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

July 7, 2004
7:02-8:55 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 – Bobbi Ogan (Planning Secretary) 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), Brenda Chase (Associate Planner), John Tilton (Planning Manager), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 16, 2004.

ACTION: Motion made (Schoeffel) and seconded (Powers) to approve the Minutes of the regular Planning Commission Meeting of June 16, 2004. Motion carried 4-0-1. (AYES: Denton, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: O'Connor)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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

July 7, 2004
7:02-8:55 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Site Development Permit SDP04-18M for retaining walls that exceed 30”.

Applicant: Alan Fox, Gloria Dei Church
Owner: Gloria Dei Church
Location: 33501 Stonehill Drive

Request: For retaining walls over 30-inches in height in conjunction with the realignment of an access driveway and reconfiguration of an existing parking lot on the Gloria Dei Church property.

Environmental: The proposed project is categorically exempt under Section 15304 of the California Environmental Quality Act (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP04-18M to the July 21, 2004, Planning Commission meeting.

There was a consensus of the Planning Commission to continue this item to the July 21, 2004 Planning Commission meeting.

ITEM 3: A Variance proposal to allow a 167 square foot increase of habitable space on a nonconforming three-story residence, and to exceed the City’s height regulations by three (3) feet, six (6) inches over the 24-foot limit.

Applicant/
Owners: John and Maryanne Phillips
Location: 33801 El Encanto

Request: A Variance to expand an existing three-story building that is non-conforming due to building height and story (three (3) feet, six (6) inches over standard).

Environmental: This project is categorically exempt (Class 1(e) – Section 15301 Existing Facilities) from provisions of the California Environmental Quality Act (CEQA) because it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

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

July 7, 2004
7:02-8:55 p.m.

PAGE 3

Recommendation: That the Planning Commission continue the hearing for Variance V04-06 to the July 21, 2004, Planning Commission meeting.

There was a consensus of the Planning Commission to continue this item to the July 21, 2004 Planning Commission meeting.

ITEM 4: A request for a Site Development Permit to create a 1,442 square-foot garage within an existing single-family dwelling that is nonconforming with respect to the number of stories and building height and Variances for the slope of a new driveway, balcony step-backs and balcony projections.

Applicant: Creative Environments
Owners: Esther Bitonte
Location: 34102 Blue Lantern

Environmental: This project is categorically exempt [Class 1(e) and 5(a) – (Sections 15301 & 15305) – Existing Facilities and Variances] from provisions of the California Environmental Quality Act (CEQA) because it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition and minor variances that will not result in the creation of a new parcel.

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP04-09M and Variance V04-04 to the August 4, 2004, Planning Commission meeting.

There was a consensus of the Planning Commission to continue this item to the August 4, 2004 Planning Commission meeting.

ITEM 5: A Master Temporary Site Development Permit (SDP04-33) to establish a Farmers Market as a temporary use within the Dana Point Plaza Parking Lot.

Applicant: Steve Crossen
Owner: City of Dana Point
Location: Dana Point Plaza Parking Lot

Request: Approval of a Master Temporary Site Development Permit to authorize the establishment of a Farmers Market one day a week in the Dana Point Plaza Parking Lot.

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

July 7, 2004
7:02-8:55 p.m.

PAGE 4

Environmental: This project is categorically exempt (Class 4 – Section 15304 – Minor Alterations) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor temporary use of land having no permanent effects on the environment.

Recommendation: That the Planning Commission adopt the draft Resolution approving Site Development Permit (SDP04-33) for the proposed project.

There were six (6) requests to speak on this item.

ACTION: Motion made (Weinberg) and seconded (Schoeffel) to adopt Resolution 04-07-07-27 approving Site Development Permit SDP04-33. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 6: A request for a Conditional Use Permit (CUP04-23) to allow outdoor entertainment at Hennessey's Tavern.

Applicant: Ara Jenichs
Owner: Paul Hennessy
Location: 34111 La Plaza

Request: Approval to allow for entertainment on the outdoor patio of Hennessey's Tavern located at 34111 La Plaza.

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 a negligible expansion of use beyond that existing.

Recommendation: That the Planning Commission adopt the draft Resolution approving Conditional Use Permit CUP04-23.

There were five (5) requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 04-07-07-28 approving Conditional Use Permit CUP04-23 with amendment to the hours of operation. Motion carried 4-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: Powers ABSENT: None ABSTAIN: None)

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

July 7, 2004
7:02-8:55 p.m.

PAGE 5

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) announced that due to Brenda Chase's outstanding contribution to the City over the years that she had been promoted to the position of Senior Planner. He stated that the City was working on phasing out the contract planners and towards that effort, the City has hired a woman from Los Angeles County as a Senior Planner as well. He added that she was currently a Senior Planner for the City of Temple City. He added that the new Senior Planner will be working in primarily current planning while Brenda will continue to coordinate the long-range planning and special projects.

I. COMMISSIONER COMMENTS

Commissioner Schoeffel congratulated Brenda on her well-deserved promotion. He stated that he was pleased to see how well-organized the activities were and how orderly the conduct was on the 4th of July in the City. He added that the fireworks show was as impressive as ever. He stated that the extra effort on the part of the City seemed to pay off and that he was very proud to be a City official.

Commissioner Weinberg stated that he would like to receive status on the bike plan. He congratulated Brenda on her promotion and thanked her for helping make the Farmers Market possible.

Chairman Denton congratulated Brenda on her promotion. He stated that he flew back from Boston on Saturday so he could be in the City to see the "best fireworks show anywhere".

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

July 7, 2004
7:02-8:55 p.m.

PAGE 6

Vice-Chairwoman O'Connor congratulated Brenda and stated that she enjoyed seeing women promoted. She commended the City for their support of the concerts in the park. She stated that the recent concert featuring the Pacific Symphony from the Orange County Performing Arts Center was a great opportunity for the residents that normally wouldn't be able to afford to attend such a concert and that she was hopeful that the City could continue to sponsor this type of event for the community.

Commissioner Powers congratulated Brenda on her promotion.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, July 21, 2004, 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 8:55 p.m.