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

May 19, 2004
7:00-8:37 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 – Commissioner Schoeffel 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), Brenda Chase (Associate Planner), John Tilton (Planning Manager), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of May 5, 2004.

ACTION: Motion made (O'Connor) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of May 5, 2004. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

B. PUBLIC COMMENTS

Pam Tappan (Capistrano Beach) asked the Commission to protect the citizen's of Dana Point. She reported that the license of Paul Douglas has been suspended for failure to comply with an outstanding civil judgment. She asked for the City to inform the citizens that have hired Paul Douglas that he cannot contract in the State of California until the suspension is lifted.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Site Development Permit SDP04-18M for retaining walls that exceed 30".

Applicant: Alan Fox, Gloria Dei Church
Owner: Gloria Dei Church
Location: 33501 Stonehill Drive

Request: For retaining walls over 30-inches in height in conjunction with the realignment of an access driveway and reconfiguration of an existing parking lot on the Gloria Dei Church property.

Environmental: The proposed project is categorically exempt under Section 15304 of the California Environmental Quality Act (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP04-18M to the June 16, 2004, Planning Commission meeting.

There was a consensus of the Planning Commission to continue this item to the June 16, 2004 Planning Commission meeting.

ITEM 3: Zone Text Amendment (ZTA04-01) and Local Coastal Program Amendment (LCPA04-01) to establish regulations pertaining to timeshare development.

Applicant/
Owners: City of Dana Point
Location: Citywide

Request: To amend the City's Zoning Code and Local Coastal Program to allow timeshare development in specified zones and incorporate appropriate regulations.

Environmental: A Negative Declaration pursuant to the California Environmental Quality Act (CEQA) was prepared for the Zone Text Amendment and Local Coastal Program for the Commission's review. Based on the Initial

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Study prepared for this project, it was determined that there would be no significant environmental impacts associated with the amendments.

Recommendation: That the Planning Commission recommend that the City Council approve the draft resolution for a Negative Declaration and the draft resolution to establish regulations pertaining to timeshare development.

There were five (5) requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Weinberg) to adopt Resolution 04-05-19-23 recommending that the City Council approve the Negative Declaration for Zone Text Amendment ZTA04-01 and Local Coastal Program Amendment LCPA04-01. Motion carried 3-2. (AYES: Denton, O'Connor, Weinberg NOES: Powers, Schoeffel ABSENT: None ABSTAIN: None)

ACTION: Motion made (Powers) and seconded (Schoeffel) to adopt Resolution 04-05-19-24 recommending that the City Council approve the Zone Text Amendment ZTA04-01 and Local Coastal Program Amendment LCPA04-01 establishing timeshare development standards excluding the CC/P and CC/V zoning districts. Motion carried 4-1. (AYES: Denton, Powers, Schoeffel, Weinberg NOES: O'Connor 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.

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H. STAFF REPORTS

Kyle Butterwick (Director) reported that at last week's City Council meeting that Roma Design had been selected as the consultant to prepare the Town Center Specific Plan.

He added that the Robles appeal had received a 3-2 vote to sustain the decision of the Planning Commission.

John Tilton (City Architect/Planning Manager) stated that at the City Council meeting there was some discussion about the current height standards and that there seemed to be some direction to staff to look at the height standard to see what works or doesn't work. He added that staff is work with the Planning Center on revising and creating residential design guidelines. He stated that they had provided a draft document and as part of that there will be a component for hillside design guidelines.

I. COMMISSIONER COMMENTS

Vice-Chairwoman O'Connor stated that regarding her vote on the timeshare ordinance that she was opposed to the proposed changes in the ordinance.

Commissioner Weinberg stated that the City should raise the appeal fee from \$250.00 to something more substantial. He felt that a higher fee would eliminate the number of appeals.

Commissioner Powers stated that his biggest concern for the Town Center was that a project would come in before the Specific Plan could be completed that would be hard to work around. He felt that the Town Center presented the City an opportunity to mold our community in the way we want it for the next 20 or 30 years.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, June 2, 2004, 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 8:37 p.m.

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