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

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

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

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**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.

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

**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. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

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**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.

**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)**

**E. PUBLIC MEETINGS**

There were no Public Meetings.

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

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**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.

**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.**