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

August 28, 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 August 14, 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.

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

August 28, 2007
7:00 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: COASTAL DEVELOPMENT PERMIT (CDP07-07), CONDITIONAL USE PERMIT (CUP07-06(M)) AND SITE DEVELOPMENT PERMIT (SDP07-10) TO ALLOW THE CONVERSION OF 4,281 SQUARE FEET OF EXISTING COVERED PARKING AREA INTO MEETING ROOMS AND A VALET PARKING PROGRAM AT THE DOUBLETREE GUEST SUITES, LOCATED WITHIN THE COASTAL OVERLAY DISTRICT AT 34402 PACIFIC COAST HIGHWAY.

Applicant/

Owner: Doubletree Guest Suites/ Bob Theel

Location: Doubletree Guest Suites, 34402 Pacific Coast Highway (APN 668-282-03)

Request: Request for a Coastal Development (CDP07-07), Conditional Use Permit (CUP07-06(m)) and Site Development Permit (SDP07-10) to allow the conversion of 4,281 square feet of existing covered parking area into meeting rooms at the Doubletree Guest Suites and an on-site valet parking arrangement. The proposed project will not change the building footprint, building height or lot coverage.

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 15303, Class 3 – New construction or conversion of small structures. The proposed project involves conversion of existing covered parking area into meeting rooms. The lot coverage, building footprint and height will not change due to the proposed conversion. The project is also consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission adopt the attached Draft Resolution (Attachment 1) approving Coastal Development Permit CDP07-07, Conditional Use Permit CUP07-06(m) and Site Development Permit SDP07-10.

ITEM 3: COASTAL DEVELOPMENT PERMIT (CDP07-15) TO DEMOLISH AN EXISTING SINGLE FAMILY DWELLING AND CONTRUCT A NEW SINGLE FAMILY DWELLING LOCATED IN THE COASTAL OVERLAY

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

August 28, 2007
7:00 p.m.

PAGE 3

**ZONE, PLANNED RESIDENTIAL DEVELOPMENT 3 (PRD 3) AND
RESIDENTIAL SINGLE-FAMILY 7 (RSF 7) ZONE AT 23791 SALVADOR
BAY.**

Applicant/ David York
Owner: Jeffery Smith & Kevin Plumb
Location: 23791 Salvador Bay; APN: 672-131-43; Appeals jurisdiction of Coastal Commission

Request: A proposal to demolish an existing 1,404 square foot, single story, single family dwelling and construct a new 2,255 square foot single story, single family dwelling with 680 square foot basement and 472 square foot garage. The project is consistent with all applicable development standards and has received approval from the Niguel Shores Community Association.

Environmental: The proposed project qualifies as a Class 3 exemption (Section 15303 - New Construction or Conversion of Small Structures) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of one single family residence.

Recommendation: That the Planning Commission adopt the attached draft resolution (Attachment 1) approving Coastal Development Permit CDP07-15.

ITEM 4: COASTAL DEVELOPMENT PERMIT (CDP06-23), SITE DEVELOPMENT PERMIT (SDP06-81[M]) AND AN ADMINISTRATIVE MODIFICATION OF STANDARDS (AMS06-09) TO ALLOW AN ADDITION AND REMODEL TO AN EXISTING LEGAL, NON-CONFORMING, SINGLE FAMILY RESIDENTIAL DWELLING THAT WOULD RESULT IN AN INCREASE OF MORE THAN TEN PERCENT (10%) OF THE INTERNAL FLOOR AREA IN CONJUNCTION WITH THE CONSTRUCTION OF RETAINING WALLS MEASURING APPROXIMATELY SIX (6) FEET IN HEIGHT IN THE RESIDENTIAL SINGLE FAMILY (RSF 4) ZONE AT 12 MONARCH BAY DRIVE.

Applicant/ George Falcone
Owner: Kathy and Dee Balle
Location: 12 Monarch Bay Drive; APN: 670-131-46

Request: The proposed project involves the addition of 1,013 square feet of enclosed habitable space and 249 square feet of garage space to an existing

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

August 28, 2007
7:00 p.m.

PAGE 4

legal, nonconforming single-family residence. Located within the Coastal Overlay Zone and constituting an addition of more than 10% of the internal floor area of the existing residence, the proposal is subject to a Coastal Development Permit. A Site Development Permit is also required to allow the construction of retaining walls measuring approximately six (6) feet in height. An Administrative Modification of Standards is being requested to continue the addition/remodel with a legal nonconforming rear 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 an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet whichever is less.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP06-23, Site Development Permit SDP06-81(M) and Administrative Modification of Standards AMS06-09.

ITEM 5: TENTATIVE PARCEL MAP TPM2006-269, CONDITIONAL USE PERMIT CUP07-12 AND SITE DEVELOPMENT PERMIT SDP07-26 TO ALLOW THE CONVERSION OF AN EXISTING DUPLEX TO CONDOMINIUMS AND THE WAIVER OF A REQUIRED FIFTH, GUEST PARKING SPACE.

Applicant/

Owner: Patricia Leigh and Kyle O'Kelly

Location: 34556 Via Espinoza: APN; 691-391-27

Request: Tentative Parcel Map, Conditional Use Permit and Site Development Permit to allow conversion of an existing duplex to condominiums through the subdivision of airspace and the waiver of a required fifth parking space.

Environmental: The proposed project qualifies as Class 3 and Class 15 Categorical Exemptions (Section 15303 and 15315) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project consists of the conversion of a duplex to a condominium 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.

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

August 28, 2007
7:00 p.m.

PAGE 5

Recommendation: That the Planning Commission adopt the attached Resolution (Action Document No. 1) approving Tentative Parcel Map TPM2006-269, Conditional Use Permit CUP07-12, and Site Development Permit SDP07-26.

ITEM 6: A REQUEST TO AMEND PLANNING COMMISSION RESOLUTION NO. 06-04-05-10 APPROVING VARIANCE V05-08, COASTAL DEVELOPMENT PERMIT CDP05-25 & MINOR SITE DEVELOPMENT PERMIT SDP05-65M AT 34142 CHULA VISTA.

Applicant/ Raj Idnani
Owner: Usha Gopal
Location: 34142 Chula Vista; APN: 682-245-14

Request: To amend Planning Commission Resolution No. 06-04-05-10 with the deletion of Condition of Approval No. 62 from the resolution.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a single-family residence and associated retaining walls.

Recommendation: That the Planning Commission withdraw the amendment at the applicants request.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

H. STAFF REPORTS

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

August 28, 2007
7:00 p.m.

PAGE 6

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, September 11, 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 24, 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) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

H:\AGENDAS\08-28-07.doc
FF#0120-10/PC Agendas
Agenda Sub & Posted: 08/24/07