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

May 22, 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 8, 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 CDP07-06 and Site Development Permit SDP07-17, to allow an addition and remodel of an existing non-conforming single-family residence located within the Coastal Overlay District at 33821 Mercator Isle.**

Applicant: Gene Fong Associates  
Location: 33821 Mercator Isle

Request: Request for a Coastal Development Permit CDP07-06 and a Site Development Permit SDP07-17 to allow a 318 square foot addition to an existing, non-conforming single-family residence.

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 approving Coastal Development Permit CDP07-06 and Site Development Permit SDP07-17.

**ITEM 3: A Tentative Parcel Map TPM2007-101 to allow the subdivision of a 11,895 square foot lot into two separate lots of equal size, located at 33872 Granada Drive.**

Applicant: Timothy Green  
Owner: Kevin Wright  
Location: 33872 Granada Drive

Request: Request for a Tentative Parcel Map TPM2007-101 to allow the subdivision of a 11,895 square foot lot into two separate lots of equal size.

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 15315, Class 15 – Minor Land Divisions. The proposed project is a subdivision of one lot into two separate lots of equal size in an urbanized area zoned for residential uses, it is consistent with the General Plan and Zoning, no variances or exceptions are

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required and all services to the proposed parcels to local standards are available. The project is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2007-101.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

**F. OLD BUSINESS**

There is no Old Business.

**G. NEW BUSINESS**

There is no 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, June 12, 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, May 18, 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: 05/18/07