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

April 20, 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 Chairman Norman Denton, Vice-Chairwoman April O'Connor, Commissioner Greg Powers, Commission J. Scott Schoeffel, and Commissioner Steven Weinberg

ITEM 1: Reorganization of the Planning Commission and presentation to outgoing Chairman Norman Denton III.

- a) Nominations and vote for Chairman to serve until the first meeting of March, 2006.
- b) Nominations and vote for Vice-Chairman to serve until the first meeting of March, 2006.
- c) Presentation to outgoing Chairman Norman Denton III.

A. APPROVAL OF MINUTES

ITEM 2: Minutes of the regular Planning Commission Meeting of April 6, 2004.

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.

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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.

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP05-07 to allow an addition to an existing single-family residence on a property located within the Coastal Overlay District at 33821 Shackleton Isle.

Applicant

Owner/: Barry Venison
Location: 33821 Shackleton Isle

Request: Request for a Coastal Development Permit CDP05-07 to allow an addition to an existing, single-family residence.

Environmental: This project is Categorically Exempt, Section 15301 (Class 1 – Existing Facilities) from provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of an addition to an existing single-family residence of less than 10,000 square feet where the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-07.

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ITEM 4: (1) Amended Site Development Permit SDP91-07M(III) for a reduction in the number of dwelling units and, (2) Tentative Tract Map TTM 16769 amending a portion of previously approved Final Map 14589 for Hotel Residential South in the Monarch Beach Resort Specific Plan Area.

Applicant: Michael Donohue
Owner: Makallon Resorts I, LLC
Location: Northwest corner of Niguel Road and Stonehill Drive

Request: Approval of an amendment to Site Development Permit SDP91-07M(III) and a new Tentative Tract Map TTM 16769 amending a portion of Final Map 14589.

Environmental: A Mitigated Negative Declaration (SCH No. 91121010) was prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the Monarch Beach Resort Specific Plan as adopted by City Council Resolution No. 92-02-25-02.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP91-07M(III) and Tentative Tract Map TTM 16769.

ITEM 5: A Variance V04-03 to allow a new 2,955 square foot, two-story single-family dwelling with an attached 412 square foot garage measuring 34 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development Permit SDP05-21M for retaining walls as high as 12 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) zoning district.

Applicant/
Owners: David Tabatabaeepour
Location: 25205 Manzanita

Request: A Variance to allow a new 2,955 square foot, two-story single-family dwelling with an attached 412 square foot garage measuring 34 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development Permit for retaining walls as high as 12 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) Zoning District.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act

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(CEQA) in that the project involves the construction of single-family residence and associated retaining walls.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying Variance V04-03 and Site Development Permit SDP05-21M.

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, April 27, 2005, beginning at 5:00 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, April 15, 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

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: 04/15/05