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

June 1, 2005
7:01-8:45 p.m.

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

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

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

ROLL CALL

Commissioners Present: Commissioner Greg Powers, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

Commissioners Absent: Commissioner Norman Denton and Chairwoman April O'Connor

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

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of May 18, 2005.

ACTION: Motion made (Weinberg) and seconded (Powers) to approve the Minutes of the regular Planning Commission Meeting of May 18, 2005. Motion carried 3-0-2. (AYES: Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton, O'Connor ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP04-25 and Site Development Permit SDP04-76 to allow the construction of a new commercial development containing approximately 6,900 square feet of floor area and a parking area with thirteen (13) parking spaces. The subject site is located in the Community Commercial/Vehicular (CC/V) zone and is addressed as 25826 Las Vegas Avenue.

Applicant: Penna Construction/Cheryl Moe
Owner: Joe and Helen Penna
Location: 32942 Pacific Coast Highway

Request: A Coastal Development Permit and Site Development Permit to allow the construction of a 6,900 square foot commercial development that will have a floor area ratio of approximately 65%, instead of the maximum floor area ratio (FAR) of 50%. Thirteen (13) parking spaces will also be provided in conjunction with the proposed development.

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 a new commercial office/storage structure that will not involve the use of significant amounts of hazardous substances with an occupant load of 30 persons or less.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP04-25 and Site Development Permit SDP04-76.

There were no requests to speak on this item.

ACTION: Motion made (Weinberg) and seconded (Powers) to adopt Resolution 05-06-01-22 approving Coastal Development Permit CDP04-25 and Site Development Permit SDP04-76. Motion carried 3-0-2. (AYES: Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton, O'Connor ABSTAIN: None)

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ITEM 3: Amendment to Site Development Permit SDP99-61(II) to allow an entry gate at the Bal Harbour Community.

Applicant: Mark Bradshaw
Owner: Bal Harbour Community Association
Location: Terminus of Capistrano by the Sea

Request: Amendment of Site Development Permit SDP99-61(II) to allow an entry gate at the Bal Harbour Community.

Environmental: A Final Environmental Impact Report was prepared in compliance with the requirements of CEQA, to consider potential significant effects on the environment anticipated as a result of the project. The City Council certified the Final EIR and adopted a mitigation monitoring program to reduce the potential impacts. No further environmental documentation is required.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying the proposed amendment to Site Development Permit SDP99-61(II) to allow an entry gate at the Bal Harbour Community.

There were twelve (12) requests to speak on this item.

ACTION: Motion made (Weinberg) and seconded (Schoeffel) to adopt Resolution 05-06-01-23 denying Site Development Permit SDP99-61(II). Motion carried 2-0-1-2. (AYES: Schoeffel, Weinberg NOES: None ABSENT: Denton, O'Connor ABSTAIN: Powers)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

ITEM 4: Review and consideration of proposed Parks, Recreation, and Open Space Master Plan and Appendix. (Continued from the regular meeting of May 4, 2005)

Recommendation: That the Planning Commission continue this item to the next regular Planning Commission meeting of June 15, 2005.

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There was a consensus of the Planning Commission to continue this item to the next regular Planning Commission meeting of June 15, 2005.

G. NEW BUSINESS

ITEM 5: Commission discussion regarding televising Planning Commission meetings.

Vice-Chairman Schoeffel stated that he would like to continue this discussion to another meeting when all Commissioners could be present.

Commissioner Powers stated that he had a conversation with Jim Leach who is the Vice-President of Governmental Affairs for Cox Communications and he was told that there would be no technical issues or a problem finding a time slot for the Commission meetings to be televised.

There was a consensus of the Planning Commission to continue this item to the next regular Planning Commission meeting of July 6, 2005.

H. STAFF REPORTS

Kyle Butterwick (Director) stated that the City Council would be reviewing and considering the proposed ten (10) design principles for the Town Center plan which would be a guiding factor and will help establish the broad parameters for the subcommittee. He added that the City Council had not yet selected the subcommittee members.

John Tilton (City Architect/Planning Manager) report that there has been one meeting of the Residential Height Task Force and that their next meeting was scheduled for June 9th.

I. COMMISSIONER COMMENTS

Commissioner Weinberg stated that the joint meeting was enlightening and educational. He added that he would like to have more of these meetings in the future.

Commissioner Powers stated that he didn't understand why the Planning Commission was asked review the entry gates for Bal Harbour. He felt that their request should have been directed to the City Council.

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He stated that it was great to see the number of people who came out for the Town Center and he hoped that the City would be able to maintain the level of interest and positive thinking of the residents.

Vice-Chairman Schoeffel stated that he had learned a lot from the joint meeting and felt that it was an informative session.

J. ADJOURNMENT

Vice-Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, June 15, 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 8:45 p.m.