

---

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

August 16, 2006  
7:00-10:31 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, Commissioner April O'Connor, and Chairman J. Scott Schoeffel

Commissioner Absent: Vice-Chairman Steven Weinberg

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

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of August 2, 2006.

**ACTION:** Motion made (Denton) and seconded (Fitzgerald) to approve the Minutes of the regular Planning Commission Meeting of August 2, 2006. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)

**B. PUBLIC COMMENTS**

There were no Public Comments.

---

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

---

August 16, 2006  
7:00-10:31 p.m.

PAGE 2

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP05-19 and Site Development Permit SDP05-57 to allow an addition to an existing two-story duplex that is nonconforming to the requirements of Floodplain (FP-3) Overlay District at 35119 Beach Road.**

Applicant/

Owner: Chris Miller  
Location: 35119 Beach Road

Request: A Coastal and Site Development Permit to allow the addition of 288 square feet to an existing two-story duplex that is nonconforming to the requirements of Floodplain (FP-3) Overlay District.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet whichever is less.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-19 and Site Development Permit SDP05-57.

There were no requests to speak on this item.

**ACTION: Motion made (Denton) and seconded (O'Connor) to adopt Resolution 06-08-16-30 approving Coastal Development Permit CDP05-19 and Site Development Permit SDP05-57. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)**

---

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

---

August 16, 2006  
7:00-10:31 p.m.

PAGE 3

**ITEM 3: Coastal and Site Development Permits (CDP06-12/SDP06-41M) for an expansion of an existing deck in the Coastal Overlay District at 6 Breakers Isle.**

Applicant: Janette Mestre  
Owner: Carolyn Groves  
Location: 6 Breakers Isle

Request: A Coastal and Site Development Permits for an expansion of an existing deck in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District.

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 expansion of an accessory deck.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-12 and Minor Site Development Permit SDP06-41M.

There were no requests to speak on this item.

**ACTION: Motion made (Fitzgerald) and seconded (O'Connor) to adopt Resolution 06-08-16-31 approving Coastal Development Permit CDP05-19 and Site Development Permit SDP05-57. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)**

**ITEM 4: Coastal Development Permit CDP05-05 and Minor Site Development Permit SDP05-15M to allow additions to an existing nonconforming single-family dwelling on a coastal bluff lot and a Variance V06-05 to make roofline modifications that are lower than the existing dwelling's height but exceed the maximum building height standards to the Residential Single Family 3 (RSF 3) Zoning District at 35031 Camino Capistrano.**

Applicant/  
Owner: Rick and Julie Borgens  
Location: 35031 Camino Capistrano

Request: A Coastal Development Permit and Minor Site Development Permit to allow additions to an existing nonconforming single-family dwelling on a coastal bluff lot and a Variance V06-05 to make roofline modifications that are

---

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

---

August 16, 2006  
7:00-10:31 p.m.

PAGE 4

lower than the existing dwelling's height but exceed the maximum building height standards for the Residential Single Family 3 (RSF 3) Zoning District.

Environmental: The proposed project qualifies as a Class 1 and 3 (Sections 15301 and 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project entails the addition of less than 50 percent of an existing dwelling and also include the construction of two small accessory garages.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-05, Minor Site Development Permit SDP05-15M and Variance V06-05.

There were two (2) requests to speak on this item.

**ACTION:** Motion made (O'Connor) and seconded (Denton) to adopt Resolution 06-08-16-32 approving Coastal Development Permit CDP05-19 and Site Development Permit SDP05-57. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)

**ITEM 5:** Coastal Development Permit CDP05-20 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot and Minor Site Development Permit SDP05-58M to allow building height to be measured atop of not more than 30" of fill in the Residential Single Family 7 (RSF 7) Zoning District at 24332 Santa Clara Avenue.

Applicant: S. Glenn Eichler, Architect  
Owner: Susan Morrison  
Location: 24332 Santa Clara Avenue

Request: A Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot and a Minor Site Development Permit to allow building height to be measured atop of not more than 30" of fill in the Residential Single Family 7 (RSF 7) Zoning District.

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 entails the demolition of an existing single-family residence and the construction of a new single-family residence replacing the existing residence.

---

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

---

August 16, 2006  
7:00-10:31 p.m.

PAGE 5

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-20 and Minor Site Development Permit SDP05-58M.

**There was a consensus of the Planning Commission to continue this item to the regular Planning Commission meeting of September 20, 2006.**

**ITEM 6: Proposed General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730 and Site Development Permit SDP06-25 to change the General Plan and Zoning designations for 35200 Del Rey from Community facilities (CF) to Single Family Residential (RSF 7) along with a request to subdivide the existing 1.77 acre site into ten (10) single-family residential lots. The site is currently zoned both Community Facilities (CF) and Residential Single Family (RSF 7) and is located at the terminus of Del Rey, a private street, within Capistrano beach and addressed as 35200 and 35322 Del Rey.**

Applicant/

Owner: Roger Hart, RDH Group Development

Location: Terminus of Del Rey

Request: Approval of a Mitigated Negative Declaration, General Plan Amendment, Zone Change, Tentative Tract Map 16730 and Site Development Permit to change the General Plan and Zoning designations for 35200 Del Rey from Community Facilities (CF) to Residential Single Family (RSF 7) and to permit the subdivision of the site to allow for the creation of ten (10) single-family residential lots. A Mitigated Negative Declaration has been prepared to address any potential environmental impacts associated with the project.

Environmental: A Mitigated Negative Declaration (SCH#2006061083) has been prepared in compliance with the requirements of CEQA, to consider potential significant effects on the environment anticipated as a result of the project. The potential impact categories include: aesthetics, air quality, geology and soils, hazards, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities. The report analyzes these impacts and identifies mitigation measures to reduce the potential impacts. The public review period for the Mitigated Negative Declaration ended on July 18, 2006.

Recommendation: That the Planning Commission adopt Mitigated Negative Declaration (SCH#2006061083) and approve General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730, and Site

---

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

---

August 16, 2006  
7:00-10:31 p.m.

PAGE 6

Development Permit SDP06-25 based upon the conditions specified in the attached Resolution.

There were ten (10) requests to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (O'Connor) to adopt Resolution 06-08-16-33 approving a Mitigated Negative Declaration for General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730 and Site Development Permit SDP06-25. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)

**ACTION:** Motion made (Schoeffel) and seconded (Fitzgerald) to adopt Resolution 06-08-16-34 approving General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730 and Site Development Permit SDP06-25 with amendments. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: Weinberg 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) reported that the County Harbor Department would be holding an open house next Thursday at the Youth and Group Facility at 5:00 p.m. for the public to review the revisions to the Harbor Plan. He stated that the Harbor Plan was tentatively scheduled for a public hearing before the City Council on September 13, 2006.

---

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

---

August 16, 2006  
7:00-10:31 p.m.

PAGE 7

He stated that there were two (2) Town Hall meetings scheduled for Wednesday, September 6, 2006 at the Community Center for review of the Town Center Plan. He added that the first meeting will be held from 2:00 to 4:00 p.m. and the second meeting from 5:00 to 7:00 p.m. with the Planning Commission meeting directly after the last meeting to review the updated Housing Element and Inclusionary Housing Program.

He stated that staff has tentatively scheduled the first public hearing for the Town Center Plan before the Planning Commission on September 20, 2006.

**I. COMMISSIONER COMMENTS**

**Commissioner O'Connor** stated that she would be absent from the September 20, 2006 Planning Commission meeting. She wished Vice-Chairman Weinberg a quick recovery.

**Commissioner Denton** stated that he would be absent from the September 20, 2006 Planning Commission meeting.

**Commissioner Fitzgerald** stated that she would be absent from the October 4, 2006 Planning Commission meeting.

**Kyle Butterwick** (Director) *replied that it would be important to have the entire Planning Commission available to review the Town Center Plan and that staff would try and identify an alternative meeting date for a special meeting.*

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, September 6, 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 10:31 p.m.**