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

March 27, 2007  
7:00-7:28 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: Todd Litfin (Assistant City Attorney), Erica Williams (Senior Planner), Scott Hutter (Assistant Planner), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

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

**ACTION:** Motion made (Fitzgerald) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of March 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 CDP05-24 to allow the construction of a new single-family dwelling with an attached three car garage. The subject site is located in the Residential Single Family (RSF 4) Zone and is addressed as 32661 Balearic Road.**

Applicant: Andrade Architects  
Owner: Jim and Patricia Benson  
Location: 32661 Balearic Road

Request: A Coastal Development Permit to allow the construction of a new 3,942 square foot, one-story, single-family dwelling with an attached 671 square foot, three (3) car garage. The proposed development is located in the Coastal Overlay Boundary and thus requires a Coastal Development Permit.

Environmental: The proposed project qualifies as a Class 3 Exemption (Sections 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a new single-family dwelling not in conjunction with the building of two or more such units in an existing residentially zoned neighborhood.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-24.

**Scott Hutter** (Assistant Planner) reviewed the staff report.

**There being no requests to speak, Chairman Schoeffel opened and closed the Public Hearing.**

**Commissioner O'Connor** stated that she appreciated the fact that they did not over-build on the lot.

**ACTION: Motion made (O'Connor) and seconded (Fitzgerald) to adopt Resolution 07-03-27-04 approving Coastal Development Permit CDP05-24. Motion carried 4-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel NOES: None ABSENT: None 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. RECOGNITION OF OUTGOING COMMISSIONER**

- Presentation to Commissioner O'Connor

**Chairman Schoeffel** presented Commissioner O'Connor with a City Tile Plaque recognizing her service on the Planning Commission. He felt she was always well prepared in her term as Chairwoman, had done an excellent job keeping the order of some of the meetings, and thanked her for her professionalism and fairness. He stated that it had been a pleasure working with her.

**Commission Fitzgerald** stated that she had enjoyed working with her and thanked her for her commitment, passion and different point of view.

**Commissioner Denton** stated that it was tough to see her leave and thanked her for her service.

**Commissioner O'Connor** stated that she had enjoyed the last four (4) years and thanked the City Council for this great opportunity.

**I. STAFF REPORTS**

There were no Staff Reports.

**J. COMMISSIONER COMMENTS**

**Commissioner Fitzgerald** reported that she had attended the Planners Institute in San Diego.

**Commissioner Denton** stated that he too had attended the Planners Institute and he reported that there were quite a few meetings on the subject of global warming and how it will affect the cities.

**Chairman Schoeffel** thanked Commissioner O'Connor again for her hard work while on the Commission.

**Commissioner O'Connor** stated that she had also attended the Planners Institute. She added that it was interesting to hear the different issues that were affecting other cities.

**K. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, April 10, 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 7:28 p.m.**

***/s/ J. Scott Schoeffel***

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J. Scott Schoeffel, Chairman  
Planning Commission