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

February 16, 2005
7:00-8:38 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 – Commissioner Weinberg 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), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager), Kurth Nelson (Project Planner), 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 February 2, 2005.

ACTION: Motion made (Powers) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of February 2, 2005. 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: Site Development Permit SDP01-53(I) for revisions to a design for the single-family residence on Lot 1 of Tract 16133, which includes an additional 460 square feet of living area, 908 square feet of basement and a roof deck.

Applicant/

Owner: Tom Carney
Location: 34436 Via Verde

Request: A Site Development Permit to allow a revised house design for the single-family residence on Lot 1 of Tract 16133, which includes an additional 460 square feet of living area, 908 square feet of basement and a roof deck.

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 construction of a new single-family residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Site Development Permit SDP01-53(I).

There were no requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 05-02-16-09 approving Site Development Permit SDP01-53(I). Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: Tentative Parcel Map TPM2004-260 and Site Development Permit SDP04-60 for a proposed one-lot, 2-unit condominium project located at 33762 Orilla Road.

Applicant: Gerald Muir
Owner: Fintiu, Inc.
Location: 33762 Orilla Road

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Request: Approval of a one-lot subdivision for Tentative Parcel Map TPM2004-260 and a Site Development Permit SDP04-60 to permit the construction of a 2-unit condominium project.

Environmental: This project is categorically exempt (Class 3 – Section 15303 – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of two new detached residential units. The proposed condominium map 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 TPM2004-260 and Site Development Permit SDP04-60.

There were no requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 05-02-16-10 approving Tentative Parcel Map TPM2004-260 and Site Development Permit SDP04-60. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: A request for Conditional Use Permit CUP05-03 to allow a wine bar (alcohol beverage outlet) within the commercial/residential zoning district located at 24585 Del Prado in the Town Center.

Applicant: Andrade Architects
Owner/
Lessee: Eric Friedrichson/Bill Jonas
Location: 24585 Del Prado

Request: Approval to allow an alcohol beverage outlet (Purple Feet Wines) in the Commercial/Residential zoning district. The site is located in the Town Center at the corner of Del Prado and Violet Lantern.

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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 a negligible expansion of use beyond that existing.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Conditional Use Permit CUP05-03.

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

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 05-02-16-11 approving Conditional Use Permit CUP05-03. 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

ITEM 5: Preliminary review of proposed new dwelling at 33921 Granada Drive and associated Variances for height and setbacks.

Applicant: Robert Theel Company
Owner: David Bunevith
Location: 33921 Granada Drive

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

H. STAFF REPORTS

Kyle Butterwick (Director) reported that the City Council was scheduled to consider an appeal of the Headlands development approvals previously granted by the Planning Commission. He stated that the hearing was scheduled for

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February 23, 2005. He added that the Town Center Workshops would be held on March 3, 2005 with the first one being held from 4:00-6:00 p.m. for the property owners and merchants and the second one beginning at 7:00 p.m. for the residents.

John Tilton (City Architect/Planning Manager) reported that the City Council had directed staff to prepare an agenda report for the formation of a task force or committee to address the height issue. He stated that this item was scheduled for consideration at the next Council meeting.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, March 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 8:38 p.m.