

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

June 10, 2008
7:00 – 7:18 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

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

PLEDGE OF ALLEGIANCE – Commissioner Schoeffel led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairwoman Michelle Brough, Commissioner Ed Conway, Alternate Commissioner Michael Dec, Chairman Norman Denton, Commissioner Liz Anderson Fitzgerald, and Commissioner J. Scott Schoeffel

Staff Present: Kyle Butterwick (Director of Community Development), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of May 27, 2008.

ACTION: Motion made (Fitzgerald) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of May 27, 2008.
Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, 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 CDP08-0001, Minor Conditional Use Permit CUP08-0004(M) and Minor Site Development Permit SDP08-0005(M) to allow a 522 square foot addition to an existing, single-story, 5,187 square foot single-family residence; the construction of retaining walls in excess of 30 inches in height; as well as the construction of walls in excess of six feet in height at 318 Monarch Bay Drive

Applicant: David Kaech, AIA (David Kaech & Associates, Inc.)
Property Owner: Sonny King
Location: 318 Monarch Bay Drive (APNs 670-141-41 and 670-151-54)

Request: Request for Coastal Development Permit CDP08-0001, Minor Conditional Use Permit CUP08-0004(M) and Minor Site Development Permit SDP08-0005(M) to allow a 522 square foot addition to an existing, single-story, 5,187 square foot single-family residence; the construction of retaining walls in excess of 30 inches in height; as well as the construction of walls in excess of six feet in height at 318 Monarch Bay Drive. Per adopted City Zoning Maps, the subject properties are zoned as Residential Single-Family 4 (RSF-4), located within the Monarch Bay Terrace Homeowners Association, the Coastal Overlay District as well as the Appeal Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project, and finds the project Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: Adopt Planning Commission Resolution No. 08-06-10-15, approving Coastal Development Permit CDP08-0001, CUP08-0004(M) and SDP08-0005(M) for the referenced scope of work.

Evan Langan (Associate Planner) reviewed the staff report.

Chairman Denton opened the Public Hearing.

David Kaech (Mission Viejo - Architect) stated that he was available to answer any questions.

Chairman Denton closed the Public Hearing.

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ACTION: Motion made (Schoeffel) and seconded (Brough) to adopt Resolution No. 08-06-10-15 approving Coastal Development Permit CDP08-0001, Minor Conditional Use Permit CUP08-0004(M) and Minor Site Development Permit SDP08-0005(M). Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

Kyle Butterwick (Director of Community Development) gave an update on several City projects:

- The Town Center Plan (with modifications) was presented and approved by the City Council on June 3, 2008. Staff will return to the Coastal Commission for final certification.
- The City Council appreciated the work on updating the Zoning Code.
- The State Housing & Community Development Department is currently reviewing the draft Housing Element, prior to the City's final adoption of the document.

G. COMMISSIONER COMMENTS

Commissioner Conway reported that the Dana Point Grand Prix Bike Race on June 1st was a thoroughly ultimate experience.

Vice-Chairwoman Brough reported that she also attended the event and enjoyed the entertainment stating that the quality of the live music played was outstanding.

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Chairman Denton stated that he did not attend the event but was glad to hear that it was a success.

Commissioner Schoeffel reported on the benefits of the Grand Prix Race event, and hopes that the event continues to grow.

H. ADJOURNMENT

Chairman Denton adjourned the meeting to the *next regular* meeting of the Planning Commission held on Tuesday, June 24, 2008, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 7:18 p.m.

Norman Denton, Chairman
Planning Commission