
**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

December 15, 2004
7:01 – 8:10 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 Powers 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: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Robert Kain (Permit Coordinator), Kurth Nelson (Planning Consultant), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

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

ACTION: Motion made (Powers) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of December 1, 2004. 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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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77 to allow an addition to an existing single-family residence located within the FP-3 Flood Overlay Zone at 35605 Beach Road.

Applicant: Bart Crandell
Owner: John Smead
Location: 35605 Beach Road

Request: Approval of a Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77 for an addition to, and remodel of, an existing single-family residence that is non-conforming to the Floodplain Overlay District regulations.

Environmental: This project is categorically exempt (Class 1e – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77.

Robert Kain (Permit Technician) reviewed the staff report.

Chairman Denton opened the Public Hearing.

Bart Crandell (Irvine - Architect) stated that he had reviewed the recommendations and accepts the conditions of approval as proposed. He thanked staff for their assistance with the project and the presentation.

Chairman Denton closed the Public Hearing.

ACTION: Motion made (Schoeffel) and seconded (O'Connor) to adopt Resolution 04-12-15-54 approving Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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ITEM 3: Mitigated Negative Declaration and Tentative Tract Map TTM16620 for a six lot subdivision on a one (1) acre parcel and Site Development Permit SDP04-32 allowing the development of a single-family residence on each of the six new lots at 35392 Camino Capistrano.

Applicant: Craig Foster
Owner: NDC Development
Location: 35392 Camino Capistrano

Request: A Tentative Tract Map and Site Development Permit to allow a six lot subdivision on a one (1) acre parcel with the demolition of an existing single-family residence and the development of a new single-family residence on each of the six new lots.

Environmental: A Negative Declaration has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the project for the Commission's review and adoption. The Negative Declaration was circulated on November 16, 2004 to the County Clerk and the State Clearinghouse for 30 days. The review period ended December 15, 2004. Comments received after distribution of this report will be attached as an appendix to the Negative Declaration for the Commission's consideration.

Recommendation: That the Planning Commission takes the following actions:

1. Adopt the attached Resolution adopting a Negative Declaration for the project; and
2. That the Planning Commission adopts the attached Resolution approving Tentative Tract Map TTM16620 and Site Development Permit SDP04-32.

Kurth Nelson (Planning Consultant) reviewed the staff report.

Chairman Denton opened the Public Hearing.

Craig Foster (NDC Development) thanked staff for their assistance through the planning process.

Helen Prescott (Capistrano Beach) stated that she was concerned with the drainage of the properties and with the setbacks of the proposed homes from her home.

Jim Douglas (San Clemente) stated that he was concerned with the building heights of the proposed homes.

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Chairman Denton closed the Public Hearing.

Commissioner Powers felt that the way the street was being used to access the parcels was a good solution. He stated that he would support the project.

Vice-Chairwoman O'Connor stated that she was pleased that the applicant needed no variances, that they were within the height limit, and that the lot coverages were below the 60% allowed by Code. She added that she would support the project based on the fact that the City believes it has a valid General Plan.

Chairman Denton felt that the parking restrictions would eliminate any problems with the reduced street width. He stated that the lot coverage for the proposed homes was appealing and felt that the new homes would compliment the neighborhood.

Commissioner Weinberg felt that the new homes would be a nice addition to the neighborhood.

Commissioner Schoeffel felt that the issues of the project had been mitigated and that he would support the project.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-12-15-55 approving a Negative Declaration for Tentative Tract Map TTM16620 and Site Development Permit SDP04-32. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-12-15-56 approving Coastal Development Permit Tentative Tract Map TTM16620 and Site Development Permit SDP04-32. 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.

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G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

John Tilton (City Architect/Planning Manager) reported that the City Council would be re-organizing on January 17, 2005.

He stated that the next public meetings on the Town Center Specific Plan are scheduled to be held on Monday, January 31st and Tuesday, February 1st. He added that staff expected Roma to present development strategies which would include physical improvements, changing traffic patterns, and development standards including height.

He stated that it was expected that the Coastal Commission would meet the second week of January and that they should accept the suggested modifications for the Headlands. He added that staff would be scheduling the public hearing for the Tentative Tract Map, Master Coastal Development Permit and Master Site Development Permit for the January 19, 2005 Planning Commission meeting.

He stated that it was anticipated that the Parks and Bike Master Plan would be coming to the Planning Commission for review in February. He added that the Planning Commission will be busy after the holiday break.

I. COMMISSIONER COMMENTS

Commissioner Schoeffel stated that he enjoyed the City Christmas luncheon at the Chart House. He wished everyone a happy holiday.

Commissioner Weinberg commended the Holiday Inn Express for their art in public places project. He stated that it turned out spectacular and that it really looks good. He added that it was exciting to see a project from beginning to end. He wished everyone a happy holiday season.

Chairman Denton stated that it had been a great year and wished everyone a great holiday season.

Vice-Chairwoman O'Connor stated that it was a great luncheon at the Chart House. She wished everyone a happy holiday. She added that she was looking forward to the New Year and working with the new City Council members. She stated that she has enjoyed serving on the Planning Commission and that she

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hoped that people realized that her true intent has always been to do the best for Dana Point. She added that she had no special interests and that what she does is where she wants to see Dana Point to be in the next five to ten years.

Commissioner Powers stated that he was excited that the Town Center project was moving forward again in January. He asked about the possibility of amending the Farmers Market hours of operation to 9:00 a.m. to 1:00 p.m. He wished everyone a happy holiday season.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, January 5, 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 8:10 p.m.

Norman Denton, Chairman
Planning Commission