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

February 27, 2007  
7:00-7:19 p.m.

Community Center  
34052 Del Obispo  
Dana Point, CA 92629

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

**PLEDGE OF ALLEGIANCE** – Commissioner O'Connor led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of February 13, 2007.

**ACTION:** Motion made (Fitzgerald) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of February 13, 2007. Motion carried 4-0. (AYES: Denton, Fitzgerald, O'Connor, 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.

**D. PUBLIC HEARINGS**

**ITEM 2:** Coastal Development Permit (CDP06-22), Variance (V06-08), Minor Site Development Permit (SDP07-08M) and Minor Conditional Use Permit (CUP07-03M) for a new two-story, 4,353 square foot, single-family residence with an attached 564 square foot garage on a sloping lot in the Coastal Overlay Zone. The proposed structure will measure approximately 31 feet, which will exceed the maximum allowable height by 5-feet; a Minor Site Development and Minor Conditional Use Permit are required to allow retaining walls along the side property lines to exceed 30-inches in height (retaining). The subject site is located in the Residential Single-Family (RSF 7) Zoning District at 34148 Chula Vista.

Recommendation: That the Planning Commission continue this item to the next regularly scheduled Planning Commission meeting of March 13, 2007.

There was a consensus of the Planning Commission to continue this item to the next regular Planning Commission meeting of March 13, 2007.

**ITEM 3:** Coastal Development Permit (CDP06-25) and Site Development Permit (SDP07-02M), to allow the construction of a 6,273 square foot, two-story single-family residence with a 1,498 square foot attached garage. The proposed project would replace an existing one-story single-family residence built in 1963. The subject site is located in the Coastal Overlay Zone and the Residential Single-Family (RSF 4) Zone at 156 Monarch Bay Drive.

Applicant: Todd Voelker  
Owner: Dr. Albert Sukut  
Location: 156 Monarch Bay Drive

Request: The proposed project involves the construction of a 6,723 square foot, two-story single-family residence with a 1,498 square foot attached garage. The proposed project would replace an existing one-story single-family residence. The proposal is consistent with all applicable development standards of the surrounding RSF 4 zone. Located within the Coastal Overlay Zone, the proposal is subject to a Coastal Development Permit.

Environmental: The proposed project qualifies as a Class 3 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of one single-family residence.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-25 and Site Development Permit SDP07-02M.

There were two (2) requests to speak for this item.

**ACTION:** Motion made (Fitzgerald) and seconded (Schoeffel) to adopt Resolution 07-02-27-02 approving Coastal Development Permit CDP06-25 and Site Development Permit SDP07-02M. Motion carried 3-0-1. (AYES: Denton, Fitzgerald, Schoeffel NOES: None ABSENT: O'Connor ABSTAIN: None)

**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** (Planning Manager/City Architect) reported that the City had hired two (2) new planners; one Senior Planner and one Associate Planner.

**I. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, March 13, 2007, 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 7:19 p.m.**