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

January 19, 2005
7:00 – 9:35 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 – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairman Norman Denton, Vice-Chairwoman April O'Connor, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

Staff Present: Kyle Butterwick (Director), Patrick Munoz (City Attorney), John Tilton (City Architect/Planning Manager), Kurth Nelson (Planning Consultant), Robert Kain (Permit Coordinator), Paul Huckabee (Planning Consultant), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of December 15, 2004.

ACTION: Motion made (O'Connor) and seconded (Powers) to approve the Minutes of the regular Planning Commission Meeting of December 15, 2004 with amendment to Page 4. Motion carried 5-0.
(AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg **NOES:** None **ABSENT:** None **ABSTAIN:** None)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP04-19 to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 7,305 square foot single-family residence with 903 square feet of attached garage space, and associated improvements on a coastal bluff lot at 24342 Santa Clara Avenue.

Applicant: Richard Hanson, Architect
Owner: Timothy and Mary McFadden
Location: 24342 Santa Clara

Request: A Coastal Development Permit to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 7,305 square foot single-family residence with 903 square feet of attached garage space, and associated improvements on a coastal bluff lot.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project entails the demolition of an existing single-family residence and the construction of a new single-family residence replacing the existing residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP04-19.

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

ACTION: Motion made (Schoeffel) and seconded (O'Connor) to adopt Resolution 05-01-19-01 approving Coastal Development Permit CDP04-19. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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ITEM 3: A Variance V04-07 to allow the addition of a pitched roof element to an existing single-family residence that is nonconforming to the regulations for building height at 34185 Blue Lantern.

Applicant: Mary Opel
Owner: Richard Faris and Mary Opel Faris
Location: 34185 Blue Lantern

Request: A Variance to allow the addition of a pitched roof element to an existing single-family residence that is nonconforming to the regulations for building height.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the minor alteration of an existing structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying Variance V04-07.

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

ACTION: Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 05-01-19-02 denying Variance V04-07. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: An amendment to the approval of Variance V02-12 which permitted the construction of a new two-story single-family residence on a steeply sloped, vacant lot that will exceed the City's 24-foot height limit for flat roof structures.

Applicant/
Owner: Benny Varkel
Location: 33771 Robles Drive

Recommendation: That the Planning Commission accept the applicant's request to withdraw the application to amend the previous approval.

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

There was a consensus of the Planning Commission to continue this item to the next regular Planning Commission meeting of February 2, 2005.

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ITEM 5: Master Coastal Development Permit CDP04-23, Tentative Tract Map TTM16331, and Master Site Development Permit SDP04-69 to subdivide and develop approximately 121 acres located on the Dana Point Headlands.

Applicant/

Owner: Headlands Reserve LLC

Location: 121.3 acres generally located at the northwest corner of Pacific Coast Highway and Street of the Green Lantern

Request: To approve a master coastal development permit to subdivide 121.3 acres into 126 numbered lots and 27 lettered lots to ultimately allow development of 118 single-family homes, 4.4 acres of Visitor/Recreational Commercial development including one 65-90 room hotel and three lots adjacent to Pacific Coast Highway for commercial development not to exceed 35,000 square feet with a 40-bed hostel, a 27.9 acre conservation park and approximately 40.8 acres of additional parks and open space. The master coastal development permit and a master site development permit are also requested for the residential and public park areas.

Environmental: An Environmental Impact Report was certified by the Dana Point City Council on January 22, 2002. An Addendum to the Environmental Impact Report and a revised Statement of Overriding Considerations was approved on September 22, 2004. The proposed project substantially conforms to the development analyzed in those documents.

Recommendation: That the Planning Commission approve Master Coastal Development Permit CDP04-23, Tentative Tract Map TTM16331, and Master Site Development Permit SDP04-69.

There were thirteen (13) requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 05-01-19-03 approving Master Coastal Development Permit CDP04-23. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 05-01-19-04 approving Tentative Tract Map TTM16331. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 05-01-19-05 approving Master Site Development Permit SDP04-69. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, 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

Kyle Butterwick (Director) reported that there has been a slight delay on the workshops for the Town Center Specific Plan. He stated that they were originally scheduled for the end of this month, but they will take place at the end of February, or the first part of March. He stated that staff has been working with Roma on new phases for the public improvements. He reported that the City would be receiving the draft EIR on the Harbor Revitalization Plan early this summer and that the final draft of the General Plan would be completed soon. He stated that the next six months will be very busy for the Planning Commission and City staff. He stated that the City Council would be considering the appeal of the Planning Commission's ruling on the Diedrichs proposal at their meeting next Wednesday.

John Tilton (City Architect/Planning Manager) stated that one of the reasons for Staff wanting to work out the phasing issues with respect to the Town Center Specific Plan recommendations is because the new Public Works Director has been very instrumental in pointing out the details that require attention before any recommendations should be finalized for the workshops.

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I. COMMISSIONER COMMENTS

Commissioner Powers commended Commission Schoeffel and Chairman Denton on the approval of the Headlands project.

Vice-Chairman O'Connor stated that she was glad that this evening went well and that the City has Commissioners that are experienced and that can handle these issues. She hoped that Commissioner Schoeffel and Chairman Denton consider re-applying for the Planning Commission again.

Chairman Denton stated that it was satisfying to him to see the room less divisive and after eight years have a project really come together was the proof to him that approval was the right action.

Commissioner Weinberg asked if the Planning Commission could be proactive instead of reactive and as the Planning Commission to get involvement from the community to solve the height problem and come up with a recommendation to give to the City Council.

Commissioner Schoeffel thanked Chairman Denton for his leadership throughout the years of Headlands hearings and the many other issues that have come before the Planning Commission.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, February 2, 2005, 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 9:35 p.m.