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

February 27, 2007
7:00-7:19 p.m.

Community Center
34052 Del Obispo
Dana Point, CA 92629

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

PLEDGE OF ALLEGIANCE – Commissioner O'Connor 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: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

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

ACTION: Motion made (Fitzgerald) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of February 13, 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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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.

There was a consensus of the Planning Commission to continue this item to the next regular Planning Commission meeting of March 13, 2007.

Commissioner O'Connor recused herself from the meeting for the following item due to her property's proximity to the proposed project at 156 Monarch Bay.

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.

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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.

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

John Tilton (City Architect/Planning Manager) reviewed the staff report.

Chairman Schoeffel opened the Public Hearing.

Todd Voelker (Architect – Irvine) stated that he was available to answer any questions.

John Keith (Laguna Beach) spoke on behalf of a friend who would be affected by the proposed development. He stated that she was concerned that her privacy would be impacted by the way the home was designed. She felt that the design of the home was not compatible with the surrounding homes.

Chairman Schoeffel closed the Public Hearing.

Commissioner Denton stated that he was impressed with the look and feel of the design of the home. He felt that the architect had done an excellent job with the pie-shaped lot. He added that the homeowners association had endorsed the project and that he was supportive also.

ACTION: Motion made (Fitzgerald) and seconded (Schoeffel) to adopt Resolution 07-02-27-02 approving Coastal Development Permit CDP06-25 and Site Development Permit SDP07-02M. Motion carried 3-0-1. (AYES: Denton, Fitzgerald, Schoeffel NOES: None ABSENT: O'Connor ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

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G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

John Tilton (Planning Manager/City Architect) reported that the City had hired two (2) new planners; one Senior Planner and one Associate Planner.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would 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.

The meeting adjourned at 7:19 p.m.

J. Scott Schoeffel, Chairman
Planning Commission