

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

November 18, 2019
6:04 p.m. – 7:58 p.m.

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

CALL TO ORDER REGULAR MEETING

Chair Dohner 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 Roy Dohner, Vice-Chair Mary Opel, Commissioner Eric Nelson, Commissioner Danni Murphy

Planning Commission Members Absent: Commissioner Scott McKhann

Staff Present: Kelly Reenders (Interim Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Belinda Deines (Interim Principal Planner), Johnathan Ciampa (Senior Planner), Sean Nicholas (Senior Planner), Danny Giometti (Associate Planner), Staci Hudson (Assistant Administrative Analyst), and Eve Cuddihy (Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting October 28, 2019

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Murphy to approve the Minutes of the Regular Planning Commission Meeting of October 28, 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.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP18-0015 TO CONSTRUCT A NEW 4,881 SQUARE-FOOT TWO STORY SINGLE-FAMILY DWELLING AND ATTACHED 711 SQUARE FOOT TWO-CAR GARAGE WITHIN THE COASTAL HIGH-DENSITY RESIDENTIAL (C-RHD) ZONE OF THE DANA POINT SPECIFIC PLAN LOCATED AT 34312 SHORE LANTERN

Applicant: Gene Bauman, Property Owner

Address: 34312 Shore Lantern (APN 682-331-16)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0015.

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 the construction of one single-family dwelling in a residential zone.

Request: Approval of a Coastal Development Permit to construct a new 4,881 square foot two-story, single-family dwelling and attached 711 square foot two-car garage located within the Coastal High-Density Residential (C-RHD) zone of the Dana Point Specific Plan, Coastal Overlay District.

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

PUBLIC COMMENTS

April O'Connor (Dana Point) spoke in opposition to the project, citing issues with the slope and setback requirements.

Kevin O'Connor (Dana Point) spoke in opposition to the project, objecting to the slope and inconsistency within the plans.

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Murphy, approving Resolution No. 19-11-18-25, approving Coastal Development Permit CDP18-0015 to construct a new 4,881 square-foot two story single-family dwelling and attached 711 square foot two-car garage

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within the Coastal High-Density Residential (C-RHD) zone of the Dana Point Specific Plan located at 34312 Shore Lantern, with the following added condition of approval:

1. Prior to the issuance of a grading or building permit the plans shall not locate any structure (residence, patio, fireplace, etc.) beyond the top of slope.

Motion carried 3-0-2.

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

ITEM 3: SITE DEVELOPMENT PERMIT SDP19-0016 TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON A HILLSIDE CONDITION LOT, AND THE CONSTRUCTION OF A MULTIPLE RETAINING WALLS EXCEEDING 30-INCHES IN HEIGHT

Applicant: David Bailey, AIA

Address: 33862 Robles Drive (APN 682-102-22)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP19-0016 (Action Document 1).

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) since the project consists of the construction of a new SFD, an accessory structure with a garage and retaining walls.

Request: Approval of a Site Development Permit (SDP) to permit the construction of a single-family dwelling (SFD) on a hillside condition lot, and the construction of multiple retaining walls exceeding 30-inches in height.

Danny Giometti (Associate 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 Vice-Chair Opel, approving Resolution No. 19-11-18-26, approving Site Development

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Permit SDP19-0016 to permit the construction of a single-family dwelling on a hillside condition lot, and the construction of a multiple retaining walls exceeding 30-inches in height, with the following added condition of approval:

- 1. Pursuant to Sections 9.35.80(e)(13) of the DPZC, two (2) assigned and covered stalls within a garage are required for the proposed SFD, with each covered stall measuring ten (10) feet by 20 feet (10' x 20') as specified by DPZC Section 9.35.070(c)(2)(A). The area within the garage for the required two (2) covered stalls shall be unobstructed and maintained for the parking of vehicles at all times.**

Motion carried 4-0-1.

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

E. OLD BUSINESS

ITEM 4: PLANNING COMMISSION WORKSHOP ON LOCAL COASTAL PLAN AMENDMENT LCPA19-0002/ZONING TEXT AMENDMENT ZTA19-0002, 2019 DANA POINT ZONING CODE UPDATES

Applicant: City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission receive a workshop presentation and provide feedback to staff.

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

PUBLIC COMMENTS

Joe Joeger (Dana Point) spoke in support of a private view ordinance, with property values in mind.

Hillery Royer (Dana Point) spoke in support of standardized landscaping to preserve views, as well as an adoption program for discrepancies.

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Derith Madden (Dana Point) voiced her concerns that trees in her neighborhood were not planted properly, which caused view obstruction. She also stated her concerns for property values.

Julian Joshua (Dana Point) spoke to property values, stating that views can increase property values significantly.

Ken Torbert (Dana Point) spoke supporting efforts for a view ordinance, and also noted safety concerns regarding the types of vegetation planted and the proximity of those planted to utility poles.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Dohner adjourned the meeting at 7:58 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, November 25, 2019 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

Roy Dohner, Planning Commission