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

October 5, 2005  
7:02-7:12 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** – Commissioner Denton led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: Brenda Chase (Senior Planner), Todd Litfin (Assistant City Attorney), Matt Sinacori (City Engineer), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of September 21, 2005.**

**ACTION: Motion made (Powers) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of September 21, 2005. Motion carried 3-0-2. (AYES: O'Connor, Powers, Schoeffel NOES: None ABSENT: None ABSTAIN: Denton, Weinberg)**

**B. PUBLIC COMMENTS**

There were no Public Comments.

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

October 5, 2005  
7:02-7:12 p.m.

PAGE 2

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**C. CONSENT CALENDAR**

**ITEM 2: General Plan Consistency Finding GPC05-02, review of projects for the Fiscal Year 2005-2006 and 2006-2007 Capital Improvement Program for consistency with the Dana Point General Plan.**

Applicant/

Owner: City of Dana Point

Location: Citywide

Request: Determination that the projects for the Fiscal Year 2005-2006 and 2006-2007 Capital Improvement Program are consistent with the Dana Point General Plan.

Environmental: The environmental review for the projects to be implemented in the Fiscal Year 2005-2006 and Fiscal Year 2006-2007 Capital Improvement Program are discussed below. Each of the projects are exempt from the provisions of the California Environmental Quality Act (CEQA) and the required Notices of Exemption are attached. Further environmental analysis will be conducted for those not exempt from CEQA.

Recommendation: That the Planning Commission adopt the attached draft Resolution finding the projects for the Fiscal Year 2005-2006 and 2006-2007 Capital Improvement Program consistent with the Dana Point General Plan.

**ACTION: Motion made (Schoeffel) and seconded (Denton) to approve the Consent Calendar. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

**D. PUBLIC HEARINGS**

**ITEM 3: (Continued from the regular Planning Commission meeting of September 7, 2005) A Variance V05-05 to allow for additional square footage and a pitched roof element to an existing single-family residence that would exceed the regulations for building height and encroach into the front yard setback at 33935 Malaga.**

Recommendation: That the Planning Commission continue this item to the regular Planning Commission meeting of October 19, 2005.

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

---

October 5, 2005  
7:02-7:12 p.m.

PAGE 3

There were no requests to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (Denton) to continue this item to the next regular Planning Commission meeting of October 19, 2005. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

**ITEM 4:** Coastal Development Permit CDP05-14 and Site Development Permit SDP05-62 to allow for the demolition of an existing single-family residence and the construction of a new two (2) story, single-family residence within the RBR12 Zoning District and Floodplain FP-3 Overlay District at 35301 Beach Road.

Applicant: Walt Bushman  
Owner: Pelican Bluffs LLC  
Location: 35301 Beach Road

Request: Approval of a Coastal Development Permit and Site Development Permit to allow for the demolition of an existing single-family residence and the construction of a new two (2) story, 3,440 square foot single-family residence with an attached 513 square foot, three (3) car garage within the RBR12 Zoning District and Floodplain FP-3 Overlay District.

Environmental: This project is categorically exempt (Class 3 – Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) in that 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.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP05-14 and Site Development Permit SDP05-62.

**ACTION:** Motion made (Denton) and seconded (Powers) to continue this item to the next regular Planning Commission meeting of October 19, 2005. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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

October 5, 2005  
7:02-7:12 p.m.

PAGE 4

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**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**

**Vice-Chairman Schoeffel** invited everyone to come out to Hennessey's on Sunday, October 9<sup>th</sup> from 12:00 p.m. to 6:00 p.m. for a benefit that was being held for the victims of Hurricane Katrina.

**J. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, October 19, 2005, 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 7:12 p.m.**