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

May 8, 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 April 24, 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: Coastal Development Permit CDP07-04 to allow an addition and remodel to an existing single family dwelling. The subject site is located in the Coastal Overlay Zone and Residential Single Family (RSF 4 ) Zone at 230 Monarch Bay Drive.**

Applicant: Andrade Architects  
Owners: Dave Thomas  
Location: 230 Monarch Bay Drive

Request: A proposal to add 1,250 square feet of new habitable space to an existing single-story single family residence. The proposed project includes a 516 square-foot addition at the ground level along with a 360 square-foot basement and a 374 square-foot loft. The project is consistent with all applicable development standards and has received approval from the Monarch Bay Homeowners Association.

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 adopt the attached draft Resolution approving Coastal Development Permit CDP07-04.

**ITEM 3: Coastal Development Permit CDP06-13 and Variance V06-04 to construct a new single-family dwelling with an attached two-car garage and associated improvements within the required bluff edge setback on a vacant lot and Minor Site Development Permit SDP06-55M for retaining walls as high as 5.5 feet and total wall heights as high as 8.5 feet in the Residential Single Family 3 (RSF 3) Zoning District and identified by Assessor's Parcel Number 691-182-21.**

Applicant: Polster + Associates, Lance Polster  
Owner: Craig Smith  
Location: No Situs Address (APN 691-182-21)

Request: Approval of a Coastal Development Permit and Variance to construct a new single family dwelling with an attached two-car garage and associated improvements within the required bluff edge setback on a vacant lot and a Minor

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Site Development Permit for retaining walls as high as 5.5 feet and total wall heights as high as 8.5 feet in the Residential Single Family 3 (RSF 3) Zoning District identified by Assessor's Parcel Number 691-182-21.

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.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-13, Variance V06-04, and Minor Site Development Permit SDP06-55M.

**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, May 22, 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 4, 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: 05/04/07