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

May 5, 2004  
7:00-8:06 p.m.

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

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**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), Brenda Chase (Associate Planner), Sonia Pierce (Consultant Planner), Robert Kain (Permit Coordinator), John Tilton (Planning Manager), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

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

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

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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

May 5, 2004  
7:00-8:06 p.m.

PAGE 2

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP04-08 to allow for a Lot Line Adjustment to merge one-half of an adjacent private walkway with an existing lot.**

Applicant: Mike Hayden, Master Remodelers  
Owner: Alice G. Crowell  
Location: 35197 Beach Road

Request: Approval of a Coastal Development Permit to allow for a lot line adjustment to merge one-half of an adjacent private walkway with an existing lot.

Environmental: This project is categorically exempt (Class 5 – Section 15305 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) because it involves a minor lot line adjustment not resulting in the creation of a new parcel.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP04-08.

There were no requests to speak on this item.

**ACTION: Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 04-05-05-20 approving Coastal Development Permit CDP04-08. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 3: A Variance to allow for the 167 square foot expansion on the third floor of a three-story building that is non-conforming due to building height and story.**

Applicant/  
Owners: John and Maryanne Phillips  
Location: 33801 El Encanto

Request: A Variance to expand an existing three-story building that is non-conforming due to building height and story (three (3) feet, six (6) inches over standard).

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act

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

May 5, 2004  
7:00-8:06 p.m.

PAGE 3

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(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 attached Resolution approving Variance V04-06.

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

**ACTION:** Motion made (Powers) and seconded (Weinberg) to continue this item to 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)

**E. PUBLIC MEETINGS**

**ITEM 4:** Approval of the Public Art Component for the renovation project at the Dana Point Holiday Inn Express, required as a condition of approval with the issuance of building permits.

Applicant/

Owner: Dana Point Inn LLC

Location: 34280 Pacific Coast Highway

Request: Approval of the public art component for the renovation of the Dana Point Holiday Inn Express.

Environmental: The proposed project qualifies as a Class 11 (Section 15311) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that it involves the construction of on-premise art components.

Recommendation: That the Planning Commission adopt the attached Resolution approving the proposed public art component for the Dana Point Holiday Inn renovation project.

There were no requests to speak on this item.

**ACTION:** Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 04-05-05-21 the public art component for the Dana Point Holiday Inn. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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

May 5, 2004  
7:00-8:06 p.m.

PAGE 4

---

**ITEM 5: Amendment of existing Sign Program SPP92-07(I) for the multi-tenant building located at 24502 Del Prado.**

Applicant/

Owner: Muller Commercial Real Estate/Promotional Signs

Location: 24502 Del Prado

Request: An amendment of a Sign Program to modify the type and number of signs permitted at the existing multi-tenant building located at 24502 Del Prado.

Environmental: The proposed project qualifies as a Class 11 (Section 15311) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that it involves the construction of on-premise signs.

Recommendation: That the Planning Commission adopt the attached Resolution amending Sign Program SPP92-07(I).

There were no requests to speak on this item.

**ACTION: Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 04-05-05-22 approving the amendment to Sign Program SPP92-07(I). Motion carried 4-1. (AYES: Denton, Powers, Schoeffel, Weinberg NOES: O'Connor ABSENT: None ABSTAIN: None)**

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) stated that at the May 12, 2004 City Council meeting, that the City Council would be considering the appeal of the height Variance on Robles Drive. He added that on the same agenda that staff would be bringing forward a recommendation for the consultant for the Town Center Specific Plan.

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

May 5, 2004  
7:00-8:06 p.m.

PAGE 5

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He stated that with regard to the Headlands, that the Coastal Commission was still scheduled to conduct a public hearing in the middle of June in San Pedro and that this would be a critical meeting on the final approvals.

**I. COMMISSIONER COMMENTS**

**Commissioner Powers** stated that he was pleased to see a pedestrian friendly business coming into the Town Center.

**Chairman Denton** felt that the Town Center would be enhanced with outdoor seating.

**Commissioner Weinberg** reported that the bike trail under Pacific Coast Highway was flooded again and that there was a lot of glass in the bike lanes on Coast Highway.

**J. ADJOURNMENT**

**Chairman Denton** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, May 19, 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 8:06 p.m.**