

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

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November 26, 2018  
6:01 p.m. – 7:28 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 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Roy Dohner led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

Staff Present: Matt Schneider (Director of Community Development), Kurth Nelson (Principal Planner), Patrick Munoz (City Attorney), Sean Nicholas (Senior Planner, John Ciampa (Senior Planner), Danny Giometti (Associate Planner), Nicholas Zornes (Assistant Planner) and Lauren Kehiayan (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting October 22, 2018**

**ACTION: Motion made by Commissioner Opel, seconded by Commissioner Nelson, to approve Minutes of the Regular Planning Commission Meeting of October 22, 2018. Motion carried 4-0-1.**

**AYES:** Murphy, Dohner, Nelson, Opel  
**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: Minor Conditional Use Permit CUP17-0015(M)/Minor Site Development Permit SDP17-0044(M) to allow the construction of a duplex with tandem parking and for walls greater than 30 inches visible from the public right of way in the Residential Duplex (RD-14) Zoning District at 34411 Via Gomez**

Applicant's Agent: Ricky Barnes

Address: 34411 Via Gomez  
(APN 691-391-46)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Minor Conditional Use Permit CUP17-0015(M)/Minor Site Development Permit SDP17-0044(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (b) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of less than six dwelling units.

Request: Approval of Minor Conditional Use Permit CUP17-0015(M)/Minor Site Development Permit 17-0044(M) to allow the construction of a duplex with tandem parking and walls greater than 30 inches visible from the public right-of-way in the Residential Duplex (RD-14) Zoning District.

**Sean Nicholas** (Senior Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Vice-Chair Dohner and seconded by Commissioner Nelson approving Resolution No. 18-11-26-25 approving Minor Conditional Use Permit CUP17-0015(M)/Minor Site Development Permit SDP17-0044(M) to allow the construction of a new duplex with tandem parking and retaining walls greater than 30 inches visible from the public right-of-way at 34411 Via Gomez. Motion carried 5-0-0.

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

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**ITEM 3: Coastal Development Permit CDP18-0009 for a 320 square foot addition and remodel to a legal nonconforming house in the Residential Single Family 4 (RSF-4) Zone located at 11 Monarch Bay Drive.**

Applicant's Agent: Dick and Andrea Burrige

Address: 11 Monarch Bay Drive  
(APN 670-131-40)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP18-0009.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves a 320 square foot addition and remodel to an existing house.

Request: A request for a remodel and an addition of 320 square feet to expand a legal nonconforming single-family dwelling (SFD) and garage to 3,776 gross square feet.

**John Ciampa** (Senior Planner) provided a presentation and answered questions from the Planning Commission.

### **PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Nelson and seconded by Commissioner Opel approving Resolution No. 18-11-26-26 approving Coastal Development Permit CDP18-0009 for a 320 square foot addition and remodel for a legal nonconforming house in the Residential Single Family 4 (RSF-4) Zoning District located at 11 Monarch Bay Drive. Motion carried 5-0-0.

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

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**ITEM 4: Conditional Use Permit CUP18-0014 to permit the establishment of an administrative office/retail use (bank) on the ground floor of a building within the boundaries of the Dana Point Town Center Plan, located at 34155 Pacific Coast Highway, Suite A**

Applicant's Agent: Allen Chuang

Address: 34155 Pacific Coast Highway, Suite A  
(APN: 682-321-07)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Conditional Development Permit (CUP18-0014).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section(s) 15301 of the CEQA Guidelines (Class 1) Existing Facilities due to the fact that the project consists of the establishment of an administrative office use in a ground floor suite of a building currently under construction within the Town Center Mixed-Use District plan area.

Request: Approval of a Conditional Use Permit (CUP) to permit the establishment of an Administrative Office/Retail Use (bank) on the ground floor of a building currently under construction within the Dana Point Town Center Plan, located at 34155 Pacific Coast Highway, Suite A.

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

#### **PUBLIC COMMENTS**

**William McCormack** (Dana Point) spoke in opposition to the project.

**ACTION:** Motion made by Commissioner McKhann and seconded by Commissioner Nelson approving Resolution No. 18-11-26-27 approving Conditional Use Permit Cup18-1014 to permit the establishment of an administrative office/retail use (bank) on the ground floor of a building within the boundaries of the Dana Point Town Center Plan, located at 34155 Pacific Coast Highway, Suite A. Motion carried 5-0-0.

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

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**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 5: Sign Program Permit SPP18-0003 for the multi-tenant mixed-use buildings located at 35135, 34137, and 34155 Pacific Coast Highway.**

Applicant's Agent: Allen Chuang

Address: 35135 Pacific Coast Highway  
(APN's: 682-232-06, 682-232-07, 682-232-11),  
34137 Pacific Coast Highway  
(APN's: 682-321-01, 682-321-14,  
34155 Pacific Coast Highway  
(APN's: 682-321-07, 682-321-08)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP18-0003 for the mixed-use buildings located at 35135, 34137, and 34155 Pacific Coast Highway (Prado West Mixed-Use Buildings)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

Request: Approval of a new Sign Program for a multi-tenant mixed-use buildings located at 34052 35135, 34137, and 34155 Pacific Coast Highway.

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

**PUBLIC COMMENTS**

**Allen Chuang** (Applicant's Agent) responded to questions from the Planning Commission.

**Jason Check** (Managing Director, Raintree Partners) thanked staff for their responsiveness and cooperation and indicated that they are looking forward to working with the City and seeing the downtown area reinvigorated.

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**ACTION:** Motion made by Commissioner Nelson and seconded by Vice-Chair Dohner approving Resolution No. 18-11-26-28 Sign Program SPP18-0003 for mixed-use buildings located at 34135, 34137, 34155 Pacific Coast Highway provided that “Live Work” Suites be given the option for Marquee Blade signage in addition to Wall Mounted Plaques and Window Graphics. Additionally, page 46 of the Sign Program will be amended so that the Prado West Blade Identity Signs will be placed at 8’-0” minimum Above Finish Floor rather than the proposed 7’0” minimum to maintain consistency throughout the Program. Motion carried 5-0-0.

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

**G. STAFF REPORTS**

Community Development Director, Matt Schneider, reminded Commissioners that there will be a special meeting of the Planning Commission on December 3, 2018 at the Dana Point Community Center. Details and room location will be provided at a later date.

**H. COMMISSIONER COMMENTS**

Vice-Chair Dohner, Commissioner McKhann and Chair Murphy shared sentiments of appreciation to the Planning Department staff and thanked them for their commitment to bringing high-quality work to the Commissioners.

**I. ADJOURNMENT**

Chair Murphy adjourned the meeting at 7:28 p.m. A Special Meeting of the Planning Commission will be held on Monday, December 3, 2018 beginning at 6:00 p.m. (or as soon thereafter) at the Dana Point Community Center at 34052 Del Obispo Street, Dana Point, California. The next Regular Meeting of the Planning Commission will be held on Monday, December 10, 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.