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

November 15, 2006
7:00 p.m.

Community Center
34052 Del Obispo
Dana Point, CA 92629

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of November 1, 2006.

B. PUBLIC COMMENTS

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP05-29 and Minor Site Development Permit SDP05-87M to allow the construction of a new 4,407 square foot single-family dwelling and attached three car garage along with retaining walls that will exceed thirty (30) inches in height. The retaining walls will be situated along the rear yard property line and along either side of the driveway leading to the lower level garage as well as the garage walls. The subject site is located in the Residential Single-Family (RSF 4) zone and is addressed as 196 Monarch Bay Drive.

Applicant: Stan Andrade
Owner: Ricky Selby
Location: 196 Monarch Bay Drive

Request: A Coastal Development Permit to allow the construction of a new 4,407 square foot single-family dwelling and an attached three car garage. The applicant is also proposing to construct several retaining walls in conjunction with the proposed dwelling which necessitates a Minor Site Development Permit. The construction of a new dwelling in the Coastal Overlay Boundary requires a Coastal Development Permit.

Environmental: The proposed project qualifies as a Class 3 (Section 15303 – New Construction) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new single family residence.

Recommendation: That the Planning Commission adopt the attached draft Resolutions approving Coastal Development Permit CDP05-29 and Minor Site Development Permit SDP05-87M.

ITEM 3: Coastal Development Permit CDP06-20; 35000 Beach Road.

Recommendation: That the Planning Commission continue this item to the regular Planning Commission meeting of December 20, 2006. This item will be re-noticed.

E. PUBLIC MEETINGS

There are no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, December 6, 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.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that a copy of the foregoing Agenda was posted at Dana Point City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, Dana Point Library, and the Dana Point Community Center by Thursday, November 9, 2006.

Kyle Butterwick, Director
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.