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

October 4, 2006  
7:05-8:42 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 Denton led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Commissioner Norman Denton, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

Commissioner Absent: Commissioner Liz Anderson-Fitzgerald

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of September 6, 2006.

**ACTION:** Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of September 6, 2006. Motion carried 3-0-1-1. (AYES: Denton, O'Connor, Schoeffel NOES: None ABSENT: Fitzgerald ABSTAIN: Weinberg)

**ITEM 2:** Minutes of the special Planning Commission Meeting of September 26, 2006.

**ACTION:** Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the special Planning Commission Meeting of September 26, 2006. Motion carried 3-0-1-1. (AYES: Denton, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: O'Connor)

**B. PUBLIC COMMENTS**

There were no Public Comments.

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

---

October 4, 2006  
7:00 p.m.

PAGE 2

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 3: Coastal Development Permit CDP05-20 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot and Minor Site Development Permit SDP05-58M to allow building height to be measured atop of not more than 30" of fill in the Residential Single Family 7 (RSF 7) Zoning District at 24332 Santa Clara Avenue.**

Applicant: S. Glenn Eichler, Architect  
Owner: Susan Morrison  
Location: 24332 Santa Clara Avenue

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project entails the demolition of an existing single-family residence and the construction of a new single-family residence replacing the existing residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP05-20 and Minor Site Development Permit SDP05-58M.

There was one (1) request to speak on this item.

**ACTION: Motion made (Weinberg) and seconded (Denton) to adopt Resolution 06-10-04-43 approving Coastal Development Permit CDP05-20 and Minor Site Development Permit SDP05-58M. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: None)**

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

---

October 4, 2006  
7:00 p.m.

PAGE 3

**ITEM 4:**     Minor Site Development Permit SDP05-80M to allow the development of three residential dwelling units including one detached single-family dwelling and a duplex on one legal, vacant lot with retaining walls over 30 inches in height and Minor Conditional Use Permit CUP06-24M to allow walls to exceed height maximums in the required front and side yards at property located in the Residential Multiple Family 14 (RMF 14) Zoning District at 33852 Silver Lantern/33851 Malaga Drive.

Applicant:     Wayne Penny, Jr., Architect  
Owner:        Hadi Emadi  
Location:     33852 Silver Lantern/33851 Malaga Drive

Request:       A Minor Site Development Permit to allow the development of three residential dwelling units including one detached single-family dwelling and a duplex on one legal, vacant lot with retaining walls over 30 inches in height and a Minor Conditional Use Permit to allow walls to exceed height maximums in the required front and side yards at a property located in the Residential Multiple Family 14 (RMF 14) Zoning District.

Environmental:     The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units.

Recommendation:   That the Planning Commission adopt the attached draft Resolution approving Minor Site Development Permit SDP05-80M and Minor Conditional Use Permit CUP06-24M.

There were three (3) requests to speak on this item.

**ACTION:**     Motion made (Denton) and seconded (Weinberg) to adopt Resolution 06-10-04-44 approving Minor Site Development Permit SDP05-80M and Minor Conditional Use Permit CUP06-24M with inclusion of a new Condition regarding the six (6) inch easement. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald ABSTAIN: None)

**E.     PUBLIC MEETINGS**

There were no Public Meetings.

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

---

October 4, 2006  
7:00 p.m.

PAGE 4

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) reported that the Town Center Plan was scheduled to be heard by the City Council on October 25, 2006.

He stated that the Housing Program was presented to the City Council last week which consisted of three (3) components; 1. The Housing Element which the Council did endorse and the document will be sent to State HCD for review and certification, 2. The Density Bonus provision was also supported by the Council with the Planning Commission's recommendations and, 3. The Inclusionary Housing Program which was not endorsed.

He added that Residential Building Height LCP has been pending before the California Coastal Commission but the City had recently received notification that they are back-logged. He stated that the issue was scheduled before the Commission next week but Coastal Commission staff was asking for a one (1) year extension of time for the review.

**Todd Litfin** (Assistant City Attorney) reported that Proposition 90 would be on the upcoming November ballot and that in addition to government acquisitions and regulation of private property, that it has the potential to restrict a City's ability to impose regulations on property without incurring potential liability.

**I. COMMISSIONER COMMENTS**

**Commissioner O'Connor** stated while on her trip in Europe, that her mother had fallen in Paris and that they experienced socialized healthcare first hand. She added that we are very lucky to have the healthcare that we do here in the United States.

**Vice-Chairman Weinberg** reported that there will be a City Council Candidate debate shown on the public access channel on October 27, 2006.

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

October 4, 2006  
7:00 p.m.

---

PAGE 5

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, October 18, 2006, 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 8:42 p.m.**