

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

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January 8, 2008  
7:00 – 7:20 p.m.

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

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**CALL TO ORDER** – Chairwoman Fitzgerald called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Evan Langan led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of December 11, 2007.

**ACTION:** Motion made (Denton) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of December 11, 2007. Motion carried 4-0. (AYES: Conway, Denton, Fitzgerald, Schoeffel **NOES:** None **ABSENT:** None **ABSTAIN:** Brough)

**B. PUBLIC COMMENTS**

There were no requests to speak.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP07-24 to allow a 2,021 square foot addition and remodel of an existing, two-story, 2,376 square foot, single-family residence in the Niguel Shores Community at 33801 Mercator Isle.**

Applicant/ Thom Jacobs (Jacobs Design)  
Owner: Frank Kavanaugh  
Location: 33801 Mercator Isle (APN 672-131-64)

Request: Request for Coastal Development Permit CDP07-24 to allow a 2,021 square foot addition and remodel of an existing, two-story, 2,376 square foot, single-family residence at 33801 Mercator Isle. Per adopted City Zoning Maps, the underlying zoning for the subject property is Residential Single-Family 4 (RSF-4) with an overlay of Planned Residential Development 3 (PRD-3). The subject property is located within the Niguel Shores Community District, the Coastal Overlay District, as well as the appeal jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt Resolution No. 08-01-08-01, approving Coastal Development Permit CDP07-24 for the referenced scope of work.

**Evan Langan** (Associate Planner) presented the staff report.

**Chairwoman Fitzgerald opened the Public Hearing.**

Thom Jacobs (Architect – Huntington Beach) stated he wanted to thank staff for their assistance on the project and that he was available to answer any questions.

**Chairwoman Fitzgerald closed the Public Hearing.**

**Commissioner Conway** stated that the project was in a highly visible location, and removing the old shingles from the siding of the property would be positive for the community.

**Commissioner Brough** agreed with Commissioner Conway considering the fire risks faced in Southern California. She moved to make a motion if there were no additional comments.

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**ACTION:** Motion made (Brough) and seconded (Schoeffel) to approve Resolution No. 08-01-08-01 for Coastal Development Permit CDP07-24 to allow a 2,021 square foot addition and remodel of an existing, two-story, 2,376 square foot, Single-Family Residence in the Niguel Shores Community at 33801 Mercator Isle. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

**John Tilton** (City Architect/Planning Manager) reported that the DeCarli project would return to the Planning Commission for their consideration at the next meeting with minor changes. He also announced that the Coastal Commission had scheduled a hearing for a one-year extension of the Commission's consideration of the Harbor Plan. He reported that updates to the Zoning Code will be brought to the Planning Commission on the next month's agenda.

In response to Chairwoman Fitzgerald's inquiry about a Coastal Commission hearing for the Town Center in February, Mr. Tilton stated that the date was not confirmed.

**G. COMMISSIONER COMMENTS**

**Commissioner Schoeffel** wished everyone a happy New Year, welcomed everybody back and stated that he is looking forward to this year. He also thanked Mr. Langan for his great inaugural presentation and welcomed him aboard.

**Vice-Chairman Denton** echoed wishing everyone a happy New Year. He welcomed Mr. Langan and acknowledged his presentation and stated that he's looking forward to this type of presentation in the future.

**Commissioner Brough** wished everyone a happy New Year and welcomed Mr. Langan aboard.

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**Commissioner Conway** dittoed Commissioner Brough's comment. He recalled his visit to Seattle, WA, where the sun never peeked, the traffic was unbelievable and he was anxious to return to Dana Point. Also, while attending the Fiesta Bowl in Phoenix, he waited in bumper-to-bumper traffic for long periods, and again was anxious to return to Dana Point. He appreciated that Dana Point does not face such challenging traffic conditions.

**Chairwoman Fitzgerald** also wished a happy New Year to all. She welcomed Mr. Langan aboard and commended his staff presentation.

**H. ADJOURNMENT**

**Chairwoman Fitzgerald** announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, January 22, 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 7:20 p.m.**

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Liz Anderson Fitzgerald, Chairwoman  
Planning Commission