

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

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September 24, 2018  
6:04 p.m. – 6:32 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 Danni Murphy called the Regular Meeting of the Dana Point Planning Commission to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Nelson led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Danni Murphy, Commissioner McKhann  
Commissioner Mary Opel, Commissioner Eric Nelson

Planning Commission Members Absent: Vice-Chair Roy Dohner

Staff Present: Matt Schneider (Acting Director of Community Development), Kurth Nelson (Principal Planner), Jennifer Farrell (Deputy City Attorney), Danny Giometti (Associate Planner) and Lauren Kehiayan (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting September 10, 2018**

**ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Opel, to approve Minutes of the Regular Planning Commission Meeting of September 10, 2018. Motion carried 4-0-1.**

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

**B. PUBLIC COMMENTS**

**Jim Gilbert** (San Clemente) spoke in favor of building a skate park in Dana Point.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP18-0007 and Variance V18-0002 to permit a remodel and addition to an existing single-family dwelling on a coastal bluff lot with a request to locate the dwelling and a porch within the required front yard setback. Minor Site Development Permit SDP18-0022(M) includes requests to allow a gross floor area expansion of more than ten (10) percent of a nonconforming structure and to locate over height walls within the front yard setback.**

Applicant: C.J. Light Associates

Address: 63 Monarch Bay Drive  
(APN 670-121-73)

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP18-0007, Variance V18-0002, and Minor Site Development Permit SDP18-0022(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and Construction or Conversion of Small Structures) due to the fact that the project consists of an addition to an existing SFD and the installation of walls on site.

Request: A request to permit a remodel and addition to an existing single-family dwelling (SFD) on a coastal bluff lot, with a Variance to locate the dwelling within the 20-foot required front yard setback (FYSB), and to allow a porch closer to the front property line than prescribed in Dana Point Zoning Code (DPZC) Section 9.05.080(m). Minor Site Development Permits are also requested to allow an expansion of more than ten (10) percent of the existing gross floor area (GFA) of a nonconforming structure and the placement of two over height freestanding and retaining walls within the front yard.

**PUBLIC COMMENTS**

There were no public comments.

**ACTION:** Motion made by Commissioner Nelson and seconded by Commissioner McKhann approving Resolution No. 18-09-24-22 approving Coastal Development Permit CDP19-0007 to permit a remodel and addition to an existing single-family dwelling on a coastal bluff lot, Variance V18-0002 to locate the dwelling and a porch within the required front yard setback, and Minor Site Development Permit SDP18-0022(M) permitting the

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**construction of two over height walls within the front yard setback located at 63 Monarch Bay Drive. Motion carried 4-0-1.**

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

Matt Schneider announced that the 2018 Zoning Ordinance Cleanup Agenda Report was approved at the September 18, 2018 City Council Meeting and is awaiting a second reading at the next City Council Meeting on October 2, 2018 for final approval.

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**I. ADJOURNMENT**

Chair Murphy adjourned the meeting at 6:32 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, October 8, 2018, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Danni Murphy, Planning Commission