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

August 4, 2004
7:01-8:18 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 – Bobbi Ogan led the Pledge of Allegiance.

Chairman Denton asked for a moment of silence for Bob Goedhart who passed away this past week.

ROLL CALL

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

Commissioner Absent: Commissioner J. Scott Schoeffel

Staff Present: John Tilton (City Architect), Todd Litfin (Assistant City Attorney), Kurth Nelson (Planning Consultant), Brenda Chase (Senior Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 21, 2004.

ACTION: Motion made (O'Connor) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of July 21, 2004. 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.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: A request for a Minor Site Development Permit for additions to an existing single-family dwelling that is nonconforming with respect to building height and a Variance for a new driveway that exceeds the maximum allowed driveway slope at 34102 Blue Lantern.

Applicant: Esther Bitonte
Owners: Creative Environments
Location: 34102 Blue Lantern

Request: A Minor Site Development Permit for additions to an existing single-family dwelling that is nonconforming with respect to building height and a Variance for a new driveway that exceeds the maximum allowed driveway slope.

Environmental: This project is categorically exempt [Class 1(e) and 5(a) – (Sections 15301 & 15305) – Existing Facilities and Variances] from provisions of the California Environmental quality Act (CEQA) because it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition and minor variances not resulting in the creation of a new parcel.

Recommendation: That the Planning Commission adopt the draft Resolution conditionally approving Minor Site Development Permit SDP04-09M and Variance V04-04.

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

ACTION: Motion made (O'Connor) and seconded (Weinberg) to adopt Resolution 04-08-04-33 approving Minor Site Development Permit SDP04-09M and Variance V04-04. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel ABSTAIN: None)

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ITEM 3: Tentative Parcel Map TPM2004-138 and Conditional Use Permit CUP04-05 to expand and convert an existing 3,902 square foot, two (2) story, duplex into condominiums. Minor Site Development Permit SDP04-44M is also required to expand the existing, nonconforming structure and Variance V04-12 is required for additions of 1,935 square feet of habitable area and 1,307 square feet of garage area due to the height and the number of stories in the structure.

Applicant: Lynn Muir
Owner: Marcia K. Ellis
Location: 34586 Camino Capistrano

Request: A Tentative Parcel Map and a Conditional Use Permit to allow the conversion of an existing duplex to condominiums with a Minor Site Development Permit to allow the expansion of an existing 3,902 square foot, two (2) story, nonconforming duplex and Variances to permit the expansion of the third story nonconforming to both height and number of stories.

Environmental: The proposed project qualifies as a Class 1 Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA Section 15301) in that the project consists of an addition to an existing structure of no more than 10,000 square feet and is in an area where all public services and facilities are in place to allow for the maximum development permissible in the General Plan and the division of existing multiple family residences into common-interest ownership.

Recommendation: That the Planning Commission adopt the draft Resolution approving Tentative Parcel Map TPM2004-138, Conditional Use Permit CUP04-05, Minor Site Development Permit SDP04-44M, and Variance V04-12.

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

ACTION: Motion made (O'Connor) and seconded (Weinberg) to adopt Resolution 04-08-04-34 approving Tentative Parcel Map TPM2004-138, Conditional Use Permit CUP04-05, Minor Site Development Permit SDP04-44M, and Variance V04-12. Motion carried 3-1-1. (AYES: Denton, O'Connor, Weinberg NOES: Powers ABSENT: Schoeffel ABSTAIN: None)

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E. PUBLIC MEETINGS

ITEM 4: A proposal to modify an existing Sign Program at property located at 24901 Harbor Drive; Sign Program Permit SPP98-01(I).

Applicant: Signs & Services Company
Owner: John Collins, Collins Holdings
Location: 24901 Harbor Drive

Request: Approval of an amendment to a previously approved Sign Program to modify signage at the new Zushi Japanese Cuisine restaurant, located in the Pavilion Center located at the northwest corner of Golden Lantern and Harbor Drive.

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 minor alteration of an existing structure involving no expansion of the existing use.

Recommendation: That the Planning Commission adopt the draft Resolution approving the amendment to Sign Program Permit SPP98-01(I).

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

ACTION: Motion made (Weinberg) and seconded (Powers) to adopt Resolution 04-08-04-35 approving the amendment to Sign Program Permit SPP98-01(I). Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: Schoeffel ABSTAIN: None)

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

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H. STAFF REPORTS

John Tilton (City Architect) reported that the DeCarli project would be returning to the City Council at the meeting of August 25, 2004 in order to strengthen the findings for the Variance. He stated that Staff expected that the suggested modifications for the Headlands would be approved by the Coastal Commission next Wednesday which would allow for a September Planning Commission hearing.

I. COMMISSIONER COMMENTS

Commissioner Powers stated that he had attended the last City Council meeting when the Timeshare Ordinance had its second reading. He added that there was a group of people that attended that had no understanding of what the Planning Commission had discussed.

Vice-Chairwoman O'Connor stated that she was going to miss Bob Goedhart, that he always had a smile on his face. She added that she wished she had gotten to know him better.

Commissioner Weinberg reported that the Farmer's Market went well, that there was a great crowd and that the vendors he spoke to were surprised with the turn out of people. He stated that he was going to miss Bob Goedhart as well and that the Planning Commission meetings won't be the same without him sitting in the back row.

Chairman Denton stated that he will miss Bob Goedhart's smiling face.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, August 18, 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 8:18 p.m.