City Architect/Planning Manager) reviewed the Staff report.

Vice-Chairman Denton opened the Public Hearing.

Barbara Johannes (Dana Point Historical Society Vice-President and Preservation Chair – Dana Point) gave additional information with regard to the historic character of the property. She stated that she was excited when the Roberts approached her with an interest in designating their property, and she would be delighted to recommend their house to the City.

Vice-Chairman Denton closed the Public Hearing.

Commissioner Newkirk stated that he enjoys driving by the three houses every day because he lives in close proximity just outside of the 500 foot radius of the properties. He stated that he was pleased that the property would be placed on the historic registry.

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Commissioner Claus stated that she also had the privilege of driving past the house a number of times, always loved the house and noted that the landscaping was spectacular.

Commissioner Preziosi stated that he had the pleasure of passing the street once a week for the last seven years. He stated that he is fond of the house and noted it is a fine example of preserving a historic structure. He felt that the City should have no trouble adding the house to the national register.

Vice-Chairman Denton stated that he agreed and acknowledged that this style adds a tremendous richness to Dana Point's past. He stated that he would recommend the historic listing.

ACTION: Motion made (Newkirk) and seconded (Denton) to adopt the Resolution No. 11-09-19-16 designating an existing single-family residence as a historic resource, placing that structure on the Dana Point Historic Resource Register (HRA11-0001) and recommending the City Council enter into an agreement for the Mills Act Program for 33792 Blue Lantern. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None)

Vice-Chairman Denton suggested presenting individual historic plaque awards to each property homeowner at the end of the public hearings.

ITEM 3: A request for Historical Resource Designation (HRA11-0002) and participation in the Mills Act Program for the property located at 33771 Blue Lantern.

Applicant/Owner: Mike Schmidt and Kim Myles
Location: 33771 Blue Lantern

Request: The applicant seeks to have a single family residence located at 33771 Blue Lantern designated as a historical structure and placed on the Dana Point Historic Resource Register. The applicant also requests a positive recommendation for the City to enter into an agreement for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 - Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historic single family residence.

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Recommendation: That the Planning Commission adopt a Resolution designating the single family residence located at 33771 Blue Lantern as a locally significant historical structure and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

John Tilton (City Architect/Planning Manager) reviewed the Staff report.

Vice-Chairman Denton opened the Public Hearing.

Barbara Johannes (Dana Point Historical Society Vice-President and Preservation Chair – Dana Point) commended the homeowners on their newly landscaped grounds. She was pleased to mention that they are members of the Historical Society and volunteered in last year's home tour and included Mr. Schmidt's classic car which looked wonderful on his driveway. She stated that the home was featured with photos in the "Society Home Tour" booklet because it added to the architectural integrity of the street. She recommended the home's historic listing.

In response to a question from Vice-Chairman Denton regarding the original selling price of homes sold in the year, 1928, Ms. Johannes commented on a price of \$14,000 which was built for investors in 1928. She added that some of the homes included upgraded features (e.g., tiles, floors, walls) which varied the "1928 style" home.

Vice-Chairman Denton closed the Public Hearing.

Commissioner Claus recalled that, over the years, the beautiful home began to show some deterioration. She stated that as soon as the house went up for sale she hoped that a new buyer would love the house, and it was exactly what happened.

ACTION: Motion made (Claus) and seconded (Denton) to adopt the Resolution No. 11-09-19-17 designating an existing single-family residence as a historic resource, placing that structure on the Dana Point Historic Resource Register (HRA11-0002) and recommending the City Council enter into an agreement for the Mills Act Program for 33771 Blue Lantern. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None)

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ITEM 4: A request for Historical Resource Designation (HRA11-0003) and participation in the Mills Act Program for the property located at 34051 Blue Lantern.

Applicant/Owner: Susan Stanley and Gwen Fletcher
Location: 34051 Blue Lantern

Request: The applicant seeks to have a single family residence located at 34051 Blue Lantern designated as a historical structure and placed on the Dana Point Historic Resource Register. The applicant also requests a positive recommendation for the City to enter into an agreement for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 - Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historic single family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single family residence located at 34051 Blue Lantern as a locally significant historical structure and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

John Tilton (City Architect/Planning Manager) reviewed the Staff report.

Vice-Chairman Denton opened the Public Hearing.

Barbara Johannes (Dana Point Historical Society Vice-President and Preservation Chair – Dana Point) gave some historical background of the original home. She stated that the new homeowners are interested in returning the home to its original appearance. She stated that she is pleased to recommend the home for the historic register.

Carlos Olvera (Dana Point/Capistrano Beach Historical Society President – Dana Point) stated the Society's excitement of presenting three homes before the Planning Commission at the same time. He noted that the Planning Commission meeting was announced on their Facebook page and they have received a "Like" and a comment on how beautiful the Street of Blue Lantern really is. He added that the collection of registered homes on Blue Lantern, Chula Vista, and Valencia have contributed to approaching the subject of a Historic District designation for the area which would showcase the history and fabric of Dana Point. He identified how the homes go from old to historic and

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how twenty-some years ago, when he was advocating saving something, he was criticized. Since that time he used the phrase; “If we don’t save it now, how would it ever become old?” He thanked the families who had put forth the effort to restore their homes and preserve them for our heritage.

Vice-Chairman Denton closed the Public Hearing.

Commissioner Preziosi commended all the homeowners for their dedication to the historic nature of the City and their individual properties, as well as the foregoing commitment. He stated that this property in particular, with the veranda which is not original, would be a real benefit to the City, with the original veranda brought back to its original state as much as possible and, with the homeowners assurance, he would have no problem making a motion.

ACTION: Motion made (Preziosi) and seconded (Denton) to adopt the Resolution No. 11-09-19-18 designating an existing single-family residence as a historic resource, placing that structure on the Dana Point Historic Resource Register (HRA11-0003) and recommending the City Council enter into an agreement for the Mills Act Program for 34051 Blue Lantern. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor ABSTAIN: None)

Vice-Chairman Denton stated that he and his fellow Commissioners were prepared to present the property owners with their plaques in recognition of their designated historic structures.

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

John Tilton (City Architect/Planning Manager) gave a brief update on the Dana Point Harbor Revitalization Plan and stated that on October 6, 2011, the City is looking forward to the California Coastal Commission’s Executive Director’s determination that the City’s action is legally adequate for the Local Coastal Program Amendment 1-10 for the Harbor.

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G. COMMISSIONER COMMENTS

Vice-Chairman Denton reminded everyone about the Annual Dana Point Historical Society Home Tour event on October 2, 2011 and encouraged everyone interested in attending or would like to be involved to attend.

Commissioner Claus stated that she was a docent for the historic home tours for many years and noted that she continues to be involved in the Dana Point Historical Society Home Tours. She commended Blue Lantern residents for preserving their historic homes and felt that additional homes should be coming forward for recognition.

Commissioner Newkirk recalled that, three weeks ago, a group of five (primitive-structured) Polynesian-voyage sailing canoes manned by native crews journeyed from New Zealand sailed around Dana Point and into the Harbor. Their mission was to meet and greet with the locals raising awareness to help heal the ocean, an experience that will take part of a documentary for "National Geographic". Commissioner Newkirk expressed his encouragement for everyone to track their voyage across the Pacific Ocean, at www.pacificvoyagers.com.

H. ADJOURNMENT

Vice-Chairman Denton announced that the *next regular* meeting of the Planning Commission will be held on Monday, October 3, 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 6:50 p.m.

Norman Denton, Vice-Chairman
Planning Commission