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

October 23, 2007
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 Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman 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 October 9, 2007.

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 [CDP07-01] FOR AN EROSION CONTROL PROJECT CONSISTING OF THE INSTALLATION OF SUBSURFACE DRAINS UNDER THE SUBJECT PROPERTIES FOR THE PURPOSE OF DIRECTING GROUNDWATER TO A DRAIN VAULT ON A COASTAL BLUFF AND THEN TO A CATCH BASIN AT THE BASE OF THE COASTAL BLUFF INTO THE CITY'S STORMDRAIN SYSTEM.

Applicant/ Walter Crampton, Terra Costa Consulting Group
Owner: Dean C. Clark, Trust, Kerstin Kopp, Frank G. & Luella Rubino, Trust, Elaine Mathes, Trust, Edward Workman
Location: 35431, 35441, 35451, 35455, and 35461 Camino Capistrano; (APN's: 691-182-08, -17, -16, -18, and 11) – RSF 3 Zoning District.

Request: Approval of a Coastal Development Permit in the Residential Single Family 3 (RSF 3) Zoning District to construct an erosion control project consisting of the installation of several subsurface drains (hydroaugers) to collect and dispose of groundwater under the subject properties to a drain vault on the coastal bluff and then divert the groundwater to another catch basin at the base of the coastal bluff and into the City's storm drain system.

Environmental: This project is categorically exempt (Class 2 and 3 - Section 15302 and 15303 - New Construction) from the provisions of the California Environmental Quality Act (CEQA) because the project involves replacement and reconstruction of existing drainage facilities involving negligible expansion of capacity and includes the construction of new small facilities/structures related to the disposal of subsurface drainage water.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP07-01.

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ITEM 3: VARIANCE V04-14 TO ALLOW PORTIONS OF A DUPLEX ADDITION TO ENCROACH INTO THE MINIMUM 20-FOOT FRONT YARD SETBACK, AND SITE DEVELOPMENT PERMIT SDP05-70 TO ALLOW ADDITIONS TO AN EXISTING THREE STORY RESIDENTIAL STRUCTURE IN A HILLSIDE CONDITION IN THE RESIDENTIAL MULTIPLE FAMILY 14 (RMF 14) ZONING DISTRICT.

Applicant/ Kirk Nelson, Design Intervention, Inc.
Owner: Bob Seth and Dino Melrose
Location: 33912 Amber Lantern, APN: 682-091-37

Request: A Variance to allow portions of a duplex addition to encroach into the minimum 20-foot front yard setback, and Site Development Permit to allow additions to an existing three story residential structure in a hillside condition.

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 additions to an existing structure not resulting in an increase of 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 permitted by the General Plan and facilities the site is not located in a environmentally sensitive area.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Variance 04-14 and Site Development Permit SDP05-70.

E. NEW BUSINESS

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

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H. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, November 13, 2007, 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, October 19, 2007, 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) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.