

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

October 14, 2008
7:00 – 7:57 p.m.

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

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

ROLL CALL

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

Commissioner(s) Absent: Commissioner Liz Anderson Fitzgerald (seat on Commission taken by Alternate Dec for this meeting).

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

PLEDGE OF ALLEGIANCE – Alternate Commissioner Dec led the Pledge of Allegiance.

A. APPROVAL OF MINUTES

ITEM 1: There were no Minutes for approval.

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M) to allow the demolition of an existing single-family residence; and the construction of a new, two-story, single-family residence at 35011 Camino Capistrano.

Applicant/ Robert Theel (Robert Theel Company)
Property Owner: The Steven C. and Wendy A. Kalb Family Trust
Location: 35011 Camino Capistrano (APN 123-372-01)

Request: Request for Coastal Development CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M) to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence at 35011 Camino Capistrano. A Variance is requested to permit reduced setbacks from edge of bluff; a Minor Site Development Permit is requested to allow proposed retaining walls in excess of 30 inches in height, as well as to measure residence height from the top of the maximum of 30 inches of fill.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project, and finds the project Categorically Exempt per Sections 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) and 15305 (a) (Class 5 – Minor Alterations in Land Use Limitations).

Recommendation: That the Planning Commission adopt Planning Commission Draft Resolution 08-10-14-25, approving Coastal Development Permit CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M) for the referenced scope of work.

There were three (3) requests to speak on this item.

ACTION: Motion made (Conway) and seconded (Brough) to adopt Resolution No. 08-10-14-25 approving Coastal Development Permit CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M) to allow demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence in the residential single-family 3(RSF-3) zoning district at 35011 Camino Capistrano. Motion carried 5-0. (AYES: Brough, Conway, Dec, Denton, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

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E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

Kyle Butterwick (Director of Community Development) gave several updates:

- The City Council has changed their meeting schedules to the second and fourth Monday of every month beginning in January, 2009 and the Planning Commission is expected to adjust their meeting schedule to the first and third Tuesday of each month beginning in January, 2009.
- City Council has taken action to increase the monthly stipend for Council members and Planning Commissioners.
- The Surf Heritage Museum is having a public outreach meeting this evening and they are accepting public comments at the Dana Point Community Center.
- A Public Workshop of the City's Housing Element will be held on Thursday, October 16th at the Dana Point Community Center at 6:00 p.m.
- Tacos will be served at the Meet and Greet Taco Fest in Lantern Village from 5:00-7:00 p.m. on October 20th. Staff and Code Enforcement will be speaking at the event.
- The Draft EIR for the Doheny House has been officially released for a 45-day public review period as of Monday, October 13, 2008.
- Construction work on the Dana Point Bridge located at Pacific Coast Highway and Del Obispo could result in a formal dedication on December 1st.

John Tilton (City Architect/Planning Manager) gave an update on the Harbor Revitalization Plan which is being reviewed by Coastal staff now. A date may be set in February, 2009 and would give the City enough time to have dialog with the California Coastal Commission staff.

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G. COMMISSIONER COMMENTS

Commissioner Schoeffel gave Evan Langan (Associate Planner) a compliment on his project.

Commissioner Conway stated that he enjoyed Staff's presentation this evening because it was clear, concise, and easy to follow.

H. ADJOURNMENT

Chairman Denton adjourned the meeting to the *next regular* meeting of the Planning Commission held on Tuesday, October 28, 2008, 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 7:57 p.m.