

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

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June 6, 2011  
6:03 . 6:54 p.m.

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

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**CALL TO ORDER** . Chairwoman O'Connor called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Jennifer Farrell (Assistant City Attorney) led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, Chairwoman April O'Connor, and Commissioner Tarquin Preziosi

Staff Present: John Tilton (City Architect/Planning Manager), Erica Demkowicz (Senior Planner), Jennifer Farrell (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of May 16, 2011.

**ACTION:** Motion made (Denton) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of May 16, 2011. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: None ABSTAIN: O'Connor)

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

**ITEM 2: One-year time extension of Coastal Development Permit CDP08-0008 and Variance V08-0003 to allow the demolition of an existing single-family dwelling, and the construction of a new, two-story, single-family dwelling within the required development setback from the edge of a coastal bluff, as well as the construction of retaining walls in excess of 30 inches in height, on land located within the City's Coastal Overlay District (the CA Coastal Zone), the Appeals Jurisdiction of the CA Coastal Commission and the Residential Single-Family 3 (RSF-3) Zoning District at 35141 Camino Capistrano.**

Applicant: Robert Theel (Robert Theel Company)  
Owner: Daniel Rodriguez and Debra Libert  
Location: 35141 Camino Capistrano

Request: Grant a second (and final) one-year extension of discretionary permits originally approved June 24, 2008, granting entitlement to construct a new single-family dwelling on vacant land at 35141 Camino Capistrano.

Recommendation: That the Planning Commission approve a one-year time extension of Coastal Development Permit CDP08-0008 and Variance V08-0003.

**ITEM 3: One-year time extension of Coastal Development Permit CDP07-13, Minor Site Development SDP07-18(M) and Minor Conditional Use Permit CUP07-11(M) to allow the construction of a new, two-story, single-family dwelling to include a detached second unit, as well as the construction of retaining walls in excess of 30 inches in height, on vacant land located within the City's Coastal Overlay District (the CA Coastal Zone) but not within the Appeals Jurisdiction of the CA Coastal Commission, at 34152 Chula Vista Avenue.**

Applicant/  
Owner: John E. Sullivan  
Location: 34152 Chula Vista Avenue

Request: Grant a second (and final) one-year extension of discretionary permits originally approved April 22, 2008, granting entitlement to construct a new single-family dwelling on vacant land at 34152 Chula Vista Avenue.

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Recommendation: That the Planning Commission approve a one-year time extension of Coastal Development Permit CDP07-13, Minor Site Development Permit SDP07-18(M) and Minor Conditional Use Permit CUP07-11(M).

**ACTION:** Motion made (Claus) and seconded (Denton) to approve the Consent Calendar. Motion carried 5-0. (AYES: Claus, Denton, O'Connor, Newkirk, Preziosi NOES: None ABSENT: None ABSTAIN: None)

**D. PUBLIC HEARINGS**

**ITEM 4:** A Coastal Development Permit CDP11-0002 for a 1,009 square foot addition and remodel to the existing 4,016 square foot single-family dwelling in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District at 17 Breakers Isle.

Applicant: Kirk Saunders  
Owner: Paul Columbus  
Location: 17 Breakers Isle

Request: Coastal Development Permit CDP11-0002 for an addition of 1,009 square feet to the existing single-family dwelling, in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District.

Environmental: The proposed project qualifies as a Class 3 [Section 15301 (a) (e)] pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves a remodel and addition to an existing single family dwelling; additions to the dwelling will not result in an increase of more than 2,500 square feet.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP11-0002.

There were four (4) requests to speak on this item.

**ACTION:** Motion made (Claus) and seconded (Preziosi) to adopt Resolution No. 11-06-10-09 approving Coastal Development Permit CDP11-0002 to allow a 1,009 addition and remodel to the existing 4,016 square foot single-family dwelling in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District located at 17 Breakers Isle. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

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**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

There were no Staff Reports.

**G. COMMISSIONER COMMENTS**

**Vice-Chairman Denton** noted that 67 years ago today ~~%D-Day+~~ occurred, signifying the beginning of the liberation of France marking an important day in the history of the world. He added that what took place (June 6, 1944) makes today a ~~%positive day+~~.

**Chairwoman O'Connor** agreed with Vice-Chairman Denton's sentiments and thanked our veterans, servicemen and women fighting abroad, defending our rights and our great Country.

**Commissioner Claus** thanked Vice-Chairman Denton for the reminder of today's importance.

**H. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next regular* meeting of the Planning Commission will be held on Monday, June 20, 2011, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

**The meeting adjourned at 6:54 p.m.**