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

April 5, 2006  
7:00 p.m.

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

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of March 15, 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**

**ITEM 2: One-year extension of Coastal Development Permit CDP01-31 and Site Development Permit SDP03-57 to allow the reconstruction of a multiple-family structure destroyed by natural causes with a new 30 unit multiple-family structure and associated repairs and improvements located at 32468 Crown Valley Parkway.**

Applicant/

Owner: Lyon Management Companies

Location: 32468 Crown Valley Parkway

Request: Allow a second extension for a one-year time extension of discretionary permits originally approved in January of 2004, and granted entitlements to reconstruct a 30-unit multiple-family structure destroyed by natural causes and associated repairs and improvements.

Recommendation: That the Planning Commission approve a one-year time extension for Coastal Development Permit CDP01-31 and Site Development Permit SDP03-57, subject to all of the conditions contained in Resolution No. 04-01-21-02.

**D. PUBLIC HEARINGS**

**ITEM 3: A Tentative Parcel Map TPM2005-298 and Conditional Use Permit CUP06-06 to allow the conversion of an existing duplex to condominiums and the corresponding request to subdivide the airspace for condominium purposes.**

Applicant: Van Dyke Design

Owner: Walua Road Partners

Location: 34381 Via San Juan

Request: A Tentative Parcel Map and a Conditional Use Permit to allow the conversion of an existing duplex to condominiums and the corresponding request to subdivide the airspace for condominium purposes.

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

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general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-298 and Conditional Use Permit CUP06-06.

**ITEM 4: Variance V05-08 to allow a new single-family residence to exceed the maximum allowable height by 5-feet; a Coastal Development Permit CDP05-25 for development in the Coastal Zone, and a Minor Site Development Permit SDP05-65M for retaining walls up to 6 feet in the Residential Single-Family (RSF 7) Zoning District at 34142 Chula Vista.**

Applicant: Lynn J. Muir  
Owner: Usha Gopal  
Location: 34142 Chula Vista

Request: A Variance to allow a new 4,485 square foot, 3-level single-family dwelling and attached 442 square foot garage, together measuring 31 feet in height, instead of the maximum allowable height of 26 feet, a Coastal Development Permit for development in the Coastal Zone, and a Minor Site Development Permit for retaining walls as high as 6-feet, on a 6,004 square foot lot in the Residential Single Family (RSF 7) 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 single-family residence and associated retaining walls.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Variance V05-08, Coastal Development Permit CDP05-25, and Site Development Permit SDP05-65M.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

**F. OLD BUSINESS**

There is no Old Business.

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**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, April 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, March 31, 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.

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Kyle Butterwick, Director  
Community Development Department

Agendas are available on the City's website at [www.danapoint.org](http://www.danapoint.org)

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.