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

August 16, 2006
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 Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of August 2, 2006.

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 CDP05-19 and Site Development Permit SDP05-57 to allow an addition to an existing two-story duplex that is nonconforming to the requirements of Floodplain (FP-3) Overlay District at 35119 Beach Road.

Applicant/

Owner: Chris Miller
Location: 35119 Beach Road

Request: A Coastal and Site Development Permit to allow the addition of 288 square feet to an existing two-story duplex that is nonconforming to the requirements of Floodplain (FP-3) Overlay District.

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 CDP05-19 and Site Development Permit SDP05-57.

ITEM 3: Coastal and Site Development Permits (CDP06-12/SDP06-41M) for an expansion of an existing deck in the Coastal Overlay District at 6 Breakers Isle.

Applicant: Janette Mestre
Owner: Carolyn Groves
Location: 6 Breakers Isle

Request: A Coastal and Site Development Permits for an expansion of an existing deck in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District.

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 expansion of an accessory deck.

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Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-12 and Minor Site Development Permit SDP06-41M.

- ITEM 4: Coastal Development Permit CDP05-05 and Minor Site Development Permit SDP05-15M to allow additions to an existing nonconforming single-family dwelling on a coastal bluff lot and a Variance V06-05 to make roofline modifications that are lower than the existing dwelling's height but exceed the maximum building height standards to the Residential Single Family 3 (RSF 3) Zoning District at 35031 Camino Capistrano.**

Applicant/

Owner: Rick and Julie Borgens
Location: 35031 Camino Capistrano

Request: A Coastal Development Permit and Minor Site Development Permit to allow additions to an existing nonconforming single-family dwelling on a coastal bluff lot and a Variance V06-05 to make roofline modifications that are lower than the existing dwelling's height but exceed the maximum building height standards for the Residential Single Family 3 (RSF 3) Zoning District.

Environmental: The proposed project qualifies as a Class 1 and 3 (Sections 15301 and 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project entails the addition of less than 50 percent of an existing dwelling and also include the construction of two small accessory garages.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-05, Minor Site Development Permit SDP05-15M and Variance V06-05.

- ITEM 5: Coastal Development Permit CDP05-20 to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot and Minor Site Development Permit SDP05-58M to allow building height to be measured atop of not more than 30" of fill in the Residential Single Family 7 (RSF 7) Zoning District at 24332 Santa Clara Avenue.**

Applicant: S. Glenn Eichler, Architect
Owner: Susan Morrison
Location: 24332 Santa Clara Avenue

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Request: A Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot and a Minor Site Development Permit to allow building height to be measured atop of not more than 30" of fill in the Residential Single Family 7 (RSF 7) Zoning District.

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 entails the demolition of an existing single-family residence and the construction of a new single-family residence replacing the existing residence.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-20 and Minor Site Development Permit SDP05-58M.

ITEM 6: Proposed General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730 and Site Development Permit SDP06-25 to change the General Plan and Zoning designations for 35200 Del Rey from Community facilities (CF) to Single Family Residential (RSF 7) along with a request to subdivide the existing 1.77 acre site into ten (10) single-family residential lots. The site is currently zoned both Community Facilities (CF) and Residential Single Family (RSF 7) and is located at the terminus of Del Rey, a private street, within Capistrano beach and addressed as 35200 and 35322 Del Rey.

Applicant/

Owner: Roger Hart, RDH Group Development

Location: Terminus of Del Rey

Request: Approval of a Mitigated Negative Declaration, General Plan Amendment, Zone Change, Tentative Tract Map 16730 and Site Development Permit to change the General Plan and Zoning designations for 35200 Del Rey from Community Facilities (CF) to Residential Single Family (RSF 7) and to permit the subdivision of the site to allow for the creation of ten (10) single-family residential lots. A Mitigated Negative Declaration has been prepared to address any potential environmental impacts associated with the project.

Environmental: A Mitigated Negative Declaration (SCH#2006061083) has been prepared in compliance with the requirements of CEQA, to consider potential significant effects on the environment anticipated as a result of the project. The potential impact categories include: aesthetics, air quality, geology

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and soils, hazards, hydrology and water quality, land use and planning, noise, public services, transportation/traffic and utilities. The report analyzes these impacts and identifies mitigation measures to reduce the potential impacts. The public review period for the Mitigated Negative Declaration ended on July 18, 2006.

Recommendation: That the Planning Commission adopt Mitigated Negative Declaration (SCH#2006061083) and approve General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730, and Site Development Permit SDP06-25 based upon the conditions specified in the attached Resolution.

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 Wednesday, September 6, 2006, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, 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, August 11, 2006, 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.