

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

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March 25, 2008  
7:00 – 7:36 p.m.

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

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**CALL TO ORDER** – Chairwoman Fitzgerald called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Vice-Chairman Denton led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson Fitzgerald, and Commissioner J. Scott Schoeffel

**Commissioner Absent:** Alternate Michael Dec

**Staff Present:** John Tilton (City Architect/Planning Manager), Mal Richardson (Deputy City Attorney), Saima Qureshy (Senior Planner), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of March 11, 2008.**

**ACTION:** **Motion made (Brough) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of March 11, 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.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Site Development SDP07-62 for a 358 square foot addition and exterior modification to an existing single family residence, designated as a Historic Resource, located at 34041 Chula Vista Avenue.**

Applicant/ Lampert Architects  
Owner: Tim and Carmela Hardy  
Location: 34041 Chula Vista (APN 682-246-05)

Request: Request for a Site Development Permit (SDP 07-62) to add 209 square feet on the first floor and a new second floor of 149 square feet to an existing one-story single family residence, designated as a historic resource and a participant in the Mills Act Program. The project will result in modifications to the exterior of the structure. A Site Development Permit is required for major alterations to any structure designated as a Historic Resource.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, Class 3 – New Construction or Conversion of Small Structures. The proposed project is for an addition to an existing single family residence located in a residential zone in an urbanized area. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission approve Site Development Permit SDP07-62.

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

**ACTION: Motion made (Brough) and seconded (Schoeffel) to adopt Resolution No. 08-03-25-07 approving Site Development Permit SDP07-62. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 3: Zoning Code Update Program – Zone Text Amendment ZTA08-0002.**

Applicant/  
Owner: City of Dana Point – Community Development Department  
Location: Citywide

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Request: Request for Zone Text Amendment ZTA08-0002 to address inconsistencies and provide clarification of existing regulations in the Zoning Ordinance.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15305, Class 5 – Minor Alterations in Land Use Limitations. The proposed project involves minor amendments to the Zoning Ordinance.

Recommendation: That the Planning Commission approve the attached draft Resolution, recommending approval and adoption of the proposed Zone Text Amendment to the City Council.

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

**ACTION:** Motion made (Schoeffel) and seconded (Denton) to adopt Resolution No. 08-03-25-08 recommending the City Council approve Zone Text Amendment (ZTA08-0002). Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

**John Tilton (City Architect/Planning Manager)** gave an update on several City issues and projects.

He reported that Code Enforcement has investigated the Wicked Garden activities and determined that special use and conditional use permits will be required; he added that the outdoor patio setup will be confirmed after permitting requirements are investigated.

He announced a public hearing with the Coastal Commission on the Town Center Plan is scheduled for May 7-9, in Marina Del Rey. He added that the Headlands Mid-Strand public accessway item will be on the same agenda.

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He reported Staff's response on the General Plan's Housing Element is being returned to the State this week.

**G. COMMISSIONER COMMENTS**

**Commissioner Schoeffel** stated he is looking forward to the advent of Spring; he indicated that the City is looking very good and is hoping that it will look a lot better as the months go by.

**Vice-Chairman Denton** reported that he was not able to attend the Harbor meeting to review the Marina Layout. He suggested to those who want to provide their comments on the Marina update, to register on the Harbor's website to give their opinions on the layout or any other concerns.

**Commissioner Conway** had announced that he will be attending the Annual Planning Commissioners' Conference in Sacramento on March 26-28, 2008.

**H. ADJOURNMENT**

**Chairwoman Fitzgerald** adjourned the meeting to the *next regular* meeting of the Planning Commission will be held on Tuesday, April 8, 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 7:36 p.m.**