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

May 17, 2006
7:04-7:47 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 – Commissioner O'Connor led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald (arrived at 7:08 p.m.), Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Brenda Chase (Senior Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of May 3, 2006.

ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of May 3, 2006. Motion carried 3-0-1-1. (AYES: Denton, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: O'Connor)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

ITEM 2: General Plan Consistency Finding GPC06-01, for tieback and sewer easement over a portion of Salt Creek Beach Park.

Applicant/

Owner: County of Orange, Resources & Development Management Department

Location: APNs 672-031-17 & 672-191-20

Request: Determination that the acquisition of the tieback and sewer easement by the South Coast Water District (SCWD) from the County of Orange (located in Salt Creek Beach at the southern boundary) is consistent with the Dana Point General Plan.

Recommendation: That the Planning Commission adopt the attached draft Resolution finding that the acquisition of a tieback and sewer easement over a portion of Salt Creek Beach Park is consistent with the Dana Point General Plan.

ACTION: Motion made (O'Connor) and seconded (Denton) to approve the Consent Calendar. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: None)

D. PUBLIC HEARINGS

ITEM 3: Tentative Parcel Map TPM2005-323 and Conditional Use Permit CUP06-02 to allow the conversion of an existing four unit multi-family dwelling to condominiums located in the Residential Multi-Family (RMF 14) Zoning District at 33462 Cheltam Way.

Applicant: DHS & Associates

Owner: S & M Real Estate LLC

Location: 33462 Cheltam Way

Request: A Tentative Parcel Map and Conditional Use Permit to convert an existing 4-unit multi-family dwelling to condominiums for a property located in the Residential Multi-Family (RMF 14) Zoning District.

Environmental: This project 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

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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 of greater than 20 percent.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-323 and Conditional Use Permit CUP06-02.

Brenda Chase (Senior Planner) reviewed the staff report.

Chairman Schoeffel opened the Public Hearing.

Steve Nazemi (Irvine) stated that they have reviewed the staff report and agree with the conditions that have been placed on the project.

Chairman Schoeffel closed the Public Hearing.

Commissioner O'Connor stated that she was concerned about losing the rental units because for some people that is considered affordable housing. She added that on the other hand, there would be a pride of ownership and neighborhood beautification. She stated that she supports the project because she could not deny individual property rights.

ACTION: Motion made (Weinberg) and seconded (Fitzgerald) to adopt Resolution 06-05-17-17 approving Tentative Parcel Map TPM2005-323 and Conditional Use Permit CUP06-02. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

E. PUBLIC MEETINGS

ITEM 4: A proposal to adopt a Sign Program for property located at 24633 Del Prado; Sign Program Permit SPP06-02.

Applicant: Randall Boone Sign Lighting

Owner: R. Paul Allen

Location: 24633 Del Prado

Request: Approval of a Sign Program for Bonjour Café located at 24633 Del Prado.

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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 approving Sign Program Permit SPP06-02 for Bonjour Café located at the 24633 Del Prado.

Brenda Chase (Senior Planner) reviewed the staff report.

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

Commissioner Fitzgerald felt that this proposal would be a good solution for their signage problem.

Commissioner O'Connor felt that the proposed Sign Program was tastefully done and would improve the appearance of the building.

ACTION: Motion made (Fitzgerald) and seconded (O'Connor) to adopt Resolution 06-05-17-18 approving Sign Program Permit SPP06-02. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) stated that Staff was in the process of compiling the recommendations and comments from the joint Housing Summit. He added that the next joint meeting was scheduled for June 28, 2006 at 6:00 p.m.

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He reported that the Harbor Revitalization Plan was tentatively scheduled for a Public Hearing before the Planning Commission on June 7, 2006. He stated that a Town Center wrap up meeting was scheduled for Thursday, May 25, 2006. He added that the appeal of the single-family home on Chula Vista was tentatively scheduled to be heard by the City Council on July 12, 2006.

I. COMMISSIONER COMMENTS

Vice-Chairman Weinberg reported that the first craft faire was held last Saturday and he felt that it would be a good addition to the Farmers Market.

Chairman Schoeffel reported that the Doheny Blues Festival was scheduled for this weekend. He felt that the concert had been getting better every year.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, June 7, 2006, 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 7:47 p.m.

J. Scott Schoeffel, Chairman
Planning Commission