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

December 21, 2005  
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 Norman Denton, Commissioner Liz Anderson Fitzgerald, Chairwoman April O'Connor, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of December 7, 2005.**

**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.

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---

December 21, 2005  
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PAGE 2

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP05-27 and Site Development Permit SDP05-84 to allow for the demolition of an existing single-family residence and the construction of a new two (2) story, single-family residence within the RBR18 Zoning District and Floodplain FP-3 Overlay District at 34057 Beach Road.**

Applicant: Wayne Penny  
Owner: Snaier Varkel  
Location: 35057 Beach Road

Request: Approval of a Coastal Development Permit and Site Development Permit to allow for the demolition of an existing single-family residence and the construction of a new two (2) story, 3,335 square foot single-family residence with an attached 467 square foot, two (2) car garage.

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 CDP05-27 and Site Development Permit SDP05-84.

**ITEM 3: Coastal Development Permit CDP05-28 and Site Development Permit SDP05-72 to allow the conversion of the carport of an existing duplex to a 2-car enclosed garage on a property zoned Residential Beach Road 18 (RBR 18) within the Coastal Overlay Zone and Floodplain (FP-3) Overlay District at 35065 Beach Road.**

Applicant/  
Owner: Lee Maddocks  
Location: 35065 Beach Road

Request: Approval of a Coastal Development Permit and a Site Development Permit to allow the conversion of the carport into a new 2-car enclosed garage for

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7:00 p.m.

PAGE 3

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an existing duplex that is non-conforming to the Floodplain Overlay District regulations.

Environmental: This project is categorically exempt (Class 1e – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-28 and Site Development Permit SDP05-72.

**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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**CITY OF DANA POINT  
PLANNING COMMISSION  
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7:00 p.m.

---

PAGE 4

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Wednesday, January 4, 2006, 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, December 16, 2005, 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

Agendas are available on the City's website at [www.danapoint.org](http://www.danapoint.org)

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: 12/16/05