

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

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July 18, 2011  
6:01 . 7:00 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** – Kurth Nelson (Senior Planner) led the Pledge of Allegiance.

**ROLL CALL**

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

**Commissioners Absent:** Commissioner Gary Newkirk

**Staff Present:** John Tilton (City Architect/Planning Manager), Kurth Nelson (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 June 20, 2011.**

**ACTION:** **Motion made (Denton) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of June 20, 2011.**  
**Motion carried 4-0-1.** (AYES: Claus, Denton, O'Connor, Preziosi NOES: None ABSENT: Newkirk, 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 CDP11-0004 and Minor Site Development Permit SDP11-0008(M) to allow an approximate 3,000 square foot addition to and major remodel of an existing 3,846 square foot, two-story, single-family dwelling that is non-conforming to development within the coastal bluff edge setback with associated landscape and site improvements.**

Applicant: Robert Theel Company  
Owner(s): Jeffry Stoddard  
Location: 41 Monarch Bay Drive

Request: A request to allow an approximate 3,000 square foot addition to and major remodel of an existing 3,846 square foot, two-story, single-family dwelling that is non-conforming to development within the coastal bluff edge setback with associated landscape and site improvements.

Environmental: This project is categorically exempt (Class 1 - Section 15301 . Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because the project involves additions to an existing structure not resulting in an increase of more than 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permitted by the General Plan and the area in which the project is located is not environmentally sensitive.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP11-0004 and Minor Site Development Permit SDP11-0008(M).

There was one request to speak on this item.

**ACTION: Motion made (Denton) and seconded (Claus) to adopt the draft Resolution (No. 11-07-18-12) approving Coastal Development Permit CDP11-0004 and Minor Site Development Permit SDP11-0008(M) to allow an approximate 3,000 square foot addition to and major remodel of an existing 3,846 square foot, two-story, single-family dwelling that is non-conforming to development within the coastal bluff edge setback with associated landscape and site improvements located at 41 Monarch Bay Drive. Commissioner Denton amended the motion to include the correction to Condition No. 27 (to add the word "public" to the last sentence). Motion carried 4-0-1. (AYES: Claus, Denton, O'Connor, Preziosi NOES: None ABSENT: Newkirk ABSTAIN: None)**

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**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

**John Tilton** (City Architect/Planning Manager) reported that the next scheduled City Council meeting agenda will include consideration of the final action by the City in adopting the new regulations for the Harbor Revitalization Plan. He also added that the agreement with ROMA Design Group would be extended toward completion of the Doheny Village Plan.

Mr. Tilton reported that the Doheny Hotel, Environmental Impact Review Scoping meeting held on June 28<sup>th</sup> had a good turnout.

Mr. Tilton noted that the City Council would not be having any meetings in the month of August. The Commission should discuss whether or not they want to also cancel any meetings in August.

**Chairwoman O'Connor** asked the Commissioners to discuss their desire to meet for the next meeting. Commissioner Preziosi stated that he does have a conflict on August 15<sup>th</sup>. The Commissioners unanimously agreed that the meeting of August 15<sup>th</sup> could be cancelled.

**G. COMMISSIONER COMMENTS**

**Commissioner Claus** pointed out that last week, the City Summer Concert had set a new attendance record featuring the Parrotheads at Lantern Bay Park. She stated that she has been attending the concerts for years and felt that the event is awesome and much appreciated. She also gave kudos to Mr. Nelson on his presentation, she recognized the challenges of the project and stated that Mr. Nelson made it possible to approve the item.

**Vice-Chairman Denton** followed up on Mr. Tilton's comment and stated that he attended the Doheny Hotel scoping meeting. He noted that The Village Homeowner Association distributed a report which summed up the point of view among those who attended the Scoping meeting. He specified that the City and the Commissioners should be receiving a copy of the report. He encouraged everyone to get a chance to attend the summer concert series and thanked City staff for all of their hard work on the event.

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**Commissioner Preziosi** congratulated the City for their June 30<sup>th</sup> victory at the Fourth District Court of Appeal cited as South Orange County Wastewater Authority (SOCWA) versus the City of Dana Point. He summarized the case points on California Environmental Quality Act matters between SOCWA and the City's land use for the Makar site. Additionally he read the following reference: *"SOCWA wants to use the act to defend the proposed project (the future residences) from a purportedly adverse existing environment (smells from the sewage treatment plant). In actuality, of course, SOCWA wants to protect itself from nuisance complaints by potential neighbors based on bad smells from the plant, while sticking Makar with the bill."* He made a copy of the court's document available for the Commissioners.

**H. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next regular* meeting of the Planning Commission will be held on Monday, August 1, 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 7:00 p.m.**