

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

January 22, 2008
7:00 – 7:25 p.m.

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

CALL TO ORDER – Vice-Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner Conway led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

Commissioner Absent: Chairwoman Liz Anderson Fitzgerald (seat on Commission taken by Alternate Dec for this meeting).

Staff Present: Kyle Butterwick (Director), Matthew Richardson (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 January 8, 2008.**

ACTION: **Motion made (Brough) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of January 8, 2008. Motion carried 5-0. (AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: None)**

B. PUBLIC COMMENTS

Richard Kay (Talega Board - HOA President) introduced himself and indicated that this was his second time attending a Planning Commission meeting. He added that he owns five properties in Dana Point, and commended the Commissioners on doing an excellent job.

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

January 22, 2008
7:00 – 7:25 p.m.

PAGE 2

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Amendment to Site Development Permit SDP03-52M and Variance V03-23 at 34111 Street of the Blue Lantern (Withdrawn).

Applicant/ Robert Theel Company
Owner: James F. DeCarli
Location: 34111 Street of the Blue Lantern (APN 682-245-12)

Request: Consideration of a request to make interior and exterior alterations to previously approved plans for construction of a new single-family residence.

Recommendation: No action is required. The application has been withdrawn.

ITEM 3: Request for Tentative Parcel Map TPM2007-213, Site Development Permit SDP07-54 and Minor Conditional Use Permit CUP07-29(M) permitting individual ownership in conjunction with the construction of a three-story duplex dwelling in the Residential Multiple Family 14 (RMF-14) Zoning District at 34071 Silver Lantern.

Applicant/
Owner: Clive Waring
Location: 34071 Silver Lantern (APN 682-292-15)

Request: Request for TPM2007-213, SDP07-54 and CUP07-29(M) to permit individual ownership in conjunction with the construction of a three-story, duplex dwelling at 34071 Silver Lantern.

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 that all proposed, real development is Categorically Exempt per Section 15303 (b) (Class 3 – New Construction or Conversion of Small Structures); the proposed, tentative parcel map is Categorically Exempt per Section 15315 (Class 15 - Minor Land Divisions).

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

January 22, 2008
7:00 – 7:25 p.m.

PAGE 3

Recommendation: That the Planning Commission adopt Resolution No. 08-01-22-02, approving Tentative Parcel Map TPM2007-213, Site Development Permit SDP07-54 and Minor Conditional Use Permit CUP07-29(M).

Evan Langan (Associate Planner) reviewed the staff report.

There being no requests to speak Vice-Chairman Denton opened and closed the Public Hearing.

Commissioner Dec stated that he would support the project.

ACTION: Motion made (Schoeffel) and seconded (Dec) to approve Resolution No. 08-01-08-02 approving Tentative Parcel Map TPM2007-213, Site Development Permit SDP07-54 and Minor Conditional Use Permit CUP07-29(M) to allow individual ownership in conjunction with the construction of a three-story duplex dwelling in the Residential Multiple Family 14 (RMF-14) zoning district at 34071 Silver Lantern. Motion carried 5-0. (AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) reported that the City is pleased to have Mr. Langan on board in Planning with his relevant experience from the City of Malibu which handles unique coastal community issues similar to those found in Dana Point.

He summarized several project updates:

- The Coastal Commission meeting in April will be held in Monterey. This location may be too far away from Dana Point for the Town Center Plan Hearing.
- The Town Center Plan hearing could be scheduled for Santa Barbara in May.
- The Coastal Commission approved a one-year extension request for the Harbor Plan. A release of the EIR for the Waterside Marina Plan is expected within the next sixty days.

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

January 22, 2008
7:00 – 7:25 p.m.

PAGE 4

- The release of the Negative Declaration for the site of the Makar Mobile Home Park is expected in approximately thirty days.
- He reported that the commercial mixed use property on the corner of Pacific Coast Highway and Green Lantern will be brought to the Planning Commission on March 11, 2008.
- The EIR release for the Doheny House is expected within the next 45-60 days.
- The Housing Element should be filed for certification by the State in June.

Lastly, he distributed a University of California Los Angeles Extension brochure offering courses for the Planning Commissioner's consideration.

G. COMMISSIONER COMMENTS

Commissioner Conway complimented Mr. Langan on his presentation; and thanked Vice Chairman Denton for conducting the meeting.

Commissioner Brough dittoed Commissioner Conway's comments.

Commissioner Schoeffel stated that he was in full accord with the previous comments.

H. ADJOURNMENT

Vice-Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, February 12, 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 7:25 p.m.

Liz Anderson Fitzgerald, Chairwoman
Planning Commission