

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

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June 10, 2019  
6:00 p.m. – 6:15 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 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Mary Opel led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

Staff Present: Matthew Schneider (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Johnathan Ciampa (Senior Planner), and Lauren Kehiayan (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting May 13, 2019**

**ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Murphy to approve Minutes of the Regular Planning Commission Meeting of May 13, 2019. Motion carried 5-0-0.**

**AYES:** Dohner, Opel, Nelson, McKhann, Murphy  
**NOES:** None  
**ABSENT:** None  
**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 CDP19-0007 to construct a 614 square-foot detached guest living quarters for existing 4,305 square-foot single-family dwelling within the Residential Single Family 4 (RSF-4) zoning district located at 39 Monarch Bay Drive**

Applicant: Mr. and Mrs. Paphites

Address: 39 Monarch Bay Drive  
(APN 670-141-33)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0007.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 and 15303 (Class 1 - Existing Facilities and Class 3 – New Construction) in that the project involves the construction of a 614 square foot guest living quarters.

Request: Approval of a Coastal Development Permit to construct a 614 square-foot detached guest quarters for an existing single family residence in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

**Jonathan 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 seconded by Commissioner Murphy approving Resolution No. 19-06-10-11, approving Coastal Development Permit CDP19-0007 to construct a 614 square-foot detached guest living quarters for existing 4,305 square-foot single-family dwelling within the Residential Single Family 4 (RSF-4) zoning district located at 39 Monarch Bay Drive. Motion carried 5-0-0.

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**AYES:** Dohner, Opel, Nelson, McKhann, Murphy  
**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**

**ITEM 3: Dana Point Harbor Revitalization Project Update – Substantial Conformance determination and invitation to Dana Point Harbor Partners for presentation**

**Matthew Schneider** (Director of Community Development) provided an update on the Dana Point Harbor Revitalization Project and recent Substantial Conformance determination.

**H. COMMISSIONER COMMENTS**

Chair Dohner commented on the success of the most recent ArtFest and the start of the summer trolley.

**I. ADJOURNMENT**

Chair Dohner adjourned the meeting at 6:15 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, June 24, 2019, 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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Roy Dohner, Planning Commission