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

April 24, 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, Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Chairman J. Scott Schoeffel, and Alternate Michael Dec

ITEM 1: Reorganization of the Planning Commission.

- a) Select nominations and vote for Chairman to serve until the first meeting of April, 2008.
- b) Select nominations and vote for Vice-Chairman to serve until the first meeting of April, 2008.
- c) Recognition of outgoing Chairman J. Scott Schoeffel.

A. APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of April 10, 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

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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.

D. PUBLIC HEARINGS

ITEM 3: A Tentative Parcel Map and Minor Site Development Permit for a duplex (2-unit) condominium dwelling with attached garages and corresponding roof decks (one on each unit). The proposal also includes an optional (duplex) parking arrangement based upon narrow lot width, which requires a Minor Conditional Use Permit. The property is located in the Residential Duplex (RD 14) Zone and is addressed as 34591 Via Catalina.

Applicant: Jay Crawford
Owners: Joe Philip/Glen Farmer
Location: 34591 Via Catalina

Request: Approval of Tentative Parcel Map TPM2006-260, Minor Site Development Permit SDP06-64M for a duplex (2-unit) condominium dwelling with attached garages and corresponding roof decks. A Minor Conditional Use Permit CUP07-10M is also being requested to allow the proposed optional (duplex) parking arrangement.

Environmental: This project is categorically exempt (Class 3 – Section 15303 – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of two new attached residential units. The proposed condominium map is categorically exempt (Class 15 – Section 15315 – Minor Land Divisions) because it will result in the division of property in an urbanized area zoned for residential use which will result in fewer than 4 parcels, it is consistent with the General Plan and zoning, no variances or exceptions are required, all services to the parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

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Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2006-260, Minor Site Development Permit SDP06-64M, and Minor Conditional Use Permit CUP07-10M.

- ITEM 4:** Coastal Development Permit CDP06-05 to allow the construction of a new 3,872 square foot single family dwelling with an attached two car garage. The subject site is located in the Coastal Overlay Boundary and is designated as Residential Single Family (RSF 7)/Planned Residential Development (PRD 9). The subject site is addressed as 24791 Anchor Lantern.

Applicant/

Owner: Joe Deverian

Location: 24791 Anchor Lantern

Request: A Coastal Development Permit to allow the construction of a new 3,872 square foot single family dwelling and an attached two car garage. The construction of a new dwelling in the Coastal Overlay Boundary requires a Coastal Development Permit.

Environmental: The proposed project qualifies as a Class 3 (Section 15303 – New Construction) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new single family residence not in conjunction with the building of two or more such units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-05.

- ITEM 5:** Coastal Development Permit CDP06-04 to construct a new single family dwelling with an attached three-car garage on a vacant lot and a Minor Site Development Permit for retaining walls as high as seven feet in the Planned Residential Development 1 (PRD 1)/Residential Single Family 4 (RSF 4) Zoning District located at 32221 Azores Road.

Applicant/

Owner: Ursula Crupi

Location: 32221 Azores Road

Request: Approval of a Coastal Development Permit to construct a new single family dwelling with an attached three-car garage on a vacant lot and a Minor Site

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Development Permit for retaining walls as high as seven feet in the Planned Residential Development 1 (PRD 1)/Residential Single Family 4 (RSF 4) Zoning District located at 32221 Azores Road.

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 approving Coastal Development Permit CDP06-04 and Minor Site Development Permit SDP06-14M.

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

I. COMMISSIONER COMMENTS

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J. ADJOURNMENT

A study session of the Planning Commission will be held on Tuesday, May 8, 2007, beginning at 4:30 p.m. (or as soon thereafter) in the "Old EOC" conference room located at 33282 Golden Lantern, Dana Point, California. After the study session, the Planning Commission will adjourn to their regularly scheduled meeting beginning at 7:00 p.m. (or as soon thereafter) in the City Council Chambers.

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, April 20, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 04/20/07