

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

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August 12, 2008  
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** Vice-Chairwoman Michelle Brough, Commissioner Ed Conway, Chairman Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of July 22, 2008.**

**B. PUBLIC COMMENTS**

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.

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.

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**C. CONSENT CALENDAR**

**ITEM 2: One-year time extension of Coastal Development Permit CDP04-21, Historical Resource Application HRA04-02 and Site Development Permit SDP04-61 to allow for an addition to an existing historical structure located in the Residential Multi-Family (RMF 22) Zoning District and Coastal Overlay District at 24440 Santa Clara.**

Applicant: Lynn Muir  
Owner: Steven Cary  
Location: 24440 Santa Clara (APN 682-234-12)

Request: Allow a second one-year time extension of discretionary permits originally approved in July 2005, which granted entitlements to allow for the addition to an existing historical structure located in the Coastal Overlay District.

Recommendation: That the Planning Commission approve a one-year time extension for Coastal Development Permit CDP04-21, Historical Resource Application HRA04-02 and Site Development Permit SDP04-61, subject to all of the conditions contained in Resolution No. 05-07-20-36 and Resolution No. 05-07-06-27 (Supporting Documents 2 and 3).

**D. PUBLIC HEARINGS**

**ITEM 3: Tentative Parcel Map TPM2005-183 and Minor Site Development Permit SDP06-57(M) to subdivide an existing 24,597 square foot lot into three (3) separate parcels. Two (2) new dwellings will be constructed on two of the newly-created parcels, while the original, existing legal non-conforming dwelling will remain and be remodeled to fit the third parcel. The subject site is located in the Residential Single Family (RSF 7) zone and is addressed as 26992 Del Gado Road.**

Applicant: Pacific Cornerstone Development  
Owner: Farrell & Andrea L. Roberson  
Location: 26992 Del Gado Road (A.P.N. #691-322-04)

Request: Approval of a three (3) lot subdivision for Tentative Parcel Map TPM2005-183 and a Minor Site Development Permit SDP06-57(M) to permit the

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construction of two (2) new single family detached dwellings on two of the newly-created lots, while the existing legal non-conforming dwelling will remain and be remodeled to fit the third parcel.

Environmental: This project is categorically exempt (Class 15 - Section 15315 – Minor Land Divisions) from the provisions of the California Environmental Quality Act (CEQA) 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 No. 08-08-12-XX approving Tentative Parcel Map TPM2005-183 and Minor Site Development Permit SDP06-57(M).

**ITEM 4: Coastal Development Permit CDP08-0005 and Minor Site Development Permit SDP08-0030(M) to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence at 34567 Camino Capistrano.**

Applicant: Marshall Innins (MIDG Architects)  
Property Owner: Rick and Patti Thompson  
Location: 34567 Camino Capistrano (APN 123-381-06)

Request: Request for Coastal Development Permit CDP08-0005 to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, 4,331 square foot single-family residence with attached, 445 square foot, two-car and 233 square foot, single-car garages; as well as for Minor Site Development Permit SDP08-0030(M) to allow the measurement of residential building height from the top of not more than 30 inches of fill at 34567 Camino Capistrano. Per adopted City Zoning Maps, the subject property is zoned as Residential Single-Family 3 (RSF-3), located within the Coastal Overlay District as well as the Appeal Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project, and finds the project Categorical Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

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Recommendation: Adopt Planning Commission Resolution No. 08-08-12-xx, approving Coastal Development Permit CDP08-0005 and SDP08-0030(M) for the referenced scope of work.

**ITEM 5: Coastal Development Permit CDP08-0011 to allow the construction of a two-story, single-family dwelling and a detached garage and second dwelling unit with a bluff edge setback deviation to 25 feet and a Minor Site Development Permit SDP08-0032(M) to (1) allow building height to be measured from atop a maximum of 30 inches of fill, (2) retaining walls over 30 inches in height, and (3) overall wall heights exceeding six (6) feet in the required side and rear yards located at 24692 El Camino Capistrano.**

Applicant: James Glover  
Owner: Tom and Maria Vegh  
Location: 24692 El Camino Capistrano; (APN 682-203-05)

Request: Approval of a Coastal Development Permit to allow the construction of a 5,664 square foot, two-story, single-family dwelling and a 1,174 square foot detached garage and 1,198 square foot second dwelling unit with a bluff edge setback deviation to 25 feet and a Minor Site Development Permit to (1) allow building height to be measured from atop a maximum of 30 inches of fill, (2) retaining walls over 30 inches in height, and (3) overall wall heights exceeding six (6) feet in the required side/rear yard located at 24692 El Camino Capistrano.

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 and associated accessory structures.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP08-0011 and Minor Site Development Permit SDP08-0032(M).

**E. NEW BUSINESS**

There is no New Business.

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**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Tuesday, August 26, 2008, 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, August 8, 2008, 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

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) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.