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

June 12, 2007
7:00-7:34 p.m.

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

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner Denton led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Chairwoman Liz Anderson Fitzgerald, Vice-Chairman Norman Denton, and Commissioner J. Scott Schoeffel, and Alternate Commissioner Michael Dec

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Saima Qureshy (Senior Planner), Matthew Schneider (Associate Planner), and Denise Rios (Interim-Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of May 22, 2007.**

ACTION: **Motion made (Conway) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of May 22, 2007. Motion carried 4-0-1. (AYES: Brough, Conway, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: Denton)**

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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

June 12, 2007
7:00-7:34 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: A COASTAL DEVELOPMENT PERMIT (CDP07-12) AND MINOR SITE DEVELOPMENT PERMIT (SDP07-16M) TO ALLOW AN ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING. THE SUBJECT SITE IS LOCATED IN THE COASTAL OVERLAY ZONE AND RESIDENTIAL SINGLE-FAMILY (RSF 4) ZONE AT 24691 EL CAMINO CAPISTRANO.

Applicant: Andrade Architects

Owner: Fred Neuman

Location: 24691 El Camino Capistrano; APN: 682-202-11; Appeals jurisdiction of Coastal Commission.

Request: Request for a proposal to add 665 square feet of new habitable space and a 251 square foot carport to an existing three-story single-family residence. The proposed project includes a 317 square-foot addition at the ground level with a 251 square-foot carport and a 348 square foot addition to the second level with (3) balconies totaling 336 square feet.

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 CDP07-12 & Minor Site Development Permit SDP07-16M.

There was one (1) request to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Brough) to adopt Resolution 07-06-12-12 approving Coastal Development Permit CDP07-12 and Minor Site Development Permit SDP07-16M. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: A SITE DEVELOPMENT PERMIT (SDP07-07) TO ALLOW THE DEVELOPMENT OF A VACANT HILLSIDE LOT WITH A THREE STORY SINGLE-FAMILY RESIDENCE LOCATED AT 33821 MALAGA DRIVE.

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

June 12, 2007
7:00-7:34 p.m.

PAGE 3

Applicant/

Owner: Michael Boudreaux

Location: 33821 Malaga Drive (APN 682-263-22)

Request: Request for the development of a vacant hillside lot with a new three story single family residence, in accordance with the residential building height standards for hillside lots.

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(a) - New construction or conversion of small structures. The proposed project is for the construction of a new single family residence in an urbanized area. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission adopt the attached Draft Resolution (Attachment 1) approving Site Development Permit SDP 07-07.

There was one (1) request to speak on this item.

ACTION: Motion made (Brough) and seconded (Schoeffel) to adopt Resolution 07-06-12-13 approving Site Development Permit (SDP07-07). Motion carried 5-0. (AYES: Brough, Conway, Dec, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 4: 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.

Owners: Bob Seth and Dino Melrose

Location: 33912 Amber Lantern, APN: 682-091-37

Request: A Variance to allow a portion 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.

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION AGENDA

June 12, 2007
7:00-7:34 p.m.

PAGE 4

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 installation of small equipment and facilities in small structures.

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

There were no requests to speak on this item.

There was a consensus of the Planning Commission to continue this item to the regular Planning Commission meeting of July 10, 2007.

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Todd Litfin reported that he attended the Mayor's conference to discuss local issues concerning the expanding diversity coming to the telecom world. In the Land Use context, Verizon is going to use fiber optics to facilitate above ground equipment devices, such as phone poles, or if it's underground, they are going to use underground if it currently exists. Primarily, they will need above ground utility boxes to store their equipment. This might be something that the City will consider from a Land Use context. Technically, one box will be used for every three hundred residences and they are very amenable to work with the City to try and locate them as aesthetically pleasing as possible.

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

June 12, 2007
7:00-7:34 p.m.

PAGE 5

He reported that goods movement issues to expand the Long Beach and Los Angeles ports anticipate cargos to triple within the next ten years. This will overload containers on trains, along the Alameda corridor towards Barstow from two different lines, one in South L.A. County and one in North Orange County.

He added that there was a lot of discussion about new codes called Green Building codes, towards environmentally sensitive houses. There are different levels of certifications to come, and we'll be hearing more and more about them.

I. COMMISSIONER COMMENTS

Commissioner Schoeffel stated that he had a great time at the recent Grand Prix event. He felt that it was an amazing event for the City in terms of notoriety and was very well attended. He thanked Bob Theel and others for participating at the event.

Commissioner Denton reported that we are now the owners of the Stanley Cup being the first team in California history to win. It was very good for Orange County as a whole, and he would be happy to see it come here.

Commissioner Conway reported that the Grand Prix was a great event, and he felt that this event will grow to be huge.

J. ADJOURNMENT

Chairwoman Fitzgerald announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, June 26, 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.

The meeting adjourned at 7:34 p.m.