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

November 1, 2006
7:07-9:05 p.m.

Community Center
34052 Del Obispo
Dana Point, CA 92629

CALL TO ORDER – Chairman Schoeffel called the meeting to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE – Commissioner Denton led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), Brenda Chase (Senior Planner), Brad Fowler (Director of Public Works), Matthew Sinacori (City Engineer), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of October 4, 2006.**

ACTION: **Motion made (O'Connor) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of October 4, 2006. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: Fitzgerald)**

B. PUBLIC COMMENTS

Pam Tappan (Capistrano Beach) spoke regarding the Doheny House. She stated that the home was important to Capistrano Beach. She felt that if the home were moved as proposed that it would lose its historical relevance. She asked the City to save this house before it was too late.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS**ITEM 2: Coastal Development Permit CDP06-16 for Pacific Coast Highway congestion reduction improvements: street repairs and improvements and to add a pedestrian access way.****Applicant/****Owner:** City of Dana Point, Public Works Department**Location:** Within the existing roadway right-of-way between Crystal Lantern and the San Juan Creek Bridge**Request:** A Coastal Development Permit for congestion reduction improvements; to make street repairs and improvements and add a pedestrian access way to Pacific Coast Highway.**Environmental:** A Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the proposed project. The 30-day public review period for the Draft Mitigated Negative Declaration (MND) prepared for the PCH Repair and Improvement Project extended from September 15 through October 14, 2006. The City of Dana Point received four (4) comment letters on the Draft MND during the formal public review and comment period. Responses to the comments in the letters received by the City have been prepared and are included with the Final MND.**Recommendation:** That the Planning Commission adopt the attached draft Resolutions approving the Mitigated Negative Declaration and Coastal Development Permit CDP06-16.

Brenda Chase (Senior Planner) reviewed the staff report.

Brad Fowler (Director of Public Works) provided an overview of the proposed project.

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

Commissioner Fitzgerald stated that she would support the project.

Vice-Chairman Weinberg stated that he agreed with the removal of the sidewalk but felt that it would make it harder for families to cross Pacific Coast Highway when the bike path is flooded. He asked for the City to work with the

County of Orange to keep the bike path open. He added that he supports the project but was concerned about bicycle safety.

Commissioner Denton stated that he supports the project but he would like the design of the access way to be designed as to not attract the homeless or skateboarders.

Commissioner O'Connor stated that she supports the street improvements but not the pedestrian bridge. She felt that there were safety issues with the design and that the bridge was not needed. She also felt that the bridge does not fit with what the City is trying to accomplish and that the Planning Commission should have had more input on the design.

Chairman Schoeffel felt that the intersection was unsafe for pedestrians and that the access way was appropriate for the area. He stated that it would be a nice architectural feature and that he was grateful for the funds to do the improvements.

ACTION: Motion made (Schoeffel) and seconded (Fitzgerald) to adopt Resolution 06-11-01-45 adopting a Mitigated Negative Declaration for the Pacific Coast Highway Congestion Reduction Improvements: street repairs and improvements and to add a pedestrian access way. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, Schoeffel, Weinberg NOES: O'Connor (with respect to the pedestrian access way) ABSENT: None ABSTAIN: None)

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 06-11-01-46 approving Coastal Development Permit CDP06-07 for Pacific Coast Highway Congestion Reduction Improvements: street repairs and improvements and to add a pedestrian access way with direction to the City to engage the County in correspondence with regards to the timely implementation of their bridge underpass improvements to mitigate the bike path closures due to flooding. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, Schoeffel, Weinberg NOES: O'Connor (with respect to the pedestrian access way) ABSENT: None ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

Kyle Butterwick (Director) stated that Brenda Chase had just recently accepted an outstanding offer as a Principle Planner from the City of San Clemente and that her last day with Dana Point is Friday. He added that he just wanted to take a moment to recognize Brenda for her truly outstanding contribution and efforts for Dana Point. He stated that she has been the lead planner on one of the City's most important projects that being the Town Center Plan. He added that she deserves a lot of credit for that Plan. He stated that she has been the "Go-To" girl for a variety of other issues in the City. He thanked her for her contribution to Dana Point.

G. NEW BUSINESS

ITEM 3: Status report on Headlands Development Project.

Brad Fowler (Director of Public Works) provided a PowerPoint presentation of the status of the Headlands development project.

H. STAFF REPORTS

Kyle Butterwick (Director) reported that the Town Center Plan went before the City Council at their meeting last week. He stated that the City Council asked for clarification on allowable heights for buildings and projections beyond building heights. He added that the item was continued to November 8, 2006.

He stated that the Del Rey subdivision would also be on the City Council agenda next week.

He added that a special City Council meeting has been scheduled for November 20, 2006 and that the Dog Fun Zone proposal and the appeal of the proposed new home on Santa Clara would be heard.

He reported that the Harbor Plan had been submitted to the Coastal Commission today.

I. COMMISSIONER COMMENTS

Vice-Chairman Weinberg encouraged people to vote next Tuesday.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, November 15, 2006, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 9:05 p.m.

/s/ J. Scott Schoeffel

J. Scott Schoeffel, Chairman
Planning Commission