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

September 25, 2007  
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 September 11, 2007.**

**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.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: A proposal to adopt a Sign Program at property located at 34135 Pacific Coast Highway: Sign Program Permit SPP07-05.**

Applicant/

Owner: Randall Boone Sign Lighting

Location: 34135 Pacific Coast Highway, (APN #682-232-06)

Request: Approval of a Sign Program for a multi-tenant commercial building located at 34135 Pacific Coast Highway.

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 a minor alteration of an existing structure involving no expansion of use beyond existing.

Recommendation: That the Planning Commission adopt the attached Draft Resolution to approve Sign Program Permit SPP07-05 located at 34135 Pacific Coast Highway (Attachment 1).

**ITEM 3: A Tentative Parcel Map TPM2006-135 and Minor Site Development Permit SDP06-35(M) for a duplex (2-Unit) condominium dwelling with attached garages and corresponding roof decks for property located in the Residential Duplex (RD 14) Zone at 26342 Via California.**

Applicant/ Branov Homes/Bryan Nickel

Owner: Capo Bluffs LLC

Location: 26342 Via California (A.P.N. #123-152-44)

Request: Approval of Tentative Parcel Map TPM2006-135, Minor Site Development Permit SDP06-36(M) for a duplex (2-unit) condominium dwelling with attached garages and corresponding roof decks.

Environmental: This project is categorically exempt (Class 3 - Section 15303 - New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the

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construction of two new attached residential units. The proposed condominium map 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 TPM2006-135 and Minor Site Development Permit SDP06-36(M).

**ITEM 4: Coastal Development Permit CDP 07-16 and Site Development Permit SDP 07-29(m) to allow the demolition of an existing home and construction of a new 5,672 square foot single family residence with a three car garage of 917 square feet on a 10,565 square foot lot and retaining walls in excess of 30" in height, located within the appeals jurisdiction of the Coastal Overlay District at 347 Monarch Bay.**

Applicant/ C.J. Light Associates  
Owner: Darrin Campbell  
Location: 347 Monarch Bay Drive (APN 670-151-45)

Request: Request for a Coastal Development (CDP 07-16) and a Site Development Permit (SDP 07-29(m)) to demolish an existing single family residence and construct a new 5,672 square foot residence with a three car garage of 917 square feet on a 10,565 square foot site, within the appeals jurisdiction of the Coastal Overlay District. A minor Site Development Permit is required since the project is proposing retaining walls higher than 30".

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, Class 3 – New Construction or Conversion of Small Structures. The proposed project is for demolition of an existing single family residence which will be replaced with a new single family residence in a residential zone, in an urbanized area. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

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Recommendation: That the Planning Commission approve Coastal Development Permit CDP 07-16 and Site Development Permit SDP 07-29(m).

**ITEM 5: Coastal Development Permit (CDP06-10) to allow the construction of a 5,456 square foot, two story single-family dwelling and a 1,070 square foot detached garage with a 1,196 square foot second dwelling unit with a bluff edge setback of 25 feet and a Minor Site Development Permit (SDP07-12(M)) and Variance (V07-06) to allow building height to be measured from atop as much as 5.75 feet of fill as opposed to 2.5 feet of fill located at 24692 El Camino Capistrano. (Public Hearing of September 11, 2007 was continued to this meeting.)**

Applicant/ Dominy + Associates Architects  
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 5,456 square foot, two story single-family dwelling and a 1,070 square foot detached garage/1,196 square foot second dwelling unit with a bluff edge setback of 25 feet and a Minor Site Development Permit and Variance to allow building height to be measured from atop as much as 5.75 feet of fill as opposed to 2.5 feet of fill 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. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP06-10, Variance V07-06, and Minor Site Development Permit SDP07-12(M).

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**ITEM 6:     A request to amend Planning Commission Resolution No.06-04-05-10 for Variance V05-08, Coastal Development Permit CDP05-25 & Minor Site Development Permit SDP05-65m at 34142 Chula Vista.**

Applicant/     Raj Idnani  
Owner:        Usha Gopal  
Location:     34142 Chula Vista; APN: 682-245-14

Request:     To amend Planning Commission Resolution No.06-04-05-10 with the deletion of the last sentence of Condition of Approval No. 62.

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 recommend that the City Council deny the request for the amendment.

**E.     PUBLIC MEETINGS**

There are no Public Meetings.

**F.     OLD BUSINESS**

**G.     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 Tuesday, October 9, 2007, 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, September 21, 2007, 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) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

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FF#0120-10/PC Agendas  
Agenda Sub & Posted: 09/21/07