

---

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

February 27, 2007  
7:00 p.m.

Community Center  
34052 Del Obispo  
Dana Point, CA 92629

---

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, and Chairman J. Scott Schoeffel

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of February 13, 2007.**

**B. PUBLIC COMMENTS**

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

---

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

---

February 27, 2007  
7:00 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) for 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 to exceed 30-inches in height (retaining). The subject site is located in the Residential Single-Family (RSF 7) Zoning District at 34148 Chula Vista.**

Recommendation: That the Planning Commission continue this item to the next regularly scheduled Planning Commission meeting of March 13, 2007.

**ITEM 3: Coastal Development Permit (CDP06-25) and Site Development Permit (SDP07-02M), to allow the construction of a 6,273 square foot, two-story single-family residence with a 1,498 square foot attached garage. The proposed project would replace an existing one-story single-family residence built in 1963. The subject site is located in the Coastal Overlay Zone and the Residential Single-Family (RSF 4) Zone at 156 Monarch Bay Drive.**

Applicant: Todd Voelker  
Owner: Dr. Albert Sukut  
Location: 156 Monarch Bay Drive

Request: The proposed project involves the construction of a 6,723 square foot, two-story single-family residence with a 1,498 square foot attached garage. The proposed project would replace an existing one-story single-family residence. The proposal is consistent with all applicable development standards of the surrounding RSF 4 zone. Located within the Coastal Overlay Zone, the proposal is subject to a Coastal Development Permit.

Environmental: The proposed project qualifies as a Class 3 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of one single-family residence.

---

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

February 27, 2007  
7:00 p.m.

PAGE 3

---

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-25 and Site Development Permit SDP07-02M.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

**F. OLD BUSINESS**

There is no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Tuesday, March 13, 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.

---

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

February 27, 2007  
7:00 p.m.

PAGE 4

---

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
CITY OF DANA POINT )

**AFFIDAVIT OF POSTING**

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that a copy of the foregoing Agenda was posted at Dana Point City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, Dana Point Library, and the Dana Point Community Center by Friday, February 23, 2007.

---

Kyle Butterwick, Director  
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

H:\AGENDAS\02-27-07.doc  
FF#0120-10/PC Agendas  
Agenda Sub & Posted: 02-23-07