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

July 21, 2004  
7:02-9:25 p.m.

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

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**CALL TO ORDER** – Chairman Norman Denton called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Vice-Chairwoman April 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), Todd Litfin (Assistant City Attorney), Brenda Chase (Senior Planner), Robert Kain (Permit Coordinator), (Kurth Nelson (Planning Consultant), and Denise Rios (Acting Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of July 7, 2004.

**ACTION:** Motion made (Schoeffel) and seconded (Powers) to approve the Minutes of the regular Planning Commission Meeting of July 7, 2004. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

**B. PUBLIC COMMENTS**

**Richard Dietmeier** (Dana Point) spoke regarding the San Juan Creek Property Phase I.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit (CDP04-12) and General Plan Consistency (GPC04-02) for the construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.**

Applicant/

Owner: County of Orange/RDMD/HBP

Location: Southwest corner of Harbor Drive and Golden Lantern

Request: Approval of a Coastal Development Permit and General Plan Consistency for the construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.

Environmental: The proposed project is categorically exempt under Section 15302 of the California Environmental Quality Act (CEQA) (Class 2 – Replacement or Reconstruction) because it consists of replacement of an existing facility.

Recommendation: That the Planning Commission adopt the draft Resolution approving a Coastal Development Permit and General Plan Consistency for the construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.

**There were six (6) requests to speak on this item.**

**ACTION: Motion made and seconded to adopt Resolution 04-07-21-29 approving a Coastal Development Permit (CDP04-12) and General Plan Consistency (GPC04-02). Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 3: Coastal Development Permit (CDP04-06) and Site Development Permit (SDP04-10) to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 3,385 square foot single-family residence with an attached 511 square foot garage within the Floodplain (FP-3) Overlay District.**

Applicant: Robert Theel

Owner: Jefferey Lurner

Location: 35621 Beach Road

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Request: A Coastal and Site Development Permit to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 3,385 square foot single-family residence with an attached 511 square foot garage within the Floodplain FP-3 Overlay District.

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 adopt the draft Resolution approving Coastal Development Permit CDP04-06 and Site Development Permit SDP04-10.

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

**ACTION:** Motion made (O'Connor) and seconded (Weinberg) to adopt Resolution 04-07-21-30 approving a Coastal Development Permit (CDP04-06) and Site Development Permit (SDP04-10). Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

**ITEM 4:** Site Development Permit (SDP04-18M) for retaining walls that exceed 30-inches.

Applicant: Alan Fox, Gloria Dei Church  
Owner: Gloria Dei Church  
Location: 33501 Stonehill Drive

Request: For retaining walls over 30-inches in height in conjunction with the redevelopment and expansion of an existing parking lot on the Gloria Dei Church property.

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

Recommendation: That the Planning Commission adopt the draft Resolution approving Site Development Permit SDP04-18M for retaining walls on an existing church site.

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

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**ACTION:** Motion made (Powers) and seconded (Schoeffel) to adopt Resolution 04-07-21-31 approving a Site Development Permit (SDP04-18). Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

**ITEM 5:** Site Development Permit SDP04-38M/Variance V04-06 to allow the construction of a 167 square foot kitchen expansion to the third floor of an existing single-family dwelling. A Site Development Permit is required to expand a single-family dwelling that is nonconforming. A Variance is required to allow the expansion on the third floor and to exceed the City's 24-foot height limit by three (3) feet, six (6) inches.

Applicant/

Owners: John and Maryanne Phillips

Location: 33801 El Encanto

Request: A Site Development Permit to expand a nonconforming single-family dwelling. Variance to expand the third floor of an existing three story building that is nonconforming as to the City's story and height regulations by three (3) feet, six (6) inches.

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 addition of less than 10,000 square feet to an existing single-family residential structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Variance V04-06 and Site development Permit SDP04-38M.

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

**ACTION:** Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-07-21-32 approving Variance V04-06 and Site Development Permit SDP04-38M. 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.

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**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) thanked Denise Rios for filling in as Planning Secretary at the meeting. Mr. Butterwick introduced Erica Williams as the City's new Senior Planner. He added that Ms. Williams is a Cal Poly Pomona graduate with a degree in City Planning. Mr. Butterwick stated that the Headlands was still scheduled to return to the Coastal Commission for final action the second week of August. He added that the meeting will be held in the Los Angeles area and that if anyone would like to attend, let him know. He reported that the City's consultant was diligently working on the Town Center Specific Plan and that they were in the data collection phase.

**I. COMMISSIONER COMMENTS**

**Vice-Chairwoman O'Connor** stated that she was very excited about the Harbor renovation and felt that it was important that the County was working with the residents of Dana Point even if it did slow down the process because in the long term everyone will be happy with the result.

**Commissioner Powers** agreed that it was nice to see the County moving forward with the actual project and that it would be great if the City could take over the Harbor to take control of that process.

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**J.     ADJOURNMENT**

**Chairman Denton** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, August 4, 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 9:25 p.m.**