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

July 5, 2006
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 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 June 21, 2006.

ITEM 2: Minutes of the special Planning Commission Meeting of June 28, 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: Tentative Parcel Map (TPM2005-161) and Conditional Use Permit (CUP05-11) to allow the conversion of an existing duplex to condominiums for property located in the Residential Multiple Family (RMF 14) Zoning District at 33341 Nottingham Way.

Applicant/

Owner: Steve Helgestad
Location: 33341 Nottingham Way

Request: A Tentative Parcel Map and Conditional Use Permit to convert an existing duplex to condominiums for a property located in the Residential Multiple Family (RMF 14) Zoning District.

Environmental: This project 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.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-161 and Conditional Use Permit CUP05-11.

ITEM 4: A Coastal Development Permit (CDP06-08) and Site Development Permit (SDP06-30M) to allow an addition to an existing non-conforming single-family residence located within the Coastal Overlay District at 227 Monarch Bay Drive.

Applicant: Stan Andrade
Owners: Mark and Christine Yocca
Location: 277 Monarch Bay Drive

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Request: Request for a Coastal Development (CDP06-08) and a Site Development Permit (SDP06-30M) to allow a 791 square foot addition to an existing, non-conforming single-family residence.

Environmental: This project is Categorically Exempt (Class 1 – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP06-08 and Site Development Permit SDP06-08M.

ITEM 5: Site Development Permit (SDP06-34) to allow additional building height for a new single-family residence at 33972 Blue Lantern in accordance with the residential building height standards for the hillside lots.

Applicant:

Owner/: Jim Sigrist

Location: 33972 Blue Lantern

Request: Request for a Site Development Permit (SDP06-34) to apply additional building height in accordance with the residential building height standards for hillside lots, to a new single-family residence.

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 such dwelling units.

Recommendation: That the Planning Commission approve Site Development Permit SDP06-34.

E. PUBLIC MEETINGS

There are no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, July 19, 2006, 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, June 30, 2006, 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.