

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

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August 26, 2008  
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** Vice-Chairwoman Michelle Brough, Commissioner Ed Conway, Chairman Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of August 12, 2008.**

**B. PUBLIC COMMENTS**

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.

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.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP08-0013 to allow routine beach maintenance and cleanup at the Monarch Bay Beach, located to the north of Salt Creek Beach, within the appeals jurisdiction of the Coastal Overlay District at 500 Monarch Bay Drive.**

Applicant/Owner: Monarch Bay Home Owners Association  
Location: 500 Monarch Bay Drive (APN: 670-151-55)

Request: Request for a Coastal Development (CDP08-0013) to allow routine beach maintenance and cleanup at the Monarch Bay Beach, located to the north of Salt Creek Beach and within the Appeals Jurisdiction Area of the Coastal Overlay District.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15304, Class 4 – Minor Alterations to Land. The proposed project is for beach cleanup and maintenance using shovels, hand rakes and light weight mechanized equipment. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission adopt the attached Draft Resolution 08-08-26-XX approving Coastal Development Permit CDP08-0013.

**ITEM 3: Coastal Development Permit CDP08-0003 and Site Development Permit SDP08-0010 to allow the demolition of an existing single-family dwelling; and the construction of a new, two-story, 2,570 square foot single-family residence in the residential Beach Road 12 (RBR-12) Zoning and Floodplain Overlay Districts at 35537 Beach Road.**

Applicant: Mark Singer (Mark Singer Architects)  
Property Owner: Blaine Curtis  
Location: 35537 Beach Road; (APN 691-161-09)

Request: Approval of Coastal Development Permit CDP08-0003 and Site Development Permit SDP08-0010 to allow the demolition of an existing single-family dwelling and construction of a new, two-story, 2,570 square foot single-

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family residence in the Residential Beach Road 12 (RBR-12) Zoning and Floodplain Overlay Districts.

Environmental: This project is categorically exempt (Class 3 - Section 15303 - New Construction) from the provisions of 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 of such dwelling units.

Recommendation: That the Planning Commission adopt the attached Draft Resolution 08-08-26-XX approving Coastal Development Permit CDP08-0003 and Site Development Permit SDP08-0010.

**ITEM 4: General Plan Consistency analysis GPC08-0001, for the vacation of an alley generally located to the west of Doheny Park Road; between Victoria Boulevard and Domingo Avenue.**

Applicant:/Owner: Pickering Properties

Location: The subject alley is generally located to the west of Doheny Park Road, between Victoria Boulevard and Domingo Avenue.

Request: Request for a General Plan Consistency determination, GPC08-0001 for City's vacation of an alley generally located to the west of Doheny Park Road, between Victoria Boulevard and Domingo Avenue.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15312, Class 12 – Surplus Government Property Sale. The project involves vacation of surplus property.

Recommendation: That the Planning Commission adopt the attached Draft Resolution (Attachment 1) finding that the vacation of an alley located between Victoria Boulevard and Domingo Avenue is consistent with the Dana Point General Plan.

**E. NEW BUSINESS**

There is no New Business.

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**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Tuesday, September 9, 2008, 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, August 22, 2008, 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

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) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.