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

October 4, 2006  
7:00 p.m.

Community Center  
34052 Del Obispo  
Dana Point, CA 92629

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of September 6, 2006.**

**ITEM 2: Minutes of the special Planning Commission Meeting of September 26, 2006.**

**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.

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**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 3: Coastal Development Permit CDP05-20 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot and Minor Site Development Permit SDP05-58M to allow building height to be measured atop of not more than 30" of fill in the Residential Single Family 7 (RSF 7) Zoning District at 24332 Santa Clara Avenue.**

Applicant: S. Glenn Eichler, Architect  
Owner: Susan Morrison  
Location: 24332 Santa Clara Avenue

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 entails the demolition of an existing single-family residence and the construction of a new single-family residence replacing the existing residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP05-20 and Minor Site Development Permit SDP05-58M.

**ITEM 4: Minor Site Development Permit SDP05-80M to allow the development of three residential dwelling units including one detached single-family dwelling and a duplex on one legal, vacant lot with retaining walls over 30 inches in height and Minor Conditional Use Permit CUP06-24M to allow walls to exceed height maximums in the required front and side yards at property located in the Residential Multiple Family 14 (RMF 14) Zoning District at 33852 Silver Lantern/33851 Malaga Drive.**

Applicant: Wayne Penny, Jr., Architect  
Owner: Hadi Emadi  
Location: 33852 Silver Lantern/33851 Malaga Drive

Request: A Minor Site Development Permit to allow the development of three residential dwelling units including one detached single-family dwelling and a

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duplex on one legal, vacant lot with retaining walls over 30 inches in height and a Minor Conditional Use Permit to allow walls to exceed height maximums in the required front and side yards at a property located in the Residential Multiple Family 14 (RMF 14) Zoning District.

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 duplex or similar multi-family residential structure totaling no more than six dwelling units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Minor Site Development Permit SDP05-80M and Minor Conditional Use Permit CUP06-24M.

**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**

The *next regular* meeting of the Planning Commission will be held on Wednesday, October 18, 2006, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, 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, September 29, 2006, I caused the above notice to be posted in five (5) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office, Dana Point Community Center, 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) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.