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

March 19, 2003
7:00-8:21 p.m.

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

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

PLEDGE OF ALLEGIANCE – Chairman Schoeffel led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairman Norman Denton, Commissioner Donald Goodkind, and Chairman J. Scott Schoeffel

Staff Present: Genia Garcia (Senior Planner), Todd Litfin (Assistant City Attorney), Albert Armijo (Planning Consultant), Brenda Chase (Associate Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of March 5, 2003. (FF# 0120-10/PC Minutes/PC Secretary Binder) [BO]

ACTION: Motion made (Denton) and seconded (Goodkind) to approve the Minutes of the regular Planning Commission Meeting of March 5, 2003. Motion carried 3-0. (AYES: Denton, Goodkind, Schoeffel 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: Site Development Permit to authorize the merger of 3 lots into one, remodel of a non-conforming structure and construction of 4,148 square-foot mixed-use project and site improvements. The site is located at 26841 Calle Hermosa in the Capistrano Beach area of the City; SDP02-65M.
(FF# 0600-30/SDP02-65M/Calle Hermosa, 26841) [AA]

Applicant: Michael Luna & Associates, Architect
Owner: David Sales
Location: 26841 Calle Hermosa

Environmental: This project is a Section 15303 (Class 3 – Minor New Construction) Categorical Exemption from the provisions set forth in the California Environmental Quality Act (CEQA), in that it involves the construction of a small new commercial project in an urbanized area less than 10,000 square feet in size.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Minor Site Development Permit SDP02-65M for a remodel and new construction of a mixed-use project.

Albert Armijo (Planning Consultant) reviewed the staff report.

Chairman Schoeffel opened the Public Hearing.

Chad Fitzgerald (Capistrano Beach) stated that he was in favor of the project and felt that it would be an improvement for the neighborhood. He added that his only concern was the proposed seven-foot wall.

Ken Lamb (Capistrano Beach) stated that he was in favor of the project. He was concerned with the proposed seven-foot wall and felt that it would not be in continuity with the rest of the street.

Chairman Schoeffel closed the Public Hearing.

ACTION: Motion made (Denton) and seconded (Goodkind) to adopt Resolution 03-03-19-13 approving Site Development Permit SDP02-65M. Motion carried 3-0. (AYES: Denton, Goodkind, Schoeffel **NOES:** None **ABSENT:** None **ABSTAIN:** None)

ITEM 3: A request for a Coastal Development Permit and Site Development Permit to allow the demolition of a duplex and garden wall and the construction of a new single-family residence located within the FP-3 Flood Overlay Zone; Coastal Development Permit CDP02-23/Site Development Permit SDP02-59.

(FF# 0610-70/CDP02-23/SDP02-59/Beach Road, 35055) [AA]

Applicant: Kevin Love Architecture
Owner: Angelo Rinaldi
Location: 35055 Beach Road

Environmental: This project is categorically exempt (Class 3 – Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new residential unit.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP02-23 and Site Development Permit SDP02-59.

Albert Armijo (Planning Consultant) reviewed the staff report.

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

ACTION: Motion made (Goodkind) and seconded (Denton) to adopt Resolution 03-03-19-14 approving Coastal Development Permit CDP02-23 and Site Development Permit SDP02-59. Motion carried 3-0. (AYES: Denton, Goodkind, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: A request for a Coastal Development Permit CD86-60Z(I) and Site Development Permit SDP03-08M to allow an addition to an existing nonconforming single-family residence located in the Coastal Overlay Zone.

(FF# 0610-70/CD86-60Z(I)/SDP03-08M/Doheny Place, 34861) [BC]

Applicant: Jack Garland
Owner: Harkey Family Trust
Location: 34861 Doheny Place

Environmental: This project is categorically exempt (Class 1 – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the modification of an existing single-family residence.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CD86-60Z(I) and Site Development Permit SDP03-08M for the addition to an existing single family residence.

Brenda Chase (Associate Planner) reviewed the staff report.

Chairman Schoeffel opened the Public Hearing.

Diane Harkey (Capistrano Beach) thanked staff for their cooperation with her architect and that the addition would provide her with more room for her family during the holidays.

Chairman Schoeffel closed the Public Hearing.

ACTION: Motion made (Denton) and seconded (Schoeffel) to adopt Resolution 03-03-19-15 approving Coastal Development Permit CD86-60Z(I) and Site Development Permit SDP03-08M. Motion carried 3-0. (AYES: Denton, Goodkind, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 5: Adopt Sign Design Guidelines and Amend Monument Sign Regulations
(FF# 0610-15/ZTA02-02/LCPA02-01/Sign Design Guidelines) [BC]

Applicant/:

Owner: City of Dana Point Community Development

Location: Citywide

Environmental: A Negative Declaration was prepared for the Zone Text Amendment and Local Coastal Program Amendment for the Commission's review. Based on the Initial Study prepared for this project, it was determined that there would be no significant environmental impacts associated with the project.

Recommendation: That the Planning Commission recommend that the City Council approve the attached draft Resolution for a Negative Declaration and the attached draft Resolution for the Sign Design Guidelines and amendments to the Dana Point Sign Code.

Brenda Chase (Associate Planner) reviewed the staff report.

Chairman Schoeffel opened the Public Hearing.

Kirk Lapple (Dana Point – Chamber of Commerce) felt that the public hearing notice was inadequate and that the new sign exhibit was being pushed forward without proper review of the parties affected. He stated that the Chamber

objected to any proposed changes to the Sign Code after it had been adopted. He asked the Commission to not recommend the changes to the City Council.

Chairman Schoeffel closed the Public Hearing.

Vice-Chairman Denton stated that before he could recommend the changes to the City Council, that he would want more flexibility added on the irrigation required for the monument signs. He added that it would be unfair to expect business owners to tear up their parking lots to run a water line to a three by five monument sign.

Commissioner Goodkind felt that the item should be continued to the next meeting to allow those affected by the changes to review the proposal. He added that he wanted the Chamber to review the changes and discuss them with staff.

Chairman Schoeffel felt that the material should be forwarded on to the City Council.

ACTION: Motion made (Schoeffel) and seconded (Denton) to adopt Resolution 03-03-19-16 recommending City Council approval of a Negative Declaration for Zone Text Amendment ZTA02-02 and Local Coastal Program Amendment LCPA02-1. Motion carried 2-1. (AYES: Denton, Schoeffel NOES: Goodkind ABSENT: None ABSTAIN: None)

ACTION: Motion made (Schoeffel) and seconded (Denton) to adopt Resolution 03-03-19-17 recommending City Council approval of Zone Text Amendment ZTA02-02 and Local Coastal Program Amendment LCPA02-1. Motion carried 2-1. (AYES: Denton, Schoeffel NOES: Goodkind ABSENT: None ABSTAIN: None)

ITEM 6: Coastal Development and Site Development Permits to authorize the construction of a two-level parking structure with rooftop parking and site improvements. The site is located within the Floodplain Overlay District in Doheny Village.

(FF# 0610-70/CDP99-16(I)/SDP99-20(I)/Domingo Avenue, 25975) [AA]

Recommendation: This Public Hearing item has been re-noticed for the regular Planning Commission meeting of April 2, 2003.

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

Genia Garcia (Acting Director) reported that Staff has been working on the development of a Specific Plan for the Town Center.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, April 2, 2003, 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 8:21 p.m.

/s/ J. Scott
J. Scott Schoeffel, Chairman
Planning Commission