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

March 2, 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, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 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

ITEM 2: One-year extension of Coastal Development Permit CDP01-20 and CDP01-22 and Site Development Permit SDP01-64 for the construction of two new single-family dwellings located at 25162 and 25172 Via Elevado.

Applicant/

Owner: Clayton Robert Behling

Locations: 25162 Via Elevado
25172 Via Elevado

Request: Allow a second one-year time extension of discretionary permits originally approved in November 2001 which granted entitlements to construct a new dwelling on each of the lots identified above.

Recommendation: That the Planning Commission approve a one-year time extension for Coastal Development Permit CDP01-20 and Coastal Development Permit CDP01-22 and Site Development Permit SDP01-64, subject to all the conditions contained in Resolution No. 02-02-12-02 and Resolution No. 02-02-12-03.

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP05-04 to allow an addition and remodel to an existing single-family residential dwelling that would result in an increase of more than ten percent (10%) of the internal floor area of the dwelling. The subject site is located in the residential single-family (RSF-4) zone and is addressed as 145 Monarch Bay Drive.

Applicant: Noah Hamman

Owner: Kevin O'Connor

Location: 145 Monarch Bay Drive

Request: A Coastal Development Permit to allow the addition of a total of 410 square feet to create a new front entryway and to allow for the addition of a new library/playroom; 155 square feet will be added to the existing garage and 685 square feet of the existing interior floor area of the main dwelling will be remodeled. The proposed addition will consist of approximately 16.9% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development Permit.

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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 Resolution approving Coastal Development Permit CDP05-04.

ITEM 4: A Coastal Development Permit (CDP04-04) and Conditional Use Permit (CUP04-08) to allow the development of a new swimming school facility on property located at 34232-34236 Camino Capistrano in the Commercial/Residential Zone (C/R) of Doheny Village.

Applicant/

Owner: Joy Rosello

Location: 34232-34236 Camino Capistrano

Request: The development of a swim school facility to provide private swim lessons. The proposal includes the addition of a 1,300 square foot swimming pool, a 130 square foot restroom building, and a 170 square foot pool equipment building on property located in the Commercial/Residential Zone of Doheny Village. The existing single-family residence on the site will be occupied by a manager of the swim school. Minor improvements to the existing single-family residence are proposed in conjunction with the development of this project.

Environmental: The proposed project qualifies as a Categorically Exempt (Section 15301 – Class 1 – Existing Facilities) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP04-04 and Conditional Use Permit CUP04-08 for a new swimming school at 34232-34236 Camino Capistrano.

E. PUBLIC MEETINGS

There are no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, April 6, 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, February 25, 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.