

# CITY OF DANA POINT

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Monday  
January 17, 2011  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Commissioner Liz Claus, Chairman Ed Conway, Commissioner Norman Denton, Commissioner Gary Newkirk, and Vice-Chairwoman April O'Connor

### **A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of December 20, 2010.**

### **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 CDP10-0014 and Site Development Permit SDP10-0030 for the demolition of an existing single-family dwelling and, the construction of a new, two-story, single-family dwelling at 35631 Beach Road.**

Applicant: Stan Schrofer (Architect)  
Owner: The Effortless Strength Limited Partnership  
Location(s): 35631 Beach Road (APN 691-162-07)

Request: Approval of CDP10-0014 and SDP10-0030 to allow the demolition of an existing single-family dwelling and, the construction of a new, two-story, single-family dwelling.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP10-0014 and Site Development Permit SDP10-0030.

**ITEM 3: Site Development Permit SDP10-0028 to allow the construction of a new, three-story, single-family dwelling on vacant land at 33871 Robles Drive.**

Applicant: Hannibal Petrossi  
Owner: Nadia Razavi  
Location(s): 33871 Robles Drive (APN 682-103-20)

Request: Approval of Site Development Permit SDP10-0028 to allow the construction of a new, three-story, single-family dwelling.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: Adopt Planning Commission Resolution No. 11-01-17-xx, approving Site Development Permit SDP10-0028.

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**E. NEW BUSINESS**

There is no New Business.

**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Monday, February 7, 2011, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

**CERTIFICATION**

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, January 14, 2011, 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.