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

July 20, 2005
7:02-9:16 p.m.

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

CALL TO ORDER – Chairwoman O'Connor called the meeting to order.

PLEDGE OF ALLEGIANCE – Director Butterwick led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager), Erica Williams (Senior Planner), Brenda Chase (Senior Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 6, 2005.

ACTION: Motion made (Weinberg) and seconded (Powers) to approve the Minutes of the regular Planning Commission Meeting of July 6, 2005. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel 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 Permit SDP04-39M to allow the construction of a retaining wall in excess of 30 inches in height along the south and southwest property lines of both residential properties and abutting the links at Monarch Beach Golf Course. The retaining wall will contain landscaping for screening and will measure approximately 20 feet in height at its highest point. The subject properties are located in the Residential Single-Family (RSF 12/PRD 2) Zone and are addressed as 30 and 32 Dauphin.

Applicant: Richard Natland
Owners: Geri Hulon Trust
Location: 30 and 32 Dauphin

Request: A Site Development Permit to allow the construction of a retaining wall in excess of 30 inches in height along the south and southwest property lines of two (2) separate parcels, both owned by the applicant. The retaining wall will contain landscaping for screening and will measure approximately 20 feet in height at its highest point.

Environmental: The proposed project is Categorically Exempt under Section 15304 of the California Environmental Quality Act (CEQA) (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP04-39M.

There were nine (9) requests to speak on this item.

ACTION: Motion made (Denton) and seconded (Weinberg) to continue this item to the regular Planning Commission meeting of September 21, 2005. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel ABSTAIN: None)

ITEM 3: Coastal Development Permit CDP04-17 to allow construction of a 4,864 square foot single-family residence, with bluff edge setback deviation, on a 17,644 square foot site located at 34645 Camino Capistrano in the Capistrano Beach area of the City.

Applicant: Mark Botich
Owner: Cliff and Cheryl Terry

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Location: 34645 Camino Capistrano
Request: Approval of a Coastal Development Permit to allow construction of a new 4,864 square foot single-family residence, with setback deviation from the coastal bluff edge, on a 17,644 square foot bluff-top lot located at 34645 Camino Capistrano.

Environmental: This project is categorically exempt, Section 15303 (Class 3 – New Construction or Conversion of Small Structures) from provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of a new single-family residence not in conjunction with construction of three or more such dwelling units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP04-17.

There were four (4) requests to speak on this item.

ACTION: Motion made (Powers) and seconded (Weinberg) to adopt Resolution 05-07-20-35 approving Coastal Development Permit CDP04-17. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel ABSTAIN: None)

Chairwoman O'Connor recessed the meeting at 8:35 p.m.

Chairwoman O'Connor reconvened the meeting at 8:42 p.m.

ITEM 4: Coastal Development Permit CDP04-21 and Site Development Permit SDP04-61 for an addition to an existing historical structure located in the Residential Multi-Family 22 (RMF 22) Zoning District and Coastal Overlay District at 24440 Santa Clara.

Applicant: Lynn Muir
Owners: Steven and Leslie Cary
Location: 24440 Santa Clara

Request: For an addition to an existing historical single-family residence located in the Coastal Overlay Zone.

Environmental: The proposed project is categorically exempt under Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities).

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Recommendation: That the Planning Commission approve the attached draft Resolution approving Coastal Development Permit CDP04-21 and Site Development Permit SDP04-61.

There were two (2) requests to speak on this item.

ACTION: Motion made (Weinberg) and seconded (Powers) to adopt Resolution 05-07-20-36 approving Coastal Development Permit CDP04-21 and Site Development Permit SDP04-61. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

ITEM 5: Review and consideration of proposed Parks, Recreation, and Open Space Master Plan and Appendix. (Continued from the regular meeting of June 15, 2005)

Recommendation: That the Planning Commission continue this item to the regular Planning Commission meeting of August 17, 2005.

ACTION: Motion made (Denton) and seconded (Weinberg) to continue this item to the regular Planning Commission Meeting. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel ABSTAIN: None)

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Erica Williams (Senior Planner) provided a summary of the progress on the Headlands project.

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Brenda Chase (Senior Planner) spoke about the Town Center Subcommittee. She announced that the next meeting was scheduled for August 9th.

Todd Litfin (Assistant City Attorney) clarified the recent Supreme Court decision on the Kelo case regarding imminent domain.

I. COMMISSIONER COMMENTS

Commissioner Powers stated that it was good that the City had included as one of the Town Center Guidelines that there would be no redevelopment agency.

J. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, August 3, 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 9:16 p.m.