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

July 5, 2006
7:02-7:48 p.m.

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

CALL TO ORDER – Chairman Schoeffel called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner O'Connor led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

Staff Present: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Robert Kain (Permit Coordinator), Brenda Chase (Senior Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 21, 2006.

ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of June 21, 2006. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 2: Minutes of the special Planning Commission Meeting of June 28, 2006.

ACTION: Motion made (Weinberg) and seconded (Fitzgerald) to approve the Minutes of the special Planning Commission Meeting of June 28, 2006. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 3: Tentative Parcel Map (TPM2005-161) and Conditional Use Permit (CUP05-11) to allow the conversion of an existing duplex to condominiums for property located in the Residential Multiple Family (RMF 14) Zoning District at 33341 Nottingham Way.

Applicant/

Owner: Steve Helgestad

Location: 33341 Nottingham Way

Request: A Tentative Parcel Map and Conditional Use Permit to convert an existing duplex to condominiums for a property located in the Residential Multiple Family (RMF 14) Zoning District.

Environmental: This project is Categorically Exempt (Class 15 – Section 15315 – Minor Land Divisions) 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 approving Tentative Parcel Map TPM2005-161 and Conditional Use Permit CUP05-11.

Robert Kain (Permit Coordinator) reviewed the staff report.

There being no requests to speak, Chairman Schoeffel opened and closed the Public Hearing.

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ACTION: Motion made (Weinberg) and seconded (Denton) to adopt Resolution 06-07-05-26 approving Tentative Parcel Map TPM2005-161 and Conditional Use Permit CUP05-11. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: A Coastal Development Permit (CDP06-08) and Site Development Permit (SDP06-30M) to allow an addition to an existing non-conforming single-family residence located within the Coastal Overlay District at 227 Monarch Bay Drive.

Applicant: Stan Andrade
Owners: Mark and Christine Yocca
Location: 277 Monarch Bay Drive

Request: Request for a Coastal Development (CDP06-08) and a Site Development Permit (SDP06-30M) to allow a 791 square foot addition to an existing, non-conforming single-family residence.

Environmental: This project is Categorically Exempt (Class 1 – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP06-08 and Site Development Permit SDP06-08M.

Brenda Chase (Senior Planner) reviewed the staff report.

There being no requests to speak, Chairman Schoeffel opened and closed the Public Hearing.

ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution 06-07-05-27 approving Coastal Development Permit CDP06-08 and Site Development Permit SDP06-08M. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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ITEM 5: Site Development Permit (SDP06-34) to allow additional building height for a new single-family residence at 33972 Blue Lantern in accordance with the residential building height standards for the hillside lots.

Applicant:

Owner/: Jim Sigrist

Location: 33972 Blue Lantern

Request: Request for a Site Development Permit (SDP06-34) to apply additional building height in accordance with the residential building height standards for hillside lots, to a new single-family residence.

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 such dwelling units.

Recommendation: That the Planning Commission approve Site Development Permit SDP06-34.

Brenda Chase (Senior Planner) reviewed the staff report.

Chairman Schoeffel opened the Public Hearing.

Steve Moore (Dana Point) stated that he supports the amended plans.

Carol McMahon (Dana Point) stated that she supports the amended plans with the removal of the dog houses and the reduction of the height of the chimneys.

Gary Newkirk (Dana Point) stated that he was concerned with how far along the construction had gotten before the problem was identified. He felt the resolution that has been suggested is a good one as long as it meets all of the criteria and stipulations that is part of the new Code for building on sloped lots.

Chairman Schoeffel closed the Public Hearing.

Commissioner Fitzgerald stated that she was very much in support of the project but she would like to see if there was any way to minimize the chimney structures.

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Vice-Chairman Weinberg felt that the chimneys are part of the architecture of the building and if they are within the appropriate limits and fit the mass of the building, he had no problem with them.

Commissioner Denton stated that smaller chimneys may not balance out with the rest of the home. He added that he would support the project and felt that it will be an attractive home.

Commissioner O'Connor stated that she was glad to see the dog houses being eliminated. She added that as long as the chimneys meet the Code, that she would support them as depicted.

Chairman Schoeffel felt that this was a nice project and that he would like to leave the architecture as it is.

ACTION: **Motion made (Denton) and seconded (Weinberg) to adopt Resolution 06-07-05-28 approving Site Development Permit SDP06-34M. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

John Tilton (City Architect/Planning Manager) reported that there were no items scheduled for the next regular meeting on July 19, 2006. He stated that it was the Director's recommendation that the meeting be cancelled to allow for a short break.

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He stated that Staff was anticipating a joint workshop with the Planning Commission and the City Council in August. He asked for the Commissioners to forward their August schedules to Staff so that they can identify a date that would work for everyone.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, August 2, 2006, 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 7:48 p.m.

J. Scott Schoeffel, Chairman
Planning Commission