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

May 8, 2007
7:02-7:35 p.m.

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

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

PLEDGE OF ALLEGIANCE – Vice-Chairman Denton led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Matthew Schneider (Associate Planner), Kurth Nelson (Project Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of April 24, 2007.

ACTION: Motion made (Denton) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of April 24, 2007. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel 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.

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

May 8, 2007
7:02-7:35 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP07-04 to allow an addition and remodel to an existing single family dwelling. The subject site is located in the Coastal Overlay Zone and Residential Single Family (RSF 4) Zone at 230 Monarch Bay Drive.

Applicant: Andrade Architects
Owners: Dave Thomas
Location: 230 Monarch Bay Drive

Request: A proposal to add 1,250 square feet of new habitable space to an existing single-story single family residence. The proposed project includes a 516 square-foot addition at the ground level along with a 360 square-foot basement and a 374 square-foot loft. The project is consistent with all applicable development standards and has received approval from the Monarch Bay Homeowners Association.

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 involves an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet, whichever is less.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP07-04.

Matthew Schneider (Associate Planner) reviewed the staff report.

Chairwoman Fitzgerald opened the Public Hearing.

Benjamin Stevens (Laguna Niguel – Architect) stated that they had reviewed the Resolution and that they agreed with the conditions as proposed by staff.

Chairwoman Fitzgerald closed the Public Hearing.

ACTION: Motion made (Schoeffel) and seconded (Denton) to adopt Resolution 07-05-08-08 approving Coastal Development Permit CDP07-04. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

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

May 8, 2007
7:02-7:35 p.m.

PAGE 3

ITEM 3: Coastal Development Permit CDP06-13 and Variance V06-04 to construct a new single-family dwelling with an attached two-car garage and associated improvements within the required bluff edge setback on a vacant lot and Minor Site Development Permit SDP06-55M for retaining walls as high as 5.5 feet and total wall heights as high as 8.5 feet in the Residential Single Family 3 (RSF 3) Zoning District and identified by Assessor's Parcel Number 691-182-21.

Applicant: Polster + Associates, Lance Polster
Owner: Craig Smith
Location: No Situs Address (APN 691-182-21)

Request: Approval of a Coastal Development Permit and Variance to construct a new single family dwelling with an attached two-car garage and associated improvements within the required bluff edge setback on a vacant lot and a Minor Site Development Permit for retaining walls as high as 5.5 feet and total wall heights as high as 8.5 feet in the Residential Single Family 3 (RSF 3) Zoning District identified by Assessor's Parcel Number 691-182-21.

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 CDP06-13, Variance V06-04, and Minor Site Development Permit SDP06-55M.

Kurth Nelson (Project Planner) reviewed the staff report.

Chairwoman Fitzgerald opened the Public Hearing.

Lance Polster (Laguna Beach – Architect) stated that he was available to answer any questions of the Commission.

Chairwoman Fitzgerald closed the Public Hearing.

Commissioner Conway felt that it would be a nice project and that he would support it.

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

May 8, 2007
7:02-7:35 p.m.

PAGE 4

ACTION: Motion made (Brough) and seconded (Schoeffel) to adopt Resolution 07-05-08-09 approving Coastal Development Permit CDP06-13, Variance V06-04, and Minor Site Development Permit SDP06-55M with the inclusion of the additional Condition as recommended by staff. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel 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.

H. STAFF REPORTS

Kyle Butterwick (Director) reported that the Coastal Commission had scheduled a public hearing on Thursday for the consideration of the Residential Building Height Ordinance and stated that Commission staff had made no additional recommendations.

He stated that the public scoping session was held for the Doheny House and considerable public input was received. He added that the scope of the EIR will be changing from a focused EIR to a more fully encompassed EIR and that the proposed future development of the property will also be analyzed in the document.

I. COMMISSIONER COMMENTS

Commissioner Conway thanked staff for the workshop.

Commissioner Brough thanked staff for the workshop.

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

May 8, 2007
7:02-7:35 p.m.

PAGE 5

Chairwoman Fitzgerald stated that she had learned new things in the workshop.

Vice-Chairman Denton thanked staff for the workshop.

Commissioner Schoeffel thanked staff for the workshop. He felt that the recent Wag-A-Thon event was a terrific model on how to put on events and leave no evidence afterwards that an event had taken place.

J. ADJOURNMENT

Chairwoman Fitzgerald announced that the *next regular* meeting of the Planning Commission will be held on Tuesday, May 22, 2007, 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 7:35 p.m.

Liz Anderson Fitzgerald, Chairwoman
Planning Commission