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

February 13, 2007  
7:00-7:29 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** – Richard Dietmeier 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), Kurth Nelson (Planning Consultant), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of December 20, 2006.

**ACTION:** Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of December 20, 2006. 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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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP06-17 and Site Development Permit SDP06-63 to allow the demolition of an existing single-family dwelling and construction of a new two (2) story, 3,175 square foot single-family residence with an attached garage in the Residential Beach Road 12 (RBR 12) Zoning and Floodplain Overlay Districts.**

Applicant: Mike Hayden, Master Remodelers  
Owner: Carol Kewell  
Location: 35205 Beach Road

Request: Approval of Coastal and Site Development Permits to allow the demolition of an existing single-family dwelling and construction of a new two (2) story, 3,175 square foot single-family residence with an attached garage in the Residential Beach Road 12 (RBR 12) Zoning and Floodplain Overlay Districts.

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 CDP06-17 and Site Development Permit SDP06-63.

There were no requests to speak on this item.

**ACTION: Motion made (O'Connor) and seconded (Fitzgerald) to adopt Resolution 07-02-13-01 approving Coastal Development Permit CDP06-17 and Site Development Permit SDP06-63. Motion carried 4-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: None ABSTAIN: None)**

**E. PUBLIC MEETINGS**

There were no Public Meetings.

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**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) reported that Makar had filed an application for development of the mobile home park property. He stated that an EIR with the other entitlements will be coming to the Planning Commission for review in the coming year.

He stated that the discretionary application for the Doheny House had been revised to demolish the structure. He added that an EIR would be required as well as a CDP and CUP. He stated that a scoping session would be held prior to the drafting of the EIR document and that it would allow for more public comment to be received prior to the public hearing.

He stated that staff will be re-visiting the General Plan Program and that May/June was the timeframe for Planning Commission review. He added that new Design Guidelines were part of the program.

He stated that City staff had met with Coastal Commission staff on the Harbor and Town Center Plans. He added that both documents had not yet been accepted as complete by the Coastal Commission staff. He stated that the Coastal Commission staff had some concerns regarding the organization of the Harbor Revitalization Plan document. He felt that the Town Center Plan would be accepted after staff had submitted more documentation that the Coastal Commission staff had asked for.

He reported that the City had received sixteen (16) applications for the Planning Commission openings. He stated that the City Council will discuss at their next meeting how they plan to conduct the interviews.

He stated that the League of Cities Planners Institute was scheduled for next month in San Diego and that the conference information will be made available to the Commissioners if they would like to attend.

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**I. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission will be held on Tuesday, February 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 7:29 p.m.**