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

September 11, 2007  
7:01-9:20 p.m.

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

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**CALL TO ORDER** – Chairwoman Fitzgerald called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Alternate Commissioner Dec led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

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

**A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of August 14, 2007.**

**ACTION:** **Motion made (Denton) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of August 14, 2007. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 2:** **Minutes of the regular Planning Commission Meeting of August 28, 2007.**

**ACTION:** **Motion made (Denton) and seconded (Brough) to approve the Minutes of the regular Planning Commission Meeting of August 28, 2007. Motion carried 5-0. (AYES: Brough, Conway,**

Denton, Fitzgerald, Schoeffel **NOES:** None **ABSENT:** None **ABSTAIN:** None)

**B. PUBLIC COMMENTS**

There were no requests to speak.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 3: A PROPOSAL TO ADOPT A SIGN PROGRAM FOR PROPERTY LOCATED AT 34164 PACIFIC COAST HIGHWAY: SIGN PROGRAM PERMIT SPP07-02.**

Applicant/ Tamara Fenner/RHL Design Group  
Owner: Chevron Products Company  
Location: 34164 Pacific Coast Highway (APN 682-273-09)

Request: Approval of a Sign Program for Chevron Service Station located at 34164 Pacific Coast Highway.

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 minor alteration of an existing structure involving no expansion of use.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP07-02 for Chevron Service Station located at 34164 Pacific Coast Highway (Attachment 1).

There was one (1) request to speak on this item.

**ACTION: Motion made (Denton) and seconded (Schoeffel) to adopt Resolution 07-09-11-27 approving Sign Program SPP07-02 for the Chevron Service Station. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 4: COASTAL DEVELOPMENT PERMIT (CDP06-10) TO ALLOW THE CONSTRUCTION OF A 5,456 SQUARE FOOT, TWO STORY SINGLE-FAMILY DWELLING AND A 1,070 SQUARE FOOT DETACHED**

**GARAGE WITH A 1,196 SQUARE FOOT SECOND DWELLING UNIT WITH A BLUFF EDGE SETBACK OF 25 FEET AND A MINOR SITE DEVELOPMENT PERMIT (SDP07-12(M)) AND VARIANCE (V07-06) TO ALLOW BUILDING HEIGHT TO BE MEASURED FROM ATOP AS MUCH AS 5.75 FEET OF FILL AS OPPOSED TO 2.5 FEET OF FILL LOCATED AT 24692 EL CAMINO CAPISTRANO.**

Applicant/ Dominy + Associates Architects  
Owner: Tom and Maria Vegh  
Location: 24692 El Camino Capistrano; (APN 682-203-05)

Request: Approval of A Coastal Development Permit to allow the construction of a 5,456 square foot, two story single-family dwelling and a 1,070 square foot detached garage/1,196 square foot second dwelling unit with a bluff edge setback of 25 feet and a Minor Site Development Permit and Variance to allow building height to be measured from atop as much as 5.75 feet of fill as opposed to 2.5 feet of fill located at 24692 El Camino Capistrano.

Environmental: This project is categorically exempt (Class 3 - Section 15303 - New Construction) from the provisions of the California Environmental Quality Act (CEQA) because the project involves the construction of a new single-family residence not in conjunction with the construction of two or more of such dwelling units.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP06-10, Variance V07-06, and Minor Site Development Permit SDP07-12(M).

There were sixteen (16) requests to speak on this item.

**ACTION:** **Motion made (Conway) and seconded (Brough) to continue this item to the regular Planning Commission meeting of September 25, 2007. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel 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) provided a status report on the proposed Parking Management Plan noting that the City Council at their last meeting approved a Request for Proposals to seek consultants to prepare the study.

**I. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**J. ADJOURNMENT**

**Chairwoman Fitzgerald** announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, September 25, 2007, 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 9:20 p.m.**