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

November 15, 2006
7:00-7:28 p.m.

Community Center
34052 Del Obispo
Dana Point, CA 92629

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

PLEDGE OF ALLEGIANCE – Vice-Chairman Weinberg led the Pledge of Allegiance.

ROLL CALL

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

Staff Present: 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 November 1, 2006.

ACTION: Motion made (O'Connor) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of November 1, 2006. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg 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 CDP05-29 and Minor Site Development Permit SDP05-87M to allow the construction of a new 4,407 square foot single-family dwelling and attached three car garage along with retaining walls that will exceed thirty (30) inches in height. The retaining walls will be situated along the rear yard property line and along either side of the driveway leading to the lower level garage as well as the garage walls. The subject site is located in the Residential Single-Family (RSF 4) zone and is addressed as 196 Monarch Bay Drive.

Applicant: Stan Andrade
Owner: Ricky Selby
Location: 196 Monarch Bay Drive

Request: A Coastal Development Permit to allow the construction of a new 4,407 square foot single-family dwelling and an attached three car garage. The applicant is also proposing to construct several retaining walls in conjunction with the proposed dwelling which necessitates a Minor Site Development Permit. The construction of a new dwelling in the Coastal Overlay Boundary requires a Coastal Development Permit.

Environmental: The proposed project qualifies as a Class 3 (Section 15303 – New Construction) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new single family residence.

Recommendation: That the Planning Commission adopt the attached draft Resolutions approving Coastal Development Permit CDP05-29 and Minor Site Development Permit SDP05-87M.

Erica Williams (Senior Planner) reviewed the staff report.

There being no requests to speak on this item, Chairman Schoeffel opened and closed the Public Hearing.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 06-11-15-47 approving Coastal Development Permit CDP05-29 and Minor Site Development Permit SDP05-87M. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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ITEM 3: Coastal Development Permit CDP06-20; 35000 Beach Road.

Recommendation: That the Planning Commission continue this item to the regular Planning Commission meeting of December 20, 2006. This item will be re-noticed.

There was a consensus of the Planning Commission to continue this item to the regular Planning Commission meeting of December 20, 2006.

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

John Tilton (City Architect/Planning Manager) reported that the second reading of the Town Center Ordinance would be held in December.

He stated that the Coastal Commission voted 7-0 to deny the appeal of the neighbor and supporting the Executive Director's finding that the proposed new home on Chula Vista was not in the coastal zone.

I. COMMISSIONER COMMENTS

Commissioner O'Connor congratulated Vice-Chairman Weinberg and Lisa Bartlett on their election to the City Council.

Commissioner Denton congratulated Lisa Bartlett and Vice-Chairman Weinberg on their election.

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Commissioner Fitzgerald congratulated Lisa Bartlett and Vice-Chairman Weinberg on their election.

Chairman Schoeffel congratulated Lisa Bartlett and Vice-Chairman Weinberg on their election.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, December 6, 2006, 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 7:28 p.m.

J. Scott Schoeffel, Chairman
Planning Commission