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

April 20, 2005
7:05-9:07 p.m.

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

CALL TO ORDER – Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Bobbi Ogan (Planning Secretary) led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager), Robert Kain (Permit Coordinator), Deborah Drasler (Project Planner), Kurth Nelson (Project Planner), and Bobbi Ogan (Planning Secretary)

ITEM 1: Reorganization of the Planning Commission and presentation to outgoing Chairman Norman Denton III.

- a) Nominations and vote for Chairman to serve until the first meeting of March, 2006.
- Chairman Denton nominated April O'Connor to serve as Chairwoman; no other nominations were received

ACTION: Motion made (Denton) to elect April O'Connor to serve as Chairwoman of the Planning Commission. Motion carried 5-0.
(AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg **NOES:** None **ABSENT:** None **ABSTAIN:** None)

- b) Nominations and vote for Vice-Chairman to serve until the first meeting of March, 2006.
- Commissioner Weinberg nominated Scott Schoeffel to serve as Vice-Chairman; no other nominations were received

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ACTION: Motion made (Weinberg) to elect Scott Schoeffel to serve as Vice-Chairman of the Planning Commission. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

c) Presentation to outgoing Chairman Norman Denton III.

Kyle Butterwick (Director) presented an engraved plaque to Commissioner Denton and thanked him for his outstanding service and contribution to the City of Dana Point as Chairman of the Planning Commission. He also presented Commissioner Denton and Vice-Chairman Schoeffel with their certificates of appointment. He introduced the new Planning Commission alternates; Lisa Bartlett and Liz Anderson Fitzgerald.

A. APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of April 6, 2004.

ACTION: Motion made (Powers) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of April 6, 2005. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP05-07 to allow an addition to an existing single-family residence on a property located within the Coastal Overlay District at 33821 Shackleton Isle.

Applicant

Owner/: Barry Venison

Location: 33821 Shackleton Isle

Request: Request for a Coastal Development Permit CDP05-07 to allow an addition to an existing, single-family residence.

Environmental: This project is Categorically Exempt, Section 15301 (Class 1 – Existing Facilities) from provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of an addition to an existing single-family residence of less than 10,000 square feet where the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-07.

There were no requests to speak on this item.

ACTION: Motion made (Powers) and seconded (Denton) to adopt Resolution 05-04-20-17 approving Coastal Development Permit CDP05-07. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

Chairwoman O'Connor recused herself from this item based on Government Code Section 84308 at 7:23 p.m.

ITEM 4: (1) Amended Site Development Permit SDP91-07M(III) for a reduction in the number of dwelling units and, (2) Tentative Tract Map TTM 16769 amending a portion of previously approved Final Map 14589 for Hotel Residential South in the Monarch Beach Resort Specific Plan Area.

Applicant: Michael Donohue

Owner: Makallon Resorts I, LLC

Location: Northwest corner of Niguel Road and Stonehill Drive

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Request: Approval of an amendment to Site Development Permit SDP91-07M(III) and a new Tentative Tract Map TTM 16769 amending a portion of Final Map 14589.

Environmental: A Mitigated Negative Declaration (SCH No. 91121010) was prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the Monarch Beach Resort Specific Plan as adopted by City Council Resolution No. 92-02-25-02.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP91-07M(III) and Tentative Tract Map TTM 16769.

Commissioner Powers recused himself from this item based on Government Code Section 84308 at 7:28 p.m.

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

ACTION: Motion made (Weinberg) and seconded (Denton) to adopt Resolution 05-04-20-18 approving Site Development Permit SDP91-07M(III) and Tentative Tract Map TTM 16769. Motion carried 3-0-2. (AYES: Denton, Schoeffel, Weinberg NOES: None ABSENT: O'Connor, Powers ABSTAIN: None)

Chairwoman O'Connor and Commissioner Powers rejoined the meeting at 7:38 p.m.

ITEM 5: A Variance V04-03 to allow a new 2,955 square foot, two-story single-family dwelling with an attached 412 square foot garage measuring 34 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development Permit SDP05-21M for retaining walls as high as 12 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) zoning district.

Applicant/

Owners: David Tabatabaeepour

Location: 25205 Manzanita

Request: A Variance to allow a new 2,955 square foot, two-story single-family dwelling with an attached 412 square foot garage measuring 34 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development

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Permit for retaining walls as high as 12 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) 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 single-family residence and associated retaining walls.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying Variance V04-03 and Site Development Permit SDP05-21M.

There were thirteen (13) requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to continue this item to the regular Planning Commission meeting of May 18, 2005. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None 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 at last week's Coastal Commission hearing on the Headlands that after spirited debate the Commissioners voted 8-4 to reject the appeal and sustain the decision of the City Council. He stated that the City has issued a first phase clear and grub permit to the Headlands which allows them to proceed with some clearing of vegetation and demolition work.

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He reminded the Commission of the upcoming April 27, 2005 joint meeting with the City Council and the May 25, 2005 joint meeting on the Town Center.

I. COMMISSIONER COMMENTS

Commissioner Powers congratulated the new Planning Commissioner alternates. He felt that it was exciting to read the Town Center summary of comments from people who took the time to write substantial comments. He stated that the comments were all generally positive and constructive. He asked if the Commission could agendaize a discussion on televising the Planning Commission meetings in the future. He felt that by televising the meetings that it would provide the residents additional access without having to attend the meetings.

Vice-Chairman Schoeffel congratulated April O'Connor on her election to Chairwoman.

Commissioner Weinberg congratulated Norman Denton and Scott Schoeffel on their re-appointments to the Commission.

Commissioner Denton thanked everyone for their nice comments. He felt that the upcoming year was going to be a challenge.

Chairwoman O'Connor congratulated Scott Schoeffel and Norman Denton on their re-appointments. She thanked the Commission for electing her to Chairwoman.

J. ADJOURNMENT

Chairwoman O'Connor announced that the *next special* meeting of the Planning Commission will be held on Wednesday, April 27, 2005, beginning at 5:00 p.m. (or as soon thereafter) at the Community Center located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 9:07 p.m.