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

November 16, 2005
7:04-8:22 p.m.

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

CALL TO ORDER – Chairwoman O'Connor called the meeting to order.

PLEDGE OF ALLEGIANCE – John Ramirez (Assistant City Attorney) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Chairwoman April O'Connor, Commissioner Greg Powers (arrived at 7:14 p.m.), Vice-Chairman J. Scott Schoeffel

Commissioner Absent: Commissioner Steven Weinberg

Staff Present: Kyle Butterwick (Director), John Ramirez (Assistant City Attorney), Brenda Chase (Senior Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of November 2, 2005.**

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

B. PUBLIC COMMENTS

There were no Public Comments.

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Vice-Chairman Schoeffel pulled Item 2 for discussion.

ACTION: Motion made (Schoeffel) and seconded (Denton) to approve all but Item 2 of the Consent Calendar. Motion carried 3-0-2. (AYES: Denton, O'Connor, Schoeffel NOES: None ABSENT: Powers, Weinberg ABSTAIN: None)

C. CONSENT CALENDAR

ITEM 2: A request for participation in the Mills Act Program; 1 Capistrano By The Sea (AKA Dolph House).

Applicant/

Owners: Neil Curtis/Fred Kiko

Location: 1 Capistrano By The Sea

Request: To recommend the City enter into an agreement with the property owner at 1 Capistrano By The Sea for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 – section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historical single-family residence.

Recommendation: That the Planning Commission adopt a Resolution recommending the City Council enter into an agreement with the property owner at 1 Capistrano By The Sea for participation in the Mills Act Program.

Richard Dietmeier (Dana Point) provided a history of the Dolph House. He stated that he supports the recommended action.

ACTION: Motion made (Denton) and seconded (Schoeffel) to adopt Resolution 05-11-16-49 recommending that the City Council enter into an agreement with the property owner at 1 Capistrano By The Sea for participation in the Mills Act Program. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)

ITEM 3: A request for Historical Resource Designation and participation in the Mills Act Program; 34031 Chula Vista.

Applicant/

Owner: Michelle Hoover

Location: 34031 Chula Vista

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Request: To designate a single-family residence located at 34031 Chula Vista as a historical structure, place the residence on the Dana Point Historic Resource Register and recommend the City enter into an agreement with the property owners for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 – Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historical single-family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single-family residence located at 34031 Chula Vista as a locally significant historical structure and recommend the City Council enter into an agreement with the property owner for participation in the Mills Act Program.

ITEM 4: A request for Historical Resource Designation and participation in the Mills Act Program; 34041 Chula Vista.

Applicant/

Owner: Tim Hardy

Location: 34041 Chula Vista

Request: To designate a single-family residence located at 34041 Chula Vista as a historical structure, place the residence on the Dana Point Historic Resource Register and recommend the City enter into an agreement with the property owners for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 – section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historical single-family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single-family residence located a 34041 Chula Vista as a locally significant historical structure and recommend the City Council enter into an agreement with the property owner for participation in the Mills Act Program.

D. PUBLIC HEARINGS

There were no Public Hearings.

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E. PUBLIC MEETINGS

ITEM 5: Review and consideration of proposed Bicycle and Pedestrian Trails Master Plan.

Recommendation: That the Planning Commission review and recommend the City Council approve the proposed Bicycle and Pedestrian Trails Master Plan.

Kyle Butterwick (Director) recommended that this item be held over until the next meeting to allow Commissioner Weinberg to be present.

Brenda Chase (Senior Planner) reviewed the staff report.

Ryan Snyder (Consultant) provided a PowerPoint presentation.

Richard Dietmeier (Dana Point) complimented the consultant and staff for continuing to pursue this issue. He stated that there was an effort being made at the water district to ensure that there is both pedestrian and bike access through that property as it gets developed.

Commissioner Powers stated that a lot of people walk and want trails. He added that there should be a link tying the City parks together. He felt that the Rachel Circle trail off of Camino Del Avion was a terrific idea, but he would like to see that trail continue on through the park to Tesoro Street and Sea Terrace Park. He stated that this linkage would be significant for children from the homes to Dana Hills High School. He added that the pathway between Sea Canyon Park and Monarch Beach is not improved and is truly a footpath. He stated that the pathways should be categorized also. He added that if the pathways are going to be a part of the community that they should be improved. He stated that he was concerned about the Blue Lantern residents and whether they would want their street designated as a bike route. He mentioned that there was no bike storage by the Headlands trails.

Vice-Chairman Schoeffel stated that he endorses Commissioner Powers' comments. He added that where he saw this plan having a positive impact was on the tourist/resort Town Center planning effort. He added that if Dana Point could show a forward thinking vision in this area and translate it into grant proposals and a way to share the expense, the City could really be onto something that is a good thing that would encourage people to get out and do something healthy. He added that he would support a continuance.

Commissioner Denton felt that it was a great plan and would add quality to Dana Point. He stated that he would support a continuance.

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Chairwoman O'Connor stated that she was happy to read that fatalities had decreased on the bike paths. She felt that the plan had done a great job on identifying future and existing needs. She stated that she would like to see an advertising program of the trail map on the City's website, an ad in the Dana Point News, or other places to help inform people of this amenity. She added that she would support a continuance.

ACTION: Motion made (Schoeffel) and seconded (Powers) to continue this item to the next regular Planning Commission meeting to allow for Commissioner Weinberg to participate in the discussion. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Schoeffel NOES: None ABSENT: Weinberg ABSTAIN: None)

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) reported that the Residential Building Height Task Force had reached a consensus and that their recommendation would be coming to the Planning Commission in the next six to eight weeks.

He stated that the City Council would be meeting on November 30, 2005 and one of the major items on this agenda was the Final Tract Map for the Headlands property.

He stated that the Town Center Subcommittee has continued to meet on a regular basis and that at their last meeting, the Subcommittee majority had voted to endorse maintaining of the one-way circulation system. He added that they wanted to reduce the number of lanes on Del Prado and Pacific Coast Highway to two lanes. He stated that this would allow for fifteen foot wide sidewalks in the Town Center.

Brenda Chase (Senior Planner) reported that the City Council would be considering the appeal on the height Variance for the duplex on Malaga at their meeting on November 30, 2005.

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Kyle Butterwick (Director) stated that the City Council would also be considering the request for gates at Bal Harbour.

John Ramirez (Assistant City Attorney) summarized the Hamilton decision received from the Court of Appeal.

I. COMMISSIONER COMMENTS

Vice-Chairman Schoeffel stated that he looks forward to the re-designed "Dog Fun Zone" in Sea Canyon Park.

He stated that he had read an article in the *Contra Costa Times* that reported that the County of Contra Costa had adopted an Ordinance that would require an owner to apply for a permit for ownership if their animal has any sort of history of reported aggression, lunging, or attacks on other animals.

Commissioner Powers reported that the Sea Canyon Park restrooms were in deplorable condition and asked for Staff to look into correcting the situation.

J. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, December 7, 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 8:22 p.m.

April O'Connor, Chairwoman
Planning Commission