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

December 7, 2005
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, 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 November 16, 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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C. CONSENT CALENDAR

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP05-23 to allow the demolition of an existing single-family residence and construction of a new single-family residence on a property located within the Coastal Overlay District at 11 Breakers Isle.

Applicant: Chuck Van Cleve
Owner: Shelly and Jennifer Singhal
Location: 11 Breakers Isle

Request: Request for a Coastal Development Permit (CDP05-23) to allow the demolition of an existing single-family residence and construction of a new single-family residence.

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 CDP05-23.

ITEM 3: A request for Conditional Use Permit CUP05-08 to allow a designated area within the existing Monarch Beach Market to be utilized for wine tasting (alcohol beverage outlet) located at 24040 Camino Del Avion, Suite #G.

Applicant: Steve Haythorne
Owner: O'Hill Properties/Jerry Ninninger
Location: 24040 Camino Del Avion, Suite #G

Request: A Conditional Use Permit to allow a designated area within the existing Monarch Beach market to be utilized for wine tasting. Approval of the Conditional Use Permit would be to allow an alcohol beverage outlet in the Community Commercial/Vehicular zoning district. The site is located at the corner of Camino Del Avion and Niguel Road.

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

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Conditional Use Permit CUP05-08 and make the required finding of public convenience and necessity.

ITEM 4: Variance V05-08 to allow a new single-family residence to exceed the maximum allowable height by 6-feet, 9-inches, a Minor Site Development Permit SDP05-06M for retaining walls up to 6-feet and a Coastal Development Permit CDP05-25 for development in the Coastal Overlay Zone at 34142 Chula Vista.

Recommendation: That the Planning Commission continue this item to a future meeting date.

ITEM 5: Coastal Development Permit CDP05-14 and Site Development SDP05-62 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 RBR12 Zoning District and Floodplain FP-3 Overlay District at 35301 Beach Road.

Applicant: Stan Schrofer
Owner: Ray Taccolini
Location: 35301 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, 3,522 square foot single-family residence with an attached 474 square foot, two (2) car garage within the RBR12 Zoning District and Floodplain FP-3 Overlay District.

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 CDP05-14 and Site Development Permit SDP05-62.

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E. PUBLIC MEETINGS

ITEM 6: *(Continued from the regular Planning Commission meeting of November 16, 2005)* Review and consideration of proposed Bicycle and Pedestrian Trails Master Plan.

Recommendation: That the Planning Commission review and recommend the City Council approve the proposed Bicycle and Pedestrian Trails Master Plan.

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, December 21, 2005, 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 2, 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.

Kyle Butterwick, Director
Community Development Department

Agendas are available on the City's website at 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: 12/02/05