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

April 6, 2005
7:00-8:00 p.m.

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

CALL TO ORDER – Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairman Norman Denton, Vice-Chairwoman April O'Connor, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager), Kurth Nelson (Project Planner), Erica Williams (Senior Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of March 2, 2005.**

ACTION: **Motion made (Powers) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of March 2, 2005. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg 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.

D. PUBLIC HEARINGS**ITEM 2: Minor Site Development Permit SDP04-81M and Sign Program SPP04-02 to permit a multi-tenant monument sign for an office building on a recently developed lot at 34211 Pacific Coast Highway.**

Applicant: Jack Werner, 3-D Signs
Owner: Michelle Pardes
Location: 34211 Pacific Coast Highway

Request: A Minor Site Development Permit and Sign Program to permit a multi-tenant monument sign for an office building on a recently developed lot.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project includes the addition of a small appurtenant monument sign.

Recommendation: That the Planning Commission adopt the attached Resolution approving Site Development Permit SDP04-81M and Sign Program SPP04-02.

Kurth Nelson (Project Planner) reviewed the staff report.

There being no requests to speak on this item, Chairman Denton opened and closed the Public Hearing.

ACTION: Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 05-04-06-14 approving Site Development Permit SDP04-81M and Sign Program SPP04-02. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: Site Development Permit SDP01-53(II) to allow a roof deck on each of the single-family residences on Lots 4, 5, and 6 of Tract 16133.

Applicant: Robert Theel Co.
Owners: Mike Murphy (Lot 4), Tom Carney (Lots 5 & 6)
Location: 34442-34446 Via Verde

Request: A Site Development Permit to allow a roof deck on each of the single-family residences on Lots 4, 5, and 6 of Tract 16133.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project includes the addition of small appurtenant roof decks to previously approved single-family residences.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP01-53(II).

Kurth Nelson (Project Planner) reviewed the staff report.

Chairman Denton opened the Public Hearing.

Robert Theel (Dana Point – Applicant) stated that all of the regulations had been met with in regards to the requirements for putting in roof decks. He asked for approval of the project.

Chairman Denton closed the Public Hearing.

Commissioner Schoeffel felt that the applicant had made an attempt to adhere to the Code and integrate the roof decks into the home design. He stated that he would support the project.

Commissioner Weinberg felt that the decks would be a nice addition to the homes and that he would support the request.

Vice-Chairwoman O'Connor stated that she would support the project.

Commissioner Powers stated that he would support the project.

ACTION: Motion made (Powers) and seconded (Denton) to adopt Resolution 05-04-06-15 approving Site Development Permit SDP01-53(II). Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: Coastal Development Permit (CDP05-03), Administrative Modification of Standards (AMS05-02) and Site Development Permit (SDP05-12M) to allow an addition and remodel to an existing, single-family dwelling with legal non-conforming side yard setbacks. The subject site is located in the Residential Single Family (RSF 4) Zone and is addressed as 2 Breakers Isle.

Applicant: Donna Olsen, Blair Ballard Architects

Owners: Jim and Ellen Dovey

Location: 2 Breakers Isle

Request: A Coastal Development Permit and Minor Site Development Permit to allow the addition of a total of 590 square feet to the first and second floors; approximately 2,527 square feet of the existing interior floor area of the main dwelling will be remodeled. The proposed addition will consist of approximately 13.8% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development Permit. An Administrative Modification of Standards is also required to allow a minor deviation to the side yard setback along the south side of the subject property.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet whichever is less.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-03, Site Development Permit SDP05-12M and Administrative Modification of Standards AMS05-02.

Erica Williams (Senior Planner) review the staff report.

Chairman Denton opened the Public Hearing.

Donna Olsen (Laguna Beach – Architect) stated that she was available to answer any questions.

Chairman Denton closed the Public Hearing.

Commissioner Powers felt that the improvements would be suitable and that he would support the project.

Vice-Chairwoman O'Connor felt that the addition would help make the home more visibly interesting. She stated that she would support the project.

Commissioner Weinberg stated that he would support the project.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 05-04-06-16 approving Coastal Development Permit CDP05-03, Site Development Permit SDP05-12M, and Administrative Modification of Standards AMS05-02. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) reported that staff has tentatively scheduled a joint City Council/Planning Commission workshop on April 27, 2005 to discuss the Strategic Plan and other issues. He stated that a second joint workshop will be scheduled the 3rd or 4th week in May to discuss the Town Center Specific Plan. He added that as details become available that they will be forwarded to the Commission.

He stated that the County has hired George Carvalho as the Harbor Director. He added that George was the former City Manager for San Clemente and felt that he was highly qualified. He stated that the County was behind schedule and over budget in releasing the EIR. He added that the EIR is now expected to be released late this summer. He stated that the City Council has expressed interest in having at least one if not more workshops on the EIR here in Dana Point.

He stated that there has been a shift in staffing in the planning department and that Erica Williams has become the lead project manager for the Headlands construction phase. He added that she would be able to provide direct management and oversight on the project.

Todd Litfin (Assistant City Attorney) provided a status on the various lawsuits that have been brought against the City.

John Tilton (City Architect/Planning Manager) reported that the City Council had adopted a resolution formally in opposition of a proposal by Chevron-Texaco to build an LNG receiving terminal off the coast of Camp Pendleton.

I. COMMISSIONER COMMENTS

Commissioner Schoeffel reported that unleashed and vicious dogs in the City were becoming a problem. He felt that there was a gap in resources to deal with this problem.

Commissioner Weinberg thanked Chairman Denton and Commissioner Schoeffel for their guidance and mentoring over the last two (2) years.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, April 20, 2005, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 8:00 p.m.

/s/ April O'Connor

Chairwoman
Planning Commission