

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

January 28, 2019
6:01 p.m. – 7:17 p.m.

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

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 Dohner led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Commissioner Eric Nelson

Staff Present: Matt Schneider (Director of Community Development), Belinda Deines (Senior Planner), Jonathan Ciampa (Senior Planner), Lauren Kehiayan (Senior Administrative Assistant), and Staci Hudson (Senior Administrative Assistant)

ITEM 1: Reorganization of the Planning Commission

- a) Select nominations and vote for Chairperson

ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Opel, to appoint Vice-Chair Dohner to serve as Chair of the Planning Commission. Motion carried 4-0-1.

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

- b) Select nominations and vote for Vice-Chairperson

ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Murphy, to appoint Commissioner Opel to serve as Vice-Chair of the Planning Commission. Motion carried 4-0-1.

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

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A: APPROVAL OF MINUTES

ITEM 2: Minutes of the Regular Planning Commission Meeting January 14, 2019

ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Murphy, to approve Minutes of the Regular Planning Commission Meeting of January 14, 2019. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

Keith Johannes (Dana Point) invited the Planning Commissioners to the Dana Point Historic Society Museum located at 33282 Golden Lantern, Suite 104 on the first Saturday of every month for extended hours of 10 a.m. to 4 p.m.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 3: Site Development Permit SDP18-0034 to construct a 432 square-foot addition to an existing, nonconforming 1,021 square-foot duplex and attached two-car garage within the Residential Multiple Family 14 (RMF 14) district located at 34072 El Encanto Drive

Applicant: Stephanie and Robert Mister

Address: 34072 El Encanto Drive
(APN 682-272-10)

Recommendation: That the Planning Commission adopt the attached resolution approving Site Development Permit SDP18-0034.

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 Structures) in that the project involves an addition less than 50 percent of the existing floor area.

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Request: Approval of a Site Development Permit to construct a 432 square-foot addition to an existing, nonconforming 1,021 square-foot duplex and attached two-car garage located within the Residential Multiple Family 14 (RMF 14) District.

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

PUBLIC COMMENTS

Gregg Abel (Designer) answered questions from the Planning Commission.

ACTION: Motion made by Commissioner McKhann and seconded by Commissioner Murphy approving Resolution No. 19-01-28-01 approving Site Development Permit SDP18-0034 to construct a 432 square-foot addition to an existing, nonconforming 1,021 square-foot duplex and attached two-car garage within the Residential Multiple Family 14 (RMF 14) district located at 34072 El Encanto Drive with the following condition of approval:

1. The parking deed restriction must be recorded prior to building permit issuance.

Motion carried 4-0-1.

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

ITEM 4: Tentative Parcel Map TMP18-0003, Site Development Permit SDP18-0020, and Administrative Modifications of Standards AMS19-0001 to permit the demolition of the existing three-story structure and the construction of a three-story, tri-plex condominium on a hillside condition lot with attached garages, uncovered parking, increased height retaining walls, and reduced setbacks for the second and third floor decks and balconies at 33901 Robles Drive

Applicant: 33901 Robles, LLC

Address: 33901 Robles Drive
(APN 682-103-23)

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

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the Project proposes construction of a triplex condominium.

Request: Approval of a Tentative Parcel Map, Site Development Permit, and Administrative Modifications of Standards to allow the demolition of a three-story, single-family residence and the construction of a three-story, triplex condominium on a hillside lot with attached garages for each unit, uncovered parking, over height retaining walls, and reduced setbacks for the second and third story decks and balconies.

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

PUBLIC COMMENTS

Brad Smith (Dana Point) spoke in support of the project but shared his concerns of losing part of his view and protecting his property.

Darrin Monroe (Dana Point) spoke in support of the project and requested additional information from staff regarding construction noise and timeframe.

ACTION: Motion made by Commissioner McKhann and seconded by Commissioner Murphy approving Resolution No. 19-01-28-02 approving Tentative Parcel Map TMP18-0003, Site Development Permit SDP18-0020, and Administrative Modifications of Standards AMS19-0001 to permit the demolition of the existing three-story structure and the construction of a three-story, tri-plex condominium on a hillside condition lot with attached garages, uncovered parking, increased height retaining walls, and reduced setbacks for the second and third floor decks and balconies at 33901 Robles Drive with the following conditions of approval:

1. The Applicant will review the Landscaping Plan and emphasize modest vegetation; and
2. The Applicant will stipulate in the Covenants, Conditions and Restrictions (CC&Rs) that the garages be utilized for parking purposes and not solely for storage space.

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Motion carried 4-0-1.

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

ITEM 5: Coastal Development Permit CDP18-0011 to demolish an existing 2,072 square-foot single-family dwelling and construct a new 3,146 square-foot single-family dwelling and attached two-car garage within the Residential Single Family 4 (FSF 4) district located at 225 Monarch Bay Drive

Applicant: Annette and Mark Graff

Address: 225 Monarch Bay Drive
(APN 670-111-23)

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0011.

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

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new single-family dwelling and attached two-car garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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

PUBLIC COMMENTS

Stan Andrade (Architect) indicated he was available to answer any questions from the Planning Commission if needed.

ACTION: Motion made by Vice-Chair Opel and seconded by Commissioner McKhann approving Resolution No. 19-01-28-03 approving Coastal Development Permit CDP18-0011 to demolish an existing 2,072 square-foot single-family dwelling and construct a new 3,146 square-foot single-family dwelling and attached two-car garage within the

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Residential Single Family 4 (FSF 4) district located at 225 Monarch Bay Drive. Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Matt Schneider (Director of Community Development) thanked Commissioner Murphy for her service as Chairperson of the Commission and congratulated Chair Dohner and Vice-Chair Opel on their new appointments.

H. COMMISSIONER COMMENTS

Commissioner Murphy noted that additional trolley services that will now be provided from the San Clemente Outlets into Dana Point.

Commissioner McKhann thanked Commissioner Murphy for service as Chairperson and congratulated Chair Dohner and Vice-Chair Opel. Commissioner McKhann also communicated that he will be absent from the next Regular Meeting of the Planning Commission.

I. ADJOURNMENT

Chair Dohner adjourned the meeting at 7:17 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, February 11, 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.



Roy Dohner, Planning Commission