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

April 19, 2006
7:00 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

ITEM 1: Reorganization of the Planning Commission and presentation to outgoing Chairwoman April O'Connor.

- a) Nominations and vote for Chairman to serve until the first meeting of April, 2007.
- b) Nominations and vote for Vice-Chairman to serve until the first meeting of April, 2007.
- c) Presentation to outgoing Chairwoman April O'Connor.

A. APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of April 5, 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.

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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.

D. PUBLIC HEARINGS

ITEM 3: Amendment to Master Temporary Site Development Permit SDP04-33(II) to allow the sale of arts and crafts at the existing Farmers Market.

Applicant: Steve Crossen
Owner: City of Dana Point
Location: Dana Point Plaza Parking Lot

Request: Approval of an amendment to Master Temporary Site Development Permit to allow the sale of arts and crafts on the second Saturday of each month.

Environmental: This project is Categorically Exempt (Class 4 – section 15304 – Minor Alterations) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor temporary use of land having no permanent effects on the environment.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP04-33(II) for the proposed project.

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ITEM 4: Tentative Parcel Map TPM2005-284 and Conditional Use Permit CUP05-15 to allow the conversion of an existing duplex to condominiums with a request to allow the optional duplex parking arrangement for lots with less than 50 feet of frontage for a property located in the Residential Duplex (RD 14) Zoning District at 34606 Camino Capistrano.

Applicant/

Owner: Brett Crowder

Location: 34606 Camino Capistrano

Request: A Tentative Parcel Map and Conditional Use Permit to convert an existing duplex to condominiums with a request to allow the optional duplex parking arrangement for lots with less than 50 feet of frontage for a property located in the Residential Duplex (RD 14) Zoning District.

Environmental: The proposed project qualifies as a Class 3 and 4 (Section 15303 and 15304) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project consists of an addition to an existing structure of no more than 10,000 square feet and is in an area where all public services and facilities are in place to allow for the maximum development permissible in the General Plan and the division of existing multiple family residences into common-interest ownership.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-284 and Conditional Use Permit CUP05-15.

ITEM 5: Tentative Parcel Map TPM2005-236, Minor Site Development Permit SDP05-61M and Minor Conditional Use Permit CUP06-12M to allow the construction of a new two-story, 5,135 square foot duplex and two, attached two-car garages totaling 1,081 square feet for condominium purposes with Minor Site and Conditional Use Permits to allow retaining walls as high as 4.5 feet and total wall heights exceeding ten (10) feet for a property located in the Residential Duplex (RD 14) Zoning District at 26391 Via Canon.

Applicant: Robert Theel, Robert Theel Company

Owner: Timothy McMahon

Location: 26391 Via Canon

Request: A Site Development Permit to construct a new two-story, 5,135 square foot duplex and two, attached two-car garages totaling 1,081 square feet

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with a corresponding request to approve a Tentative Parcel Map to allow the new duplex to be developed as condominiums. Minor Site and Conditional Use Permits are also requested for new retaining walls as high as 4.5 feet and total wall heights exceeding ten (10) feet for a property located in the Residential Duplex (RD 14) Zoning District.

Environmental: The proposed project qualifies as a Class 3 and 4 (Section 15303 and 15304) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project consists of the construction of a duplex and the subdivision of four (4) or fewer parcels to create condominiums consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-236, Minor Site Development Permit SDP05-61M, and Minor Conditional Use Permit CUP06-12M.

E. PUBLIC MEETINGS

ITEM 6: A proposal to replace an existing Sign Program at property located at 24582 Del Prado; Sign Program Permit SPP92-03(II).

Applicant: Randall Boone Sign Lighting
Owners: Eric Fredrichson, Del Prado, LP
Location: 24582 Del Prado

Request: Approval of a Sign Program for The Meridian located at 24582 Del Prado.

Environmental: This project is categorically exempt (Class 1 – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor alteration of an existing structure involving no expansion of use beyond existing.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP92-03(II) to replace the existing signage program for The Meridian development located at the 24582 Del Prado.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, May 3, 2006, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, 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 on or before Friday, April 28, 2006, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.

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.