

---

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

June 26, 2007  
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 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 June 12, 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.

---

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

---

June 26, 2007  
7:00 p.m.

PAGE 2

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: A MINOR CONDITIONAL USE PERMIT (CUP07-09(m)) TO ALLOW A TANDEM PARKING ARRANGEMENT FOR THE REAR UNIT OF A DETACHED DUPLEX ON A SITE WITH NARROW FRONTAGE AT 26272 VIA CALIFORNIA .**

Applicant/

Owner: Paul Melby

Location: 26272 Via California (APN 691-392-02)

Request: Request to allow one car tandem parking space in front of a one car garage for the rear unit of a detached duplex on a lot with narrow frontage. The project also includes an addition of 510 square feet to the rear unit.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1 - Existing Facilities. The proposed project is an addition and remodel of an existing structure, which 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. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission adopt the attached Draft Resolution (Attachment 1) approving Conditional Use Permit 07-09(m).

**ITEM 3: COASTAL DEVELOPMENT PERMIT CDP07-09 AND MINOR SITE DEVELOPMENT PERMIT SDP07-31M TO ALLOW THE CONSTRUCTION OF AN ACCESS STAIRWAY AND RETAINING WALL TO A VACANT PROPERTY LOCATED IN THE COASTAL OVERLAY DISTRICT AND RESIDENTIAL SINGLE FAMILY (RSF 4) ZONE AT 1 MONARCH COVE DRIVE.**

Applicant/

Owner: Michael Rodarte

---

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

June 26, 2007  
7:00 p.m.

PAGE 3

---

Location: 1 Monarch Cove Drive; APN: 672-461-20; Coastal Overlay Zone & Appeals jurisdiction of Coastal Commission.

Request: A proposal to construct an access stairway with retaining wall in excess of 30" to access and maintain the elevated pad area of the property. The site is presently vacant.

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 an accessory structure.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP07-09 & Minor Site Development Permit SDP07-31M.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

**F. OLD BUSINESS**

There is no Old Business.

**G. NEW BUSINESS**

**ITEM 4: Planning Commission Policy Regarding Participation of Alternates.**

Recommendation: That the Planning Commission approve the attached Policy regarding the Participation of Alternates.

**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

---

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

June 26, 2007  
7:00 p.m.

PAGE 4

---

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Tuesday, July 10, 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, June 22, 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.

---

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.

H:\AGENDAS\06-26-07.doc  
FF#0120-10/PC Agendas  
Agenda Sub & Posted: 06/12/07