

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

November 25, 2019
6:04 p.m. – 7:12 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

Belinda Deines (Interim Principal Planner) led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Jennifer Farrell (Deputy City Attorney), Belinda Deines (Interim Principal Planner), Johnathan Ciampa (Senior Planner), Staci Hudson (Assistant Administrative Analyst), and Eve Cuddihy (Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting November 18, 2019

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Opel to approve the Minutes of the Regular Planning Commission Meeting of November 18, 2019. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

Hoiyin Ip (Dana Point) spoke regarding transparency and community involvement with respect to meeting minutes and noticing.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Tentative Parcel Map TPM19-0003, Conditional Use Permit CUP19-0005, Site Development Permit SDP19-0014, and Administrative Modification of Standards AMS19-0005 to allow a condominium conversion for three detached units and the addition of uncovered parking with a reduced setback and the reduction of required setbacks for the expanded garages in the Residential Multiple Family 14 (RMF 14) zoning district at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive

Applicant: Robert Williams

Address: 33950 & 33952 Copper Lantern Street and 33961 Mariana Drive
(APN: 682-123-18)

Recommendation: That the Planning Commission adopt the attached resolution approving Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of Standards.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(1) (Class 1 – Existing Facilities) in that the project involves the conversion of existing structures into condominiums, façade enhancements to the existing units, the expansion of the existing garages, new uncovered parking, and new landscaping for the site.

Request: Preliminary review for a Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of the Standards to allow a condominium conversion, provide additional uncovered parking in the required setback for three residential units located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

Commissioner Nelson recused himself at 6:10p.m. due to a conflict of interest.

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

PUBLIC COMMENTS

Rob Williams (Applicant) spoke regarding parking and was available for questions from the Planning Commission.

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Blaine Jacklin (Dana Point) questioned whether the property would be limited to a maximum of three units, and how maintenance of the property would be handled.

Robert Deshotels (Dana Point) spoke in support of the parking and height of the proposed property, however voiced concerns regarding the safety of the spacing between units.

ACTION: Motion made by Commissioner McKhann, seconded by Vice-Chair Opel to continue Tentative Parcel Map TPM19-0003, Conditional Use Permit CUP19-0005, Site Development Permit SDP19-0014, and Administrative Modification of Standards AMS19-0005 to allow a condominium conversion for three detached units and the addition of uncovered parking with a reduced setback and the reduction of required setbacks for the expanded garages in the Residential Multiple Family 14 (RMF 14) zoning district at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive to the next Regular Meeting of the Planning Commission on December 9, 2019. Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 3: Capistrano Beach Village Update

Applicant: City of Dana Point

Address: Capistrano Beach Village Overlay District

Recommendation: That the Planning Commission provide a preliminary review of the proposed project, and receive and file the Capistrano Beach Village Plan Update report.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15306 (Class 6 – Information Collection) in that the project involves basic data collection, research, and information gathering purposes leading to an action which a public agency has not yet approved, adopted, or funded.

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Request: Preliminary review for a Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of the Standards to allow a condominium conversion, provide additional uncovered parking in the required setback for three residential units located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

Belinda Deines (Interim Principal Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

Hoiyin Ip (Dana Point) thanked the working group for including her in their meetings.

Theresa Bovee (Dana Point) stated this has been a long but rewarding process and that Belinda Deines has done a great job.

G. STAFF REPORTS

ITEM 4: Local Coastal Plan Amendment LCPA19-0002/Zoning Text Amendment ZTA19-0002, 2019 Dana Point Zoning Code Workshop Update

Belinda Deines (Interim Principal Planner) was available for questions from the Planning Commission regarding the memorandum update provided by **Kelly Reenders** (Interim Director of Community Development).

H. COMMISSIONER COMMENTS

Chair Dohner stated that the Ritz hotel put on a terrific event, raising money for the non-profit *Surfers Healing* at their annual Surfing Santa Contest and Holiday Surfboard Auction.

I. ADJOURNMENT

Chair Dohner adjourned the meeting at 7:12 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, December 9, 2019 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.