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

June 4, 2003
7:03-7:59 p.m.

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

CALL TO ORDER – Chairman Schoeffel called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner O'Connor led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Eugenia Garcia (Senior Planner), Todd Litfin (Assistant City Attorney), Kimiko Lizardi (Planning Consultant), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of May 21, 2003. (FF# 0120-10/PC Minutes/PC Secretary Binder) [BO]

ACTION: Motion made (Powers) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of May 21, 2003. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

B. PUBLIC COMMENTS

Mary Chesterman (Capistrano Beach) – spoke regarding the parking and traffic problems that the residents encounter while living near Palisades Elementary School. She stated that she has been working for the past five (5) years to get the school to open up the drive-through parking lot. She added that the school keeps the drive-through closed to parents dropping off or picking up their children. She stated that there are children who are unsupervised while waiting for their parents and that they leave behind trash that does not seem to get picked up. She added that when parents park in front of resident's driveways,

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they are not ticketed because it takes parking control too long to arrive to issue citations. She asked for the City's help in correcting this situation.

Joe Thompson (Capistrano Beach) spoke regarding the parking and loading problems that the school encounters. He stated that the parents block driveways and trash cans are knocked over. He encouraged the Commission to read an article that appeared in the Wednesday edition of the Orange County Register that talks about a school in Rancho Santa Margarita with similar problems. He asked for the City to conduct a parking study of the school and hoped that a resolution could be found over the summer prior to school resuming in the fall.

C. CONSENT CALENDAR

There were no Consent Calendar items.

D. PUBLIC HEARINGS

ITEM 2: A Site Development Permit SDP03-14M, Conditional Use Permit CUP03-09, Variance V03-03 to allow construction of an addition to, and a third level on, an existing single-family residence and to convert the first level of living space to non-habitable space within the residential Single-Family 7 DU/AC (RSF 7) District.
(FF# 0600-30/SDP03-14M/CUP03-09/V03-03/Blue Lantern, 34022) [AA]

Applicant: Hannibal Petrossi, Architect
Owner: Mr. and Mrs. Michael Gauthier
Location: 34022 Blue Lantern

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 involves construction of an addition to a single-family residence of more than 50% of the existing floor area.

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP03-14M/Conditional Use Permit CUP03-09/Variance V03-03 to the June 18, 2003 Planning Commission meeting.

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ACTION: **Motion made (Weinberg) and seconded (Schoeffel) to continue this item to the next regular Planning Commission meeting of June 18, 2003. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

ITEM 3: **A Coastal Development Permit CDP94-01(I) to allow the construction of new approximate 9,638 square foot, single-family residence on a 34,630 square foot bluff-top lot with a Site Development Permit SDP03-09 to allow a garage and two (2) story configuration and retaining walls over 12 feet in height and Variance V03-10 to exceed the maximum height limit by 13 feet seven (7) inches, and for the requirements for development adjacent to coastal bluffs.**
(FF# 0610-70/CDP94-01(I)/SDP03-09/V03-10/Camino Capistrano, 35009)
[KN]

Applicant: Paul Douglas
Owner: Collin Cooper (Pioneer Builders)
Location: 35009 Camino Capistrano

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 involves the construction of a new single family residence not in conjunction with the construction of two or more of such dwelling units.

Recommendation: That the Planning Commission continue the hearing for Coastal Development Permit CDP94-01(I), Site Development Permit SDP03-09 and Variance V03-10 to the June 18, 2003, Planning Commission meeting.

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

ACTION: **Motion made (Powers) and seconded (Schoeffel) to continue this item to the next regular Planning Commission meeting of June 18, 2003. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

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- ITEM 4:** **Coastal Development Permit CDP03-04 and Variance V03-09 to allow for the construction of a two-story addition featuring a 472 square foot garage, a 413 square foot first story addition which includes converting the existing garage into a new guest room, bathroom and laundry room and a new 568 square foot second story bedroom and bathroom addition. A Variance is also requested to allow the new second story addition to encroach five (5) feet into the required ten (10) foot setback.**
(FF# 0610-70/CDP03-04/V03-09/Breakers Isle, 10) [KL]

Applicant: Donna Olsen (Blair Ballard Architects)
Owner: Ben and Julie Crenshaw
Location: 10 Breakers Isle

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 is a minor alteration to an existing structure of less than 10,000 square feet where all public services and facilities are available to allow for maximum development permissible in the General Plan.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP03-04 and Variance V03-09.

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

- ACTION:** **Motion made (Schoeffel) and seconded (Denton) to continue this item to the next regular Planning Commission meeting of June 18, 2003 to allow the architect time to re-design the project. Motion carried 5-0.** (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

E. PUBLIC MEETINGS

- ITEM 5:** **A Minor Site Development Permit SDP03-09M to allow the construction of a new two story duplex with two attached two-car garages and a guest space on a vacant lot.**
(FF# 0600-30/SDP03-09M/Via Sacramento, 26471) [KL]

Applicant: Shiv Talwar
Owner: The Greens Family Limited Partnership, Rajesh Kadakia

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Location: 26471 Via Sacramento

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 consists of the construction of a duplex totaling no more than six (6) units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Minor Site Development Permit SDP03-09M.

There were no requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (O'Connor) to adopt Resolution 03-06-04-25 approving Site Development Permit SDP03-09M. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

There were no Staff Reports.

I. COMMISSIONER COMMENTS

Commissioner Powers stated that regarding the setbacks and other questions he had, that it was not about being difficult, it was just about trying to make the City a wonderful place to live.

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J. ADJOURNMENT

Chairman Schoeffel announced that the *next* regular meeting of the Planning Commission will be held on Wednesday, June 18, 2003, 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 was adjourned at 7:59 p.m.