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

June 12, 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 May 22, 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 COASTAL DEVELOPMENT PERMIT (CDP07-12) AND MINOR SITE DEVELOPMENT PERMIT (SDP07-16M) TO ALLOW AN ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING. THE SUBJECT SITE IS LOCATED IN THE COASTAL OVERLAY ZONE AND RESIDENTIAL SINGLE-FAMILY (RSF 4) ZONE AT 24691 EL CAMINO CAPISTRANO.**

Applicant: Andrade Architects  
Owner: Fred Neuman  
Location: 24691 El Camino Capistrano; APN: 682-202-11; Appeals jurisdiction of Coastal Commission.

Request: Request for a proposal to add 665 square feet of new habitable space and a 251 square foot carport to an existing three-story single-family residence. The proposed project includes a 317 square-foot addition at the ground level with a 251 square-foot carport and a 348 square foot addition to the second level with (3) balconies totaling 336 square feet.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet, whichever is less.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP07-12 & Minor Site Development Permit SDP07-16M.

**ITEM 3: A SITE DEVELOPMENT PERMIT (SDP07-07) TO ALLOW THE DEVELOPMENT OF A VACANT HILLSIDE LOT WITH A THREE STORY SINGLE-FAMILY RESIDENCE LOCATED AT 33821 MALAGA DRIVE.**

Applicant/  
Owner: Michael Boudreaux  
Location: 33821 Malaga Drive (APN 682-263-22)

Request: Request for the development of a vacant hillside lot with a new three story single family residence, in accordance with the residential building height standards for hillside lots.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California

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Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, Class 3(a) - New construction or conversion of small structures. The proposed project is for the construction of a new single family residence in an urbanized area. 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 Site Development Permit SDP 07-07.

**ITEM 4:     VARIANCE V04-14 TO ALLOW PORTIONS OF A DUPLEX ADDITION TO ENCROACH INTO THE MINIMUM 20-FOOT FRONT YARD SETBACK, AND SITE DEVELOPMENT PERMIT SDP05-70 TO ALLOW ADDITIONS TO AN EXISTING THREE STORY RESIDENTIAL STRUCTURE IN A HILLSIDE CONDITION IN THE RESIDENTIAL MULTIPLE FAMILY 14 (RMF 14) ZONING DISTRICT.**

Applicant:     Kirk Nelson, Design Intervention, Inc.

Owners:        Bob Seth and Dino Melrose

Location:     33912 Amber Lantern, APN: 682-091-37

Request:       A Variance to allow a portion of a duplex addition to encroach into the minimum 20-foot front yard setback, and Site Development Permit to allow additions to an existing three story residential structure in a hillside condition.

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 installation of small equipment and facilities in small structures.

Recommendation:   That the Planning Commission adopt the attached draft resolution denying Variance 04-14 and Site Development Permit SDP05-70.

**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 Tuesday, June 26, 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 8, 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.