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

March 13, 2007  
7:02-9:00 p.m.

Community Center  
34052 Del Obispo  
Dana Point, CA 92629

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

**PLEDGE OF ALLEGIANCE** – Kyle Butterwick led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, and Chairman J. Scott Schoeffel

**Staff Present:** Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Erica Williams (Senior Planner), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of February 27, 2007.**

**ACTION:** **Motion made (Fitzgerald) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of February 27, 2007. Motion carried 4-0. (AYES: Denton, Fitzgerald, O'Connor, 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.

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

---

March 13, 2007  
7:02-9:00 p.m.

PAGE 2

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit (CDP06-22), Variance (V06-08), Minor Site Development Permit (SDP07-08M) and Minor Conditional Use Permit (CUP07-03M) to allow a new two-story, 4,353 square foot, single-family residence with an attached 564 square foot garage on a sloping lot in the Coastal Overlay Zone. The proposed structure will measure approximately 31 feet, which will exceed the maximum allowable height by 5-feet; a Minor Site Development and Minor Conditional Use Permit are required to allow retaining walls along the side property lines that will exceed 30-inches in height (retaining) and will be over 6-feet of height. The subject site is located in the Residential Single-Family (RSF 7) Zoning District at 34148 Chula Vista.**

Applicant: Stan Andrade Architects  
Owner: Suresh Idnani  
Location: 34148 Chula Vista

Request: A Coastal Development Permit, Variance, Minor Site Development Permit and Minor Conditional Use Permit to allow a new 4,353 square foot, two-story single-family dwelling and attached 564 square foot garage, together measuring 31 feet in height, instead of the maximum allowable height of 26 feet, and a Minor Site Development Permit and minor Conditional Use Permit for retaining walls as high as 9 feet 8 inches along the side property lines, for property located in the Residential Single Family (RSF 7) Zoning District.

Environmental: The proposed project qualifies as a Class 3 and Class 5 (Sections 15303 & 15305) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of one single-family residence not in conjunction with the building of two or more such units and associated retaining walls and that the Variance request will not result in the creation of any new parcel.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-22, Variance V06-08, Site Development Permit SDP07-08M and Minor Conditional Use Permit CUP07-03M.

There were fourteen (14) requests to speak on this item.

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

---

March 13, 2007  
7:02-9:00 p.m.

PAGE 3

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**ACTION:** Motion made (O'Connor) and seconded (Denton) to adopt Resolution 07-03-13-03 approving Coastal Development Permit CDP06-22, Variance V06-08, Site Development Permit SDP07-08M, and Conditional Use Permit CUP07-03M with a condition included regarding the height of the landscaping in the front and side yards. Motion carried 4-0. (AYES: Denton, Fitzgerald, O'Connor, 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 City has yet to receive a hearing date before the Coastal Commission for the Town Center Plan. He stated that the City Council had requested staff to research the cost for execution of the street and landscaping for one and two-way designs in the Town Center for the upcoming budget considerations. He added that staff will make a recommendation to the City Council.

He stated that the City had received clear direction from the Coastal Commission staff on the Harbor Plan and that the document would be re-formatted for their consideration.

He reported that the consideration of the Residential Building Heights have been scheduled for a Coastal Commission hearing in April.

**Todd Litfin** (Assistant City Attorney) reported that the League of California Cities has created a group made of representatives from each coastal city to meet to think of ways to improve relations with the Coastal Commission.

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

March 13, 2007  
7:02-9:00 p.m.

PAGE 4

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**I. COMMISSIONER COMMENTS**

**Commissioner O'Connor** stated that the interviews for the Planning Commission openings had been conducted last week. She added that she was hopeful that the City Council wants people with experience.

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, March 27, 2007, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, Dana Point, California.

**The meeting adjourned at 9:00 p.m.**