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

September 25, 2007
7:00-10:42 p.m.

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

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

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

ROLL CALL

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

Commissioner Absent: Chairwoman Liz Anderson Fitzgerald (seat on Commission taken by Alternate Dec for this meeting).

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

A. APPROVAL OF MINUTES

ITEM 1: There were no Minutes for approval.

B. PUBLIC COMMENTS

There were no requests to speak.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

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ITEM 2: A proposal to adopt a Sign Program at property located at 34135 Pacific Coast Highway: Sign Program Permit SPP07-05.

Applicant/

Owner: Randall Boone Sign Lighting

Location: 34135 Pacific Coast Highway, (APN #682-232-06)

Request: Approval of a Sign Program for a multi-tenant commercial building located at 34135 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 beyond existing.

Recommendation: That the Planning Commission adopt the attached Draft Resolution to approve Sign Program Permit SPP07-05 located at 34135 Pacific Coast Highway (Attachment 1).

There were no requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Conway) to adopt Resolution 07-09-25-28 approving Sign Program SPP07-05 for a Commercial Development located at 34135 Pacific Coast Highway. Motion carried 5-0. (AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: A Tentative Parcel Map TPM2006-135 and Minor Site Development Permit SDP06-35(M) for a duplex (2-Unit) condominium dwelling with attached garages and corresponding roof decks for property located in the Residential Duplex (RD 14) Zone at 26342 Via California.

Applicant/ Branov Homes/Bryan Nickel

Owner: Capo Bluffs LLC

Location: 26342 Via California (A.P.N. #123-152-44)

Request: Approval of Tentative Parcel Map TPM2006-135, Minor Site Development Permit SDP06-36(M) for a duplex (2-unit) condominium dwelling with attached garages and corresponding roof decks.

Environmental: This project is categorically exempt (Class 3 - Section 15303 - New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the

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construction of two new attached residential units. The proposed condominium map is categorically exempt (Class 15 - Section 15315 - Minor Land Divisions) because it will result in the division of property in an urbanized area zoned for residential use which will result in fewer than 4 parcels, it is consistent with the General Plan and zoning, no variances or exceptions are required, all services to the parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Tentative Parcel Map TPM2006-135 and Minor Site Development Permit SDP06-36(M).

There were three (3) requests to speak on this item.

ACTION: Motion made (Conway) and seconded (Schoeffel) to adopt Resolution 07-09-25-29 approving Tentative Parcel Map TPM2006-135, and Site Development Permit SDP06-36(M) for a duplex (2-Unit) condominium dwelling for property located in the residential duplex (RD 14) zone and addressed as 26342 Via California with the condition added to not work on Sundays. Motion carried 5-0. (AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: Coastal Development Permit CDP 07-16 and Site Development Permit SDP 07-29(m) to allow the demolition of an existing home and construction of a new 5,672 square feet single family residence with a three car garage of 917 square feet on a 10,565 square foot lot and retaining walls in excess of 30" in height, located within the appeals jurisdiction of the Coastal Overlay District at 347 Monarch Bay.

Applicant/ C.J. Light Associates
Owner: Darrin Campbell
Location: 347 Monarch Bay Drive (APN 670-151-45)

Request: Request for a Coastal Development (CDP 07-16) and a Site Development Permit (SDP 07-29(m)) to demolish an existing single family residence and construct a new 5,672 square foot residence with a three car garage of 917 square feet on a 10,565 square foot site, within the appeals jurisdiction of the Coastal Overlay District. A minor Site Development Permit is required since the project is proposing retaining walls higher than 30".

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Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, Class 3 – New Construction or Conversion of Small Structures. The proposed project is for demolition of an existing single family residence which will be replaced with a new single family residence in a residential zone, in an urbanized area. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP 07-16 and Site Development Permit SDP 07-29(m).

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

ACTION: Motion made (Brough) and seconded (Conway) to adopt Resolution 07-09-25-30 approving Coastal Development Permit CDP 07-16 and Site Development Permit SDP 07-29(M) to allow the demolition of an existing residence and construction of a new 5,672 square foot single family residence with a 917 square foot garage on a 10,565 square foot lot located in the residential single family 4 (RSF 4) Zoning District at 347 Monarch Bay. Motion carried 5-0. (AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 5: 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. (Public Hearing of September 11, 2007 was continued to this meeting.)

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.

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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. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

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 ten (10) requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Brough) to direct staff to prepare a revised resolution to approve the project, but with the denial of the variance request; and to return the resolution to the Commission for final revision and approval. Motion carried 5-0.
(AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None
ABSENT: None ABSTAIN: None)

ITEM 6: A request to amend Planning Commission Resolution No.06-04-05-10 for Variance V05-08, Coastal Development Permit CDP05-25 & Minor Site Development Permit SDP05-65m at 34142 Chula Vista.

Applicant/ Raj Idnani
Owner: Usha Gopal
Location: 34142 Chula Vista; APN: 682-245-14

Request: To amend Planning Commission Resolution No.06-04-05-10 with the deletion of the last sentence of Condition of Approval No. 62.

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 involves the construction of a single-family residence and associated retaining walls.

Recommendation: That the Planning Commission recommend that the City Council deny the request for the amendment.

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

Vice-Chairman Denton recessed the meeting at 10:20 p.m. and reconvened the meeting at 10:25 pm.

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ACTION: Motion made (Schoeffel) and seconded (Conway) to recommend that City Council deny the request for the amendment. Motion carried 5-0.
(AYES: Brough, Conway, Dec, Denton, 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

There were no Staff Reports.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Vice Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, October 9, 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 10:42 p.m.