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

August 3, 2005  
7:00 p.m.

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

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Commissioner Norman Denton, Chairwoman April O'Connor, Commissioner Greg Powers, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

**A. APPROVAL OF MINUTES**

There are no Minutes for approval.

**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 1: Coastal Development Permit CDP05-16 to allow for the replacement of an existing public restroom and the construction of a new 364 square foot public restroom at the west end of Dana Point Harbor Drive located in the Dana Point Harbor Planned Community at 24234 Dana Point Harbor Drive.**

Applicant/

Owner: County of Orange

Location: 24234 Dana Point Harbor Drive

Request: A Coastal Development Permit to allow for the replacement of an existing public restroom and the construction of a new 364 square foot public restroom at the west end of Dana Point Harbor Drive in the Dana Point Harbor Planned Community.

Environmental: This project is categorically exempt (Class 3 – Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) in that the project entails the demolition of an existing restroom and the construction of a new, small restroom facility.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-16.

- ITEM 2: Coastal Development Permit CDP05-12 to allow the demolition of an existing single-family residence and construction of a new single-family residence on a property located within the Coastal Overlay District at 33831 Niguel Shores.**

Applicant: Renato Trotta

Owner: Stephan Unger

Location: 33831 Niguel Shores

Request: Request for a Coastal Development Permit to allow the demolition of an existing single-family residence and construction of a new single-family residence.

Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from provisions set forth in the California Environmental Quality Act (CEQA) because the project involves the construction of a new single-family residence not in conjunction with the construction of two or more such dwelling units.

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Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-12.

**ITEM 3:     A Variance V05-05 to allow for additional square footage and a pitched roof element to an existing single-family residence that would exceed the regulations for building height and encroach into the front yard setback at 33935 Malaga.**

Applicant:     Doug Baker/Diane White, Architect  
Owners:       Sandra Penwell  
Location:     24440 Santa Clara

Request:       A Variance to allow for additional square footage and a pitched roof element to an existing single-family residence that would exceed the regulations for building height and encroachment into the front yard setback.

Environmental:     The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the minor alteration of an existing structure.

Recommendation: That the Planning Commission approve the attached draft Resolution denying Variance V05-05.

**E.     PUBLIC MEETINGS**

There are no Public Meetings.

**F.     OLD BUSINESS**

There is no Old Business.

**G.     NEW BUSINESS**

There is no New Business.

**H.     STAFF REPORTS**

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**I. COMMISSIONER COMMENTS**

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Wednesday, August 17, 2005, 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, July 29, 2005, 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.

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Kyle Butterwick, Director  
Community Development Department

Agendas are available on the City's website at [www.danapoint.org](http://www.danapoint.org)

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.