

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

July 8, 2019
6:00 p.m. – 6:45 p.m.

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

CALL TO ORDER REGULAR MEETING

Chair Roy Dohner called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 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), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Belinda Deines (Senior Planner), Danny Giometti (Associate Planner), Nick Zornes (Assistant Planner), and Staci Hudson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting June 24, 2019

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Nelson to approve Minutes of the Regular Planning Commission Meeting of June 24, 2019. Motion carried 4-0-1.

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

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 CDP19-0008 and Site Development Permit SDP19-0071 to demolish an existing single-family residence and construct a new 4,007 square-foot single-family residence and convert an existing casita into an accessory dwelling unit within the Residential Single Family 4 (RSF 4) zone located at 128 Monarch Bay Drive.

Applicant: Richard and Pat Wesselink

Address: 128 Monarch Bay Drive
(APN: 691-151-20)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0008 and Site Development Permit SDP19-0071.

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) in that the project involves construction of one single-family dwelling in a residential zone.

Request: Approval of a Coastal Development Permit and a Site Development Permit to demolish and construct a new single-family dwelling, convert an existing casita into an accessory dwelling unit, and allow a 2' reduction of parking stall maneuvering area width located within the RSF 4 Zoning District, 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

There were no Public Comments.

ACTION: Motion made by Commissioner McKhann seconded by Vice-Chair Opel approving Resolution No. 19-07-08-13, approving Coastal Development Permit CDP19-0008 and Site Development Permit SDP19-0071 to demolish an existing single-family residence and construct a new 4,007 square-foot single-family residence and convert an existing casita into an accessory dwelling unit within the Residential Single Family 4 (RSF 4) zone located at 128 Monarch Bay Drive. Motion carried 5-0-0.

AYES: Dohner, Opel, Nelson, Murphy, McKhann

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NOES: None
ABSENT: None
ABSTAIN: None

ITEM 3: Coastal Development Permit CDP19-0004 to allow the construction of a new single family dwelling and an attached two (2)-car garage with Minor Site Development Permit SDP19-0011(M) to allow a roof deck located at 34715 Camino Capistrano.

Applicant: David L. Bailey Architect, Inc.

Address: 34715 Camino Capistrano
(APN: 123-081-33)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP19-0004 and Minor Site Development Permit SDP19-0011(M)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small Structures) because the project consists of the construction of a new SFD with a roof deck.

Request: Approval of a Coastal Development Permit (CDP) to allow the construction of a new single-family dwelling (SFD) and an attached two (2) car garage with a Minor Site Development Permit (SDP(M)) to allow a roof deck located at 34715 Camino Capistrano.

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

PUBLIC COMMENTS

David Bailey (Architect/Applicant) answered questions from the Planning Commission.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Murphy approving Resolution No. 19-07-08-14, approving Coastal Development Permit CDP19-0004 to allow the construction of a new single family dwelling and an attached two (2)-car garage with Minor Site Development Permit SDP19-0011(M) to allow a roof deck located at 34715 Camino Capistrano. Motion carried 5-0-0.

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

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ABSENT: None

ABSTAIN: None

ITEM 4: Coastal Development Permit CDP19-0002 to permit a 2,314 square foot addition and remodel to an existing dwelling and a Minor Site Development Permit SDP19-0010(M) to permit over height walls within required setbacks in the Residential Single Family 4 zoning district located at 92 Monarch Bay Drive.

Applicant: Derek Navarro-Anderson

Address: 92 Monarch Bay Drive
(APN: 670-121-21)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP19-0002 and Minor Site Development Permit SDP19-0010(M)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Sections 15301 and 15303 (Class 1 – Existing Facilities and Class 3 – Construction of Small Structures) in that the application proposes addition and remodel to an existing single-family dwelling, and new retaining walls.

Request: A request to allow a 2,314 square foot addition and remodel to a single family residence that would expand the gross floor area of the house and garage to 4,135 square feet, and a request to allow walls exceeding maximum height limits in required yards.

Nick Zornes (Assistant Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Nelson approving Resolution No. 19-07-08-15, approving Coastal Development Permit CDP19-0002 to permit a 2,314 square foot addition and remodel to an existing dwelling and a Minor Site Development Permit SDP19-0010(M) to permit over height walls within required setbacks in the Residential Single Family 4 zoning district located at 92 Monarch Bay Drive. Motion carried 5-0-0.

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AYES: Dohner, Opel, Nelson, Murphy, 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 (Director of Community Development) stated that the Harbor Partners' Workshop scheduled for July 22, 2019 needs to be rescheduled for later in July or beginning of August, and that he would provide a specific date shortly. He also thanked the Planning Commission for attending the Zoning Code Clean Up Workshop.

H. COMMISSIONER COMMENTS

Commissioner McKhann indicated that he will be out of town for the July 22, 2019 Planning Commission Meeting. He also suggested the Dana Point Yacht Club, which he is a member of, as a potential venue for the Harbor Partners' Workshop.

Commissioner Nelson stated that he enjoyed this year's Fourth of July fireworks show and the Dana Point trolley.

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I. ADJOURNMENT

Chair Dohner adjourned the meeting at 6:45 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, July 22, 2019, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Dana Point, California.



Roy Dohner, Planning Commission