

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

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July 22, 2019  
5:59 p.m. – 6:17 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 5:59 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Murphy led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: Commissioner Scott McKhann

Staff Present: Matt Schneider (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Belinda Deines (Senior Planner), and Staci Hudson (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting July 8, 2019**

**ACTION:** Motion made by Commissioner Nelson, seconded by Vice-Chair Opel to approve Minutes of the Regular Planning Commission Meeting of July 8, 2019. Motion carried 4-0-1.

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

**ITEM 2: Coastal Development Permit CDP19-0003 to demolish an existing single-family residence and construct a new 4,860 square-foot single-family residence and attached three-car garage within the Residential Single Family 3 (RSF 3) zoning district located at 35481 Camino Capistrano**

Applicant: Bob Ott and Barbara Niksch

Address: 35781 Camino Capistrano  
(APN: 653-103-15)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0003.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical 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 to demolish existing structures, construct a new single-family dwelling and attached three-car garage, and construct improvements within 50' of a coastal bluff located 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**

John Taylor (Project Manager, Murrieta) spoke in favor of the project.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Murphy approving Resolution No. 19-07-22-16, approving Coastal Development Permit CDP19-0003 to demolish an existing single-family residence and construct a new 4,860 square-foot single-family residence and attached three-car garage within the Residential Single Family 3 (RSF 3) zoning district located at 35481 Camino Capistrano. Motion carried 4-0-1.

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

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**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) indicated that there are no items on the agenda for the next Regular Planning Commission Meeting scheduled for August 12, 2019, however asked the Planning Commissioners to hold the date for a possible Workshop by the Harbor Partners.

**H. COMMISSIONER COMMENTS**

**Commissioner Murphy** remarked that she was enjoying summertime in Dana Point and was grateful for the Dana Point trolley.

**I. ADJOURNMENT**

Chair Dohner adjourned the meeting at 6:17 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, August 12, 2019, beginning at 6:00 p.m. (or as soon thereafter) at the Dana Point Community Center, Room C, located at 34052 Del Obispo Street, Dana Point, California.



Roy Dohner  
Roy Dohner, Planning Commission