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

August 18, 2004
7:02-8:17 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 Schoeffel led the Pledge of Allegiance.

ROLL CALL

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

Commissioner Present: Commissioner Greg Powers

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect), Todd Litfin (Assistant City Attorney), 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 August 4, 2004.

ACTION: Motion made (O'Connor) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of August 4, 2004. Motion carried 3-0-1-1. (AYES: Denton, O'Connor, Weinberg NOES: None ABSENT: Powers ABSTAIN: Schoeffel)

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: A Conditional Use Permit CUP04-24M to allow the construction of a front yard fence that will measure approximately 6-feet, 6-inches in height with 7-foot, 7-inch high columns, instead of the maximum allowable height of 42 inches. The property is located in the Residential Single Family (RSF 7) zone.

Applicant/

Owner: Cynthia Cooke
Location: 34481 Calle Monte

Request: A Conditional Use Permit (CUP) to allow the construction of a front yard fence that will measure approximately 6-feet, 6-inches in height with 7-foot, 7-inch high columns, instead of the maximum allowable height of 42 inches.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves new construction that includes accessory (appurtenant) structures such as garages, carports, patios, swimming pools, and fences.

Recommendation: That the Planning Commission adopt the draft Resolution denying Conditional Use Permit CUP04-24M.

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

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-08-18-36 denying Conditional Use Permit CUP04-24M. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Powers ABSTAIN: None)

ITEM 3: A request for a Conditional Use Permit CUP04-28M to allow live entertainment and dancing at Blue Dolphin & Billiard located at 34130 Pacific Coast Highway.

Applicant: George Follman
Owner: May Chen
Location: 34130 Pacific Coast Highway

Request: Approval to allow for live entertainment and dancing at the Blue Dolphin & Billiard located at 34130 Pacific Coast Highway.

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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 draft Resolution approving Conditional Use Permit CUP04-28M.

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

ACTION: Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 04-08-18-37 approving Conditional Use Permit CUP04-28M. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Powers 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 the Headlands project had received final approval by the Coastal Commission at their meeting on August 11, 2004. He stated that the project would be coming back to the City for approval with significant changes made by the Coastal Commission. He added that the project was tentatively scheduled for the September 15, 2004 Planning Commission meeting.

He reported that staff members had met with the Town Center Specific Plan consultant, Roma Design in San Francisco last week. He stated that they had attended a series of workshops with the consultant and had discussions about

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their progress on the Town Center. He added that they identified the last week of September to start holding the public workshops.

He reported that the environmental documentation regarding the closure impact report for the mobile home park was underway and that each letter or comment that was received was required to receive a direct response.

John Tilton (City Architect/Planning Manager) stated that he and Brenda Chase had walked the City's downtown area with Roma and their marketing consultant. He felt that things were moving forward and that the Commission and the public was really going to enjoy this process.

Brenda Chase (Senior Planner) stated that after spending a couple of days with Roma, it allowed staff to really meet and understand them better. She felt that it was made apparent that the time and effort that the City had taken to select a consultant for the Town Center was worthwhile.

I. COMMISSIONER COMMENTS

Commissioner Schoeffel stated that he was concerned about the amount of trash that is generated over the weekends at Sea Canyon Park and left piled around the trash cans. He asked for someone at the City to review this problem.

Commissioner Weinberg spoke about the flooded bike trail along San Juan Creek.

Chairman Denton spoke about the stagnant water that has collected in San Juan Creek and stated that he was concerned with the threat of West Nile Virus.

Vice-Chairwoman O'Connor spoke about the Ocean Institute and how lucky Dana Point was to have it in our community. She hoped that more educational and cultural amenities could be developed in the City.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission will be held on Wednesday, September 1, 2004, 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 8:17 p.m.