

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

August 12, 2008
7:00 – 8:25 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: Vice-Chairwoman Michelle Brough, Commissioner Ed Conway, Chairman Norman Denton, Commissioner Liz Anderson Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Commissioner Michael Dec

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Erica Demkowicz (Senior Planner), Evan Langan (Associate Planner), Kurth Nelson (Senior Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 22, 2008.

ACTION: Motion made (Conway) and seconded (Fitzgerald) to approve the Minutes of the regular Planning Commission Meeting of July 22, 2008. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

ITEM 2: One-year time extension of Coastal Development Permit CDP04-21, Historical Resource Application HRA04-02 and Site Development Permit SDP04-61 to allow for an addition to an existing historical structure located in the Residential Multi-Family (RMF 22) Zoning District and Coastal Overlay District at 24440 Santa Clara.

Applicant: Lynn Muir
Owner: Steven Cary
Location: 24440 Santa Clara (APN 682-234-12)

Request: Allow a second one-year time extension of discretionary permits originally approved in July 2005, which granted entitlements to allow for the addition to an existing historical structure located in the Coastal Overlay District.

Recommendation: That the Planning Commission approve a one-year time extension for Coastal Development Permit CDP04-21, Historical Resource Application HRA04-02 and Site Development Permit SDP04-61, subject to all of the conditions contained in Resolution No. 05-07-20-36 and Resolution No. 05-07-06-27 (Supporting Documents 2 and 3).

ACTION: Motion made (Schoeffel) and seconded (Brough) to approve the request for a one-year extension for Coastal Development Permit CDP04-21, Historical Resource Application HRA04-02, and Site Development Permit SDP04-61. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

D. PUBLIC HEARINGS

ITEM 3: Tentative Parcel Map TPM2005-183 and Minor Site Development Permit SDP06-57(M) to subdivide an existing 24,597 square foot lot into three (3) separate parcels. Two (2) new dwellings will be constructed on two of the newly-created parcels, while the original, existing legal non-conforming dwelling will remain and be remodeled to fit the third parcel. The subject site is located in the Residential Single Family (RSF 7) zone and is addressed as 26992 Del Gado Road.

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Applicant: Pacific Cornerstone Development
Owner: Farrell & Andrea L. Roberson
Location: 26992 Del Gado Road (A.P.N. #691-322-04)

Request: Approval of a three (3) lot subdivision for Tentative Parcel Map TPM2005-183 and a Minor Site Development Permit SDP06-57(M) to permit the construction of two (2) new single family detached dwellings on two of the newly-created lots, while the existing legal non-conforming dwelling will remain and be remodeled to fit the third parcel.

Environmental: This project is categorically exempt (Class 15 - Section 15315 – Minor Land Divisions) from the provisions of the California Environmental Quality Act (CEQA) because it will result in the division of property in an urbanized area zoned for residential use which will result in fewer than 4 parcels, it is consistent with the General Plan and zoning, no variances or exceptions are required, all services to the parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent

Recommendation: That the Planning Commission adopt the attached Draft Resolution No. 08-08-12-18 approving Tentative Parcel Map TPM2005-183 and Minor Site Development Permit SDP06-57(M).

There was one (1) request to speak on this item.

ACTION: Motion made (Brough) and seconded (Fitzgerald) to adopt Resolution No. 08-08-12-18 approving Tentative Parcel Map TPM2005-183 to allow a 3-lot subdivision on a 24,597 square foot parcel and Minor Site Development Permit SDP06-57(M) for the development of two new single-family residences on two of the lots and a remodel of the existing residence on the third lot at 26992 Del Gado Road. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: Coastal Development Permit CDP08-0005 and Minor Site Development Permit SDP08-0030(M) to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence at 34567 Camino Capistrano.

Applicant: Marshall Innis (MIDG Architects)
Property Owner: Rick and Patti Thompson
Location: 34567 Camino Capistrano (APN 123-381-06)

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Request: Request for Coastal Development Permit CDP08-0005 to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, 4,331 square foot single-family residence with attached, 445 square foot, two-car and 233 square foot, single-car garages; as well as for Minor Site Development Permit SDP08-0030(M) to allow the measurement of residential building height from the top of not more than 30 inches of fill at 34567 Camino Capistrano. Per adopted City Zoning Maps, the subject property is zoned as Residential Single-Family 3 (RSF-3), located within the Coastal Overlay District as well as the Appeal Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project, and finds the project Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: Adopt Planning Commission Resolution No. 08-08-12-19, approving Coastal Development Permit CDP08-0005 and SDP08-0030(M) for the referenced scope of work.

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

ACTION: Motion made (Schoeffel) and seconded (Brough) to adopt Resolution No. 08-08-12-19 approving Coastal Development Permit CDP08-0005 and Minor Site Development Permit SDP08-0030(M) to allow the demolition of an existing single-family residence; and the construction of a new, two-story, single-family residence in the Residential Single-Family 3 Zoning District at 34567 Camino Capistrano Drive. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 5: Coastal Development Permit CDP08-0011 to allow the construction of a two-story, single-family dwelling and a detached garage and second dwelling unit with a bluff edge setback deviation to 25 feet and a Minor Site Development Permit SDP08-0032(M) to (1) allow building height to be measured from atop a maximum of 30 inches of fill, (2) retaining walls over 30 inches in height, and (3) overall wall heights exceeding six (6) feet in the required side and rear yards located at 24692 El Camino Capistrano.

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Applicant: James Glover
Owner: Tom and Maria Vegh
Location: 24692 El Camino Capistrano; (APN 682-203-05)

Request: Approval of a Coastal Development Permit to allow the construction of a 5,664 square foot, two-story, single-family dwelling and a 1,174 square foot detached garage and 1,198 square foot second dwelling unit with a bluff edge setback deviation to 25 feet and a Minor Site Development Permit to (1) allow building height to be measured from atop a maximum of 30 inches of fill, (2) retaining walls over 30 inches in height, and (3) overall wall heights exceeding six (6) feet in the required side/rear yard located at 24692 El Camino Capistrano.

Environmental: This project is categorically exempt (Class 3 - Section 15303 - New Construction) from the provisions of the California Environmental Quality Act (CEQA) because the project involves the construction of a new single-family residence not in conjunction with the construction of two or more of such dwelling units and associated accessory structures.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP08-0011 and Minor Site Development Permit SDP08-0032(M).

There were three (3) requests to speak on this item.

ACTION: Motion made (Fitzgerald) and seconded (Brough) to adopt Resolution No. 08-08-12-20 approving Coastal Development Permit CDP08-0011 to allow the construction of a two-story, single-family dwelling unit with a bluff edge setback deviation to 25 feet and a Minor Site Development Permit SDP08-0032(M) to allow (1) building height to be measured from atop a maximum of 30 inches of fill, (2) retaining walls over 30 inches in height, and (3) overall wall heights exceeding six (6) feet in the required side and rear yards located at 24592 EL Camino Capistrano. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

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F. STAFF REPORTS

Kyle Butterwick (Director of Community Development) gave two (2) project updates:

- The City will be starting a series of public outreach meetings for the Town Center public improvements. Dates are not set at this time, and he encourages the public to attend.
- At their August 19th meeting, the City Council will be considering a Business Improvement District in collaboration with City hotels.

G. COMMISSIONER COMMENTS

Commissioner Fitzgerald recounted her visit to Santa Barbara and summarized a televised segment of the Planning Commission meeting which depicted an impressive source of knowledge about its parking management plan for hotel structures.

H. ADJOURNMENT

Chairman Denton adjourned the meeting to the *next regular* meeting of the Planning Commission held on Tuesday, August 26, 2008, 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 8:25 p.m.