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

March 2, 2005  
7:05-8:51 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – Vice-Chairwoman O'Connor 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), Erica Williams (Senior Planner), Robert Kain (Permit Coordinator), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of February 16, 2005.

**ACTION:** Motion made (O'Connor) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of February 16, 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.

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

March 2, 2005  
7:00 p.m.

PAGE 2

---

**C. CONSENT CALENDAR**

**ITEM 2: One-year extension of Coastal Development Permit CDP01-20 and CDP01-22 and Site Development Permit SDP01-64 for the construction of two new single-family dwellings located at 25162 and 25172 Via Elevado.**

Applicant/

Owner: Clayton Robert Behling

Locations: 25162 Via Elevado  
25172 Via Elevado

Request: Allow a second one-year time extension of discretionary permits originally approved in November 2001 which granted entitlements to construct a new dwelling on each of the lots identified above.

Recommendation: That the Planning Commission approve a one-year time extension for Coastal Development Permit CDP01-20 and Coastal Development Permit CDP01-22 and Site Development Permit SDP01-64, subject to all the conditions contained in Resolution No. 02-02-12-02 and Resolution No. 02-02-12-03.

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

**Vice-Chairwoman O'Connor recused herself from the meeting at 7:08 p.m.**

**D. PUBLIC HEARINGS**

**ITEM 3: Coastal Development Permit CDP05-04 to allow an addition and remodel to an existing single-family residential dwelling that would result in an increase of more than ten percent (10%) of the internal floor area of the dwelling. The subject site is located in the residential single-family (RSF-4) zone and is addressed as 145 Monarch Bay Drive.**

Applicant: Noah Hamman

Owner: Kevin O'Connor

Location: 145 Monarch Bay Drive

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

March 2, 2005  
7:00 p.m.

PAGE 3

---

Request: A Coastal Development Permit to allow the addition of a total of 410 square feet to create a new front entryway and to allow for the addition of a new library/playroom; 155 square feet will be added to the existing garage and 685 square feet of the existing interior floor area of the main dwelling will be remodeled. The proposed addition will consist of approximately 16.9% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development Permit.

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 Resolution approving Coastal Development Permit CDP05-04.

There were no requests to speak on this item.

**ACTION:** Motion made (Powers) and seconded (Schoeffel) to adopt Resolution 05-03-02-12 approving Coastal Development Permit CDP05-04. Motion carried 4-0-1. (AYES: Denton, Powers, Schoeffel, Weinberg NOES: None ABSENT: O'Connor ABSTAIN: None)

**Vice-Chairwoman O'Connor returned to the meeting at 7:14 p.m.**

**ITEM 4:** A Coastal Development Permit (CDP04-04) and Conditional Use Permit (CUP04-08) to allow the development of a new swimming school facility on property located at 34232-34236 Camino Capistrano in the Commercial/Residential Zone (C/R) of Doheny Village.

Applicant/

Owner: Joy Rosello

Location: 34232-34236 Camino Capistrano

Request: The development of a swim school facility to provide private swim lessons. The proposal includes the addition of a 1,300 square foot swimming pool, a 130 square foot restroom building, and a 170 square foot pool equipment building on property located in the Commercial/Residential Zone of Doheny Village. The existing single-family residence on the site will be occupied by a manager of the swim school. Minor improvements to the existing single-family residence are proposed in conjunction with the development of this project.

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

March 2, 2005  
7:00 p.m.

PAGE 4

---

Environmental: The proposed project qualifies as a Categorically Exempt (Section 15301 – Class 1 – Existing Facilities) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP04-04 and Conditional Use Permit CUP04-08 for a new swimming school at 34232-34236 Camino Capistrano.

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

**ACTION:** Motion made (O'Connor) and seconded (Powers) to adopt Resolution 05-03-02-13 approving Coastal Development Permit CDP04-04 and Conditional Use Permit CUP04-08. 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) encouraged the Planning Commission to attend and participate in the public workshop on the Town Center Specific Plan on Thursday, March 3, 2005. He reported that the City Council had upheld the Planning Commission approval of the Headlands tract map and other entitlements at their last meeting effectively denying the appeal made by the Surfrider Foundation.

**Todd Litfin** (Assistant City Attorney) provided a brief status of the pending lawsuits that had been brought against the City recently.

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

March 2, 2005  
7:00 p.m.

PAGE 5

---

**John Tilton** (City Architect/Planning Manager) announced the addition of Scott Hutter as Assistant Planner who just started working for the City this week.

**I. COMMISSIONER COMMENTS**

**Commissioner Schoeffel** thanked everyone who has assisted him while serving on the Planning Commission. He thanked Norm Denton for being a friend, colleague, and an inspiration.

**Commissioner Weinberg** thanked Chairman Denton and Commissioner Schoeffel for their guidance.

**Chairman Denton** stated that he has had a wonderful time working with the Commission. He felt that this current group of Commissioners has been the best to work with.

**Vice-Chairwoman O'Connor** thanked Chairman Denton and Commissioner Schoeffel for their guidance when she was first appointed to the Commission. She thanked them both for their service to the community.

**Commissioner Powers** stated that it has been an honor to work with Chairman Denton and Commissioner Schoeffel. He thanked them for their training, guidance, patience, understanding and humor that has come from some of the foibles and mis-steps the Commission has made.

**J. ADJOURNMENT**

**Chairman Denton** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, April 6, 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 8:51 p.m.**