

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

October 28, 2008
7:00 – 7:30 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 Conway 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), Jennifer Farrell (Assistant City Attorney), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 23, 2008.

ACTION: Motion made (Brough) and seconded (Fitzgerald) to approve the Minutes of the regular Planning Commission Meeting of September 23, 2008. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 2: Minutes of the regular Planning Commission Meeting of October 14, 2008.

ACTION: Motion made (Conway) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of October 14, 2008. Motion carried 4-0-1. (AYES: Brough, Conway, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: Fitzgerald)

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

October 28, 2008
7:00 – 7:30 p.m.

PAGE 2

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 3: Site Development Permit SDP08-0031 to allow the construction of a new, two-story, 5,096 square foot mixed-use structure with offices on the first-floor and a residence and additional offices on the second floor; as well as a request for an increase in total permitted lot coverage at 26852 Calle Hermosa.

Applicant/ Pat Meek
Owner: Blue Lantern LLC
Location: 26852 Calle Hermosa (APN 691-161-09)

Request: Approval of Site Development Permit SDP08-0031 to allow the construction of a new, two-story, 5,096 square foot mixed-use structure with offices on the first-floor and a residence and additional offices on the second floor; as well as a request for an increase in total permitted lot coverage at 26852 Calle Hermosa.

Environmental: Staff finds the subject project categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per (Class 32) Section 15332 (Infill).

Recommendation: That the Planning Commission adopt the attached Draft Resolution 08-10-28-26, approving Site Development Permit SDP08-0031.

Evan Langan (Associate Planner) presented the staff report.

There being no requests to speak, Chairman Denton opened and closed the public hearing.

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES

October 28, 2008
7:00 – 7:30 p.m.

PAGE 3

ACTION: Motion made (Schoeffel) and seconded (Fitzgerald) to adopt Resolution No. 08-10-28-26 approving Site Development Permit SDP08-0031, to allow the construction of a new, two-story, 5,096 square foot mixed-use structure, with offices on the first-floor, and a residence and additional offices on the second floor; as well as a request for an increase in total permitted lot coverage at 26852 Calle Hermosa in the Professional/Residential (P/R) Zoning District at 26852 Calle Hermosa. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

ITEM 4: A request for historical resource designation and participation in the Mills Act Program for the property located at 33872 Valencia Place and presentation of the plaque to the property owner.

Applicant/ John Fotsch
Owner:

Location: 33872 Valencia Place (APN 682-083-08)

Request: To designate a single-family residence located at 33872 Valencia Place as a historical structure, place the residence on the Dana Point Historic Resource Register and recommend the City Council 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 33872 Valencia Place as a locally significant historical structure and recommend that the City Council enter into an agreement with the property owner for participation in the Mills Act Program and present the plaque to the property owner.

John Tilton (City Architect/Planning Manager) presented the staff report.

Chairman Denton opened the Public Hearing.

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

October 28, 2008
7:00 – 7:30 p.m.

PAGE 4

Carlos N. Olvera (Dana Point – Dana Point/Capistrano Beach Historical Society President) thanked the homeowners for their efforts to restore the home to its historic state.

John Fotsch (Laguna Niguel) thanked the historical society for their assistance. He stated that it has been a pleasure remodeling the home. He also thanked the Planning Commission for considering the property for historic designation.

Chairman Denton closed the Public Hearing.

Commissioner Schoeffel recalled past presentations given by members of the Historical Society in helping and motivating homeowners to identify and preserve historic properties. He noted that there have been few applications over the years, and it is a pleasure to review an application such as this. He stated that the property is “lovely”, complies well with the City’s strict criteria and he supports its historic listing.

Commissioner Fitzgerald stated having been in real estate, there are two types of homes you end up loving; first, architecturally spectacular, contemporary homes; and second, the “old ones” that people recognize as special and are willing to preserve. She stated that it is always a “treat” to see these homes come before the Planning Commission.

Commissioner Conway thanked the owners for preserving the home. He also stated that staff did a great job in helping the homeowners follow through.

Vice Chairwoman stated that the project was “outstanding”.

ACTION: Motion made (Schoeffel) and seconded (Denton) to adopt Resolution No. 08-10-28-27 designating an existing single-family residence as a Historic Resource and placing that structure on the Dana Point Historic Resource Register (HRS08-0001) and recommending to the City Council to enter into an agreement for the Mills Act Program for the property located at 33872 Valencia Place. Motion carried 5-0.
(AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None
ABSENT: None ABSTAIN: None)

Chairman Denton presented the property owners with a plaque in recognition of their designated historic structure.

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

October 28, 2008
7:00 – 7:30 p.m.

PAGE 5

F. STAFF REPORTS

Kyle Butterwick (Director of Community Development) gave several updates:

- The Doheny House Draft Environmental Impact Report (EIR) has been released for a 45-day public review.
- This week the City intends to circulate the Mitigated Negative Declaration for the former mobile home site on Del Obispo, for a 30-day public review period.

Mr. Butterwick asked the Planning Commission for an opinion on the future Planning Commission meeting schedule, specifically if a Monday or Tuesday meeting was necessarily preferable. Three Commissioners did not have a strong preference and two Commissioners preferred a Tuesday meeting.

G. COMMISSIONER COMMENTS

Commissioner Schoeffel sends everyone his best wishes for an early Happy Halloween.

Commissioner Conway encouraged everyone to vote this Election Day, Tuesday, November 4, 2008.

H. ADJOURNMENT

Chairman Denton adjourned the meeting to the *next regular* meeting of the Planning Commission held on Tuesday, November 25, 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.

Norman Denton, Chairman
Planning Commission

The meeting adjourned at 7:30 p.m.