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

April 5, 2006  
7:05-10:55 p.m.

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

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**CALL TO ORDER** – Chairwoman O'Connor called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Bobbi Ogan led the Pledge of Allegiance.

**ROLL CALL**

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

Commissioner Absent: Commissioner Liz Anderson Fitzgerald

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

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of March 15, 2006.**

**ACTION: Motion made (Weinberg) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of March 15, 2006. Motion carried 2-0-1-2. (AYES: Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: Denton, O'Connor)**

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

**ITEM 2: One-year extension of Coastal Development Permit CDP01-31 and Site Development Permit SDP03-57 to allow the reconstruction of a multiple-family structure destroyed by natural causes with a new 30 unit multiple-family structure and associated repairs and improvements located at 32468 Crown Valley Parkway.**

Applicant/

Owner: Lyon Management Companies

Location: 32468 Crown Valley Parkway

Request: Allow a second extension for a one-year time extension of discretionary permits originally approved in January of 2004, and granted entitlements to reconstruct a 30-unit multiple-family structure destroyed by natural causes and associated repairs and improvements.

Recommendation: That the Planning Commission approve a one-year time extension for Coastal Development Permit CDP01-31 and Site Development Permit SDP03-57, subject to all of the conditions contained in Resolution No. 04-01-21-02.

**ACTION: Motion made (Schoeffel) 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: A Tentative Parcel Map TPM2005-298 and Conditional Use Permit CUP06-06 to allow the conversion of an existing duplex to condominiums and the corresponding request to subdivide the airspace for condominium purposes.**

Applicant: Van Dyke Design

Owner: Walua Road Partners

Location: 34381 Via San Juan

Request: A Tentative Parcel Map and a Conditional Use Permit to allow the conversion of an existing duplex to condominiums and the corresponding request to subdivide the airspace for condominium purposes.

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Environmental: The proposed project qualifies as Class 3 and Class 15 Categorical Exemptions (Section 15303 and 15315) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project consists of the conversion of a duplex to a condominium and the subdivision of four (4) or fewer parcels to create condominiums consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-298 and Conditional Use Permit CUP06-06.

There were no requests to speak on this item.

**ACTION:** Motion made (Weinberg) and seconded (Schoeffel) to adopt Resolution 06-04-05-09 approving Tentative Parcel Map TPM2005-298 and Conditional Use Permit CUP06-06 Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: None)

**ITEM 4:** Variance V05-08 to allow a new single-family residence to exceed the maximum allowable height by 5-feet; a Coastal Development Permit CDP05-25 for development in the Coastal Zone, and a Minor Site Development Permit SDP05-65M for retaining walls up to 6 feet in the Residential Single-Family (RSF 7) Zoning District at 34142 Chula Vista.

Applicant: Lynn J. Muir  
Owner: Usha Gopal  
Location: 34142 Chula Vista

Request: A Variance to allow a new 4,485 square foot, 3-level single-family dwelling and attached 442 square foot garage, together measuring 31 feet in height, instead of the maximum allowable height of 26 feet, a Coastal Development Permit for development in the Coastal Zone, and a Minor Site Development Permit for retaining walls as high as 6-feet, on a 6,004 square foot lot in the Residential Single Family (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 involves the construction of a single-family residence and associated retaining walls.

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Recommendation: That the Planning Commission adopt the attached draft Resolution approving Variance V05-08, Coastal Development Permit CDP05-25, and Site Development Permit SDP05-65M.

There were twenty-nine (29) requests to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 06-04-05-10 approving Variance V05-08, Coastal Development Permit CDP05-25, Minor Site Development Permit SDP05-65M with amendment to Condition Number 62. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald 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) stated that staff was attempting to schedule a joint meeting with the Planning Commission and City Council for a Housing Summit Workshop. He added that April 26<sup>th</sup> and May 10<sup>th</sup> were identified as tentative dates and that he would like for the Planning Commission to let him know which date would fit their schedules.

**I. COMMISSIONER COMMENTS**

**Commissioner Weinberg** reported that the next Town Center Subcommittee meeting was scheduled for Monday where they would be attempting to wrap up the loose ends. He stated that later in the month they would be meeting again to re-visit the traffic patterns.

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**Commissioner Denton** felt that the stop lights for the streets connecting Pacific Coast Highway and Del Prado were too long when there was no traffic. He asked if it could be reported to Public Works.

**J. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, April 19, 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 10:55 p.m.**