

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

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February 26, 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** Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman 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 February 12, 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.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Request for Sign Program Permit SPP07-06 to allow the creation of a sign program in conjunction with various site improvements, including an increase in the height of an existing gas-pump canopy to 18 feet and new landscaping improvements at 34306 Pacific Coast Highway.**

Applicant/ Dan Popa (RHL Design Group)  
Owner: Conoco Philips  
Location: 34306 Pacific Coast Highway (APNs 682-216-03 and 682-216-04)

Request: Request for Sign Program Permit SPP07-06 to allow the creation of a Sign Program in conjunction with various site improvements, including an increase in the height of an existing gas-pump canopy to 18 feet and new landscaping improvements at 34306 Pacific Coast Highway.

Environmental: The subject property is Categorically Exempt from analysis under the California Environmental Quality Act (CEQA) per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission continue the request to a Planning Commission meeting of March 25, 2008.

**ITEM 3: Tentative Parcel Map TPM2006-149 for a proposed one-lot, 2-unit condominium project and a Minor Site Development Permit SDP06-24(M) to allow a roof deck and retaining walls in conjunction with each of the proposed units located at 34594 Camino Capistrano.**

Applicant/ Mr. Gerald N. Muir  
Owner: James F. Cumming  
Location: 34594 Camino Capistrano (APN 691-382-11)

Request: Approval of a one-lot subdivision for Tentative Parcel Map TPM2006-149 and a Minor Site Development Permit SDP06-24(M) to permit the construction of a 2-unit condominium project. A roof deck and retaining walls are also proposed in conjunction with each of the proposed units.

Environmental: This project is Categorically Exempt (Class 15 - Section 15315 - Minor Land Divisions) because it consists of the division of property in urbanized

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areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

Recommendation: That the Planning Commission adopt the attached Draft Resolution No. 08-02-26-xx approving Tentative Parcel Map TPM2006-149 and Minor Site Development Permit SDP06-24(M).

**E. NEW BUSINESS**

**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Tuesday, March 11, 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, February 22, 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.