
**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

December 21, 2005
7:02-7:30 p.m.

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

CALL TO ORDER – Chairwoman O'Connor called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner Fitzgerald led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager), Robert Kain (Permit Coordinator), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of December 7, 2005.

ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of December 7, 2005. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: Fitzgerald)

B. PUBLIC COMMENTS

Richard Dietmeier (Dana Point) wished everyone a merry Christmas and a happy New Year. He invited everyone to his home for a small celebration in honor of new Planning Commissioner Liz Fitzgerald.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP05-27 and Site Development Permit SDP05-84 to allow for the demolition of an existing single-family residence and the construction of a new two (2) story, single-family residence within the RBR18 Zoning District and Floodplain FP-3 Overlay District at 34057 Beach Road.

Applicant: Wayne Penny
Owner: Snaier Varkel
Location: 35057 Beach Road

Request: Approval of a Coastal Development Permit and Site Development Permit to allow for the demolition of an existing single-family residence and the construction of a new two (2) story, 3,335 square foot single-family residence with an attached 467 square foot, two (2) car garage.

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 of such dwelling units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-27 and Site Development Permit SDP05-84.

John Tilton (City Architect/Planning Manager) reviewed the staff report.

Chairwoman O'Connor opened the Public Hearing.

Wayne Penny (Architect) stated that if the Planning Commission wanted to stipulate a non-reflective roof material be used, that the owner would not have any problem with that request.

Chairwoman O'Connor closed the Public Hearing.

Commissioner Denton stated that he would support the project with non-reflective material used for the roof.

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ACTION: Motion made (Weinberg) and seconded (Denton) to adopt Resolution 05-12-21-54 approving Coastal Development Permit CDP05-27 and Site Development Permit SDP05-84 with amendment to include a condition requiring non-reflective material be used for the roof. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: Coastal Development Permit CDP05-28 and Site Development Permit SDP05-72 to allow the conversion of the carport of an existing duplex to a 2-car enclosed garage on a property zoned Residential Beach Road 18 (RBR 18) within the Coastal Overlay Zone and Floodplain (FP-3) Overlay District at 35065 Beach Road.

Applicant/

Owner: Lee Maddocks
Location: 35065 Beach Road

Request: Approval of a Coastal Development Permit and a Site Development Permit to allow the conversion of the carport into a new 2-car enclosed garage for an existing duplex that is non-conforming to the Floodplain Overlay District regulations.

Environmental: This project is categorically exempt (Class 1e – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-28 and Site Development Permit SDP05-72.

Robert Kain (Permit Coordinator) reviewed the staff report.

There being no requests to speak on this item, Chairwoman O'Connor opened and closed the Public Hearing.

ACTION: Motion made (Schoeffel) and seconded (Denton) to adopt Resolution 05-12-21-55 approving Coastal Development Permit CDP05-28 and Site Development Permit SDP05-72. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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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) wished the Planning Commission a happy and safe holiday season. He stated that the Planning Commission and staff had accomplished a great deal over the year and that it had been a pleasure working with everyone.

I. COMMISSIONER COMMENTS

Commissioner Weinberg welcomed Liz Fitzgerald to the Commission. He wished everyone a happy holiday season.

Commissioner Denton welcomed Liz Fitzgerald to the Commission.

Vice-Chairman Schoeffel welcomed Liz Fitzgerald to the Commission and wished everyone a merry Christmas.

Commissioner Fitzgerald wished everyone a merry Christmas.

Chairwoman O'Connor welcomed Liz Fitzgerald to the Commission. She wished everyone a happy holiday. She thanked staff for their hard work over the past year. She also thanked the Planning Commissioners for the great year that they have had and stated that she looks forward to the New Year.

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J. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, January 18, 2006, 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 7:30 p.m.

April O'Connor, Chairwoman
Planning Commission