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

April 21, 2004
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 April 7, 2004. (FF# 0120-10/PC Minutes/PC Secretary Binder) [BO]

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: Annual Festival to be held at St. Edward Catholic Church at 33926 Calle La Primavera (APN 121-251-31) from Friday, May 21st to Sunday, May 23rd, 2004 which includes the on-site sale of alcohol, carnival rides, food service and games; Minor Conditional Use Permit CUP04-09M and Temporary Site Development Permit TSDP04-08. (FF# 0610-80/CDP04-01A/Sea Island Drive, 32705) [SP]

Applicant: Rev. Steve Sallot, St. Edward Church and School
Owner: Roman Catholic Diocese of Orange
Location: 33926 Calle La Primavera

Request: Approval of an annual festival with alcohol sales from May 21st to May 23rd, 2004.

Environmental: This project is a Section 15304 (Class 4 – Minor Alterations to Land) Categorical Exemption from the provisions set forth in the California Environmental Quality Act (CEQA) because it consists of a temporary use of land which, as proposed and conditioned, will have no permanent effect on the environment.

Recommendation: That the Planning Commission adopt the attached Resolution approving Minor Conditional Use Permit CUP04-09M and Temporary Site Development Permit TSDP04-08.

ITEM 3: A Tentative Parcel Map TPM2003-260 and Conditional Use Permit CUP04-07 to allow the conversion of an existing duplex to condominiums and the corresponding request to subdivide the airspace for condominium purposes. A Variance V04-09 is also requested to allow additions to an existing non-conforming third story and a reduced front setback to accommodate the enclosure of an existing carport.
(FF# 0600-20/TPM2003-260/CUP04-07/V04-09/Via Catalina, 34605) [RK]

Applicant/
Owners: Barry Venison, Octagon Village LLC
Location: 34605 Via Catalina

Request: A Tentative Parcel Map and a Conditional Use Permit to allow the addition to and conversion of an existing duplex to condominiums and the corresponding request to subdivide the airspace for condominium purposes. A Variance is also requested to allow additions to an existing non-conforming third

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story and a reduced front setback to accommodate the enclosure of an existing carport.

Environmental: The proposed project qualifies as Class 3 and Class 15 Categorical Exemptions (Sections 15303 and 15315) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project consists of the conversion of a duplex to a condominium and the subdivision of four (4) or fewer parcels to create condominiums consistent with the applicable General Plan designation and all applicable General Plan policies as well as the applicable zoning designation and regulations.

Recommendation: That the Planning Commission adopt the attached Resolution approving Tentative Parcel map TPM2003-260, Conditional Use Permit CUP04-07, and Variance V04-09.

ITEM 4: A Coastal Development Permit CDP03-06 to allow the demolition of an existing residence, and the construction of a new two-story, 3,273 square foot residence with a 462 square foot detached garage with a Minor Site Development Permit SDP04-07M to allow retaining walls over six (6) feet in height. Variances V03-13 are requested to exceed the maximum height limit by two (2) feet, two (2) inches, and for the requirements for development adjacent to coastal bluffs. (Continued from the regular Planning Commission meeting of February 18, 2004) (FF# 0610-70/CDP03-06/V03-13/SDP04-07M/Camino Capistrano, 35051) [KN]

Applicant: Mike Eggers
Owner: Christopher Underwood
Location: 35051 Camino Capistrano

Recommendation: There is no action required by the Planning Commission due to the fact that the property owner has withdrawn the application for development of Coastal Development Permit CDP03-06, Variance V03-13, and Minor Site Development Permit SDP04-07M.

E. PUBLIC MEETINGS

There were no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, May 5, 2004, 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, April 16, 2004, 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.