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

July 16, 2003
7:04-9:19 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER – Chairman Schoeffel called the meeting to order.

PLEDGE OF ALLEGIANCE – Chairman Schoeffel led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairman Norman Denton, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

Commissioners Absent: Commissioner Greg Powers

Staff Present: Eugenia Garcia (Acting Director), Todd Litfin (Assistant City Attorney), Albert Armijo (Planning Consultant), Kurth Nelson (Planning Consultant), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 2, 2003. (FF# 0120-10/PC Minutes/PC Secretary Binder) [BO]

ACTION: Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of July 2, 2003 as revised. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Powers ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no Consent Calendar items.

D. PUBLIC HEARINGS

ITEM 2: A proposal to construct a 415 square-foot addition to an existing 2,280 square foot (with garage) single-family residence for property located at 23642 Tampico Bay. (Continued from the regular Planning Commission meeting of July 2, 2003) (FF# 0610-70/CDP03-05/Tampico Bay, 23642) [AA]

Applicant: Stan Andrade, Architect
Owner: Suzanne Enis
Location: 23642 Tampico Bay

Request: The applicant requests approval of a Coastal Development Permit to allow construction of a 415 square foot addition to an existing single-family residence.

Environmental: This project is categorically exempt (Class 1 – Section 15301 – Minor Addition to Existing Structure) from provisions of the California Environmental Quality Act (CEQA) because it consists of a minor addition to an existing residential structure that will not result in an increase of more than 50 percent of the existing structure before construction of the addition.

Recommendation: That the Planning Commission approve the proposal to construct a 415 square foot addition to an existing dwelling with a second story setback of 5 feet, by adopting the attached draft Resolution approving Coastal Development Permit CDP03-05.

There was one (1) request to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution 03-07-16-32 approving Coastal Development Permit CDP03-05. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Powers ABSTAIN: None)

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ITEM 3: Site Development Permit SDP03-23M and Variance V03-07 to allow construction of a new 2,925 square foot single-family residence, with two decks and a loggia and with Variances related to structural height, front yard structural setback, and rear yard structural setback for property located at 34111 Street of the Blue Lantern. (FF# 0600-30/SDP03-23M/V03-07/Blue Lantern, 34111) [AA]

Applicant: John P. McCloskey, Architect
Owner: James DeCarli
Location: 34111 Street of the Blue Lantern

Environmental: The proposed project qualifies as a Categorical Exemption (Class 3 – Section 15303 – New Construction) from provisions of the California Environmental Quality Act because it consists of construction of one single-family structure.

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP03-23M and Variance V03-07 to the August 6, 2003 Planning Commission meeting.

There was a consensus of the Planning Commission to continue this item to the August 6, 2003 Planning Commission meeting.

ITEM 4: Coastal Development Permit CDP03-07 and Variance V03-14 to allow for the demolition of a 2,500 square foot residence, and the construction of a new 4,798 square foot residence with a 1,160 square foot basement, with Variance requests to encroach into the required front yard setback and to allow a reduction in the required 20-foot driveway length. (FF# 0610-70/CDP03-07/V03-14/Monarch Bay Drive, 57) [KN]

Applicant: Chris Abel, Christian Abel – Architects, A.I.A.
Owner: Doug and Cassie De Young
Location: 57 Monarch Bay Drive

Request: A Coastal Development Permit to allow for the demolition of a 2,500 square foot residence, and the construction of a new 4,798 square foot residence with a 1,160 square foot basement, with variance requests to encroach into the required front yard setback and to allow a reduction in the required 20-foot driveway length.

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Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project entails the demolition of an existing single-family residence and the construction of a new single-family residence to replace the existing residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-07 and Variance V03-14.

There were five (5) requests to speak on this item.

ACTION: Motion made (Denton) and seconded (Weinberg) to adopt Resolution 03-07-16-33 approving Coastal Development Permit CDP03-07 and Variance V03-14. Motion carried 3-0-1-1. (AYES: Denton, Schoeffel, Weinberg NOES: None ABSENT: Powers ABSTAIN: O'Connor)

ITEM 5: A Coastal Development Permit CDP94-01(I) to allow the construction of new approximate 9,638 square foot, single-family residence on a 34,630 square foot bluff-top lot with a Site Development Permit SDP03-09 to allow a garage and two (2) story configuration and retaining walls over 12 feet in height and Variance V03-10 to exceed the maximum height limit by 13 feet seven (7) inches, and for the requirements for development adjacent to coastal bluffs. *(Continued from the regular Planning Commission meeting of June 18, 2003)*
(FF# 0610-70/CDP94-01(I)/SDP03-09/V03-10/Camino Capistrano, 35009)
[KN]

Applicant: Paul Douglas
Owner: Collin Cooper (Pioneer Builders)
Location: 35009 Camino Capistrano

Request: A Coastal Development Permit to allow the construction of a new approximate 9,638 square foot, single-family residence on a 34,630 square foot bluff-top lot with a Site Development Permit to allow a garage and two (2) story configuration and retaining walls over 12 feet in height and Variances to exceed the maximum height limit by 13 feet, 7 inches, and for the requires for development adjacent to coastal bluffs.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a new single family

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residence not in conjunction with the construction of two or more of such dwelling units.

Recommendation: That the Planning Commission deny Coastal Development Permit CDP94-01(l), Site Development Permit SDP03-09, and Variance V03-10.

There were eight (8) requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Denton) to continue this item to the regular Planning Commission meeting of September 3, 2003. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Powers ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Genia Garcia (Acting Director) reported that a new Community Development Director had been appointed. She stated that his name was Kyle Butterwick and that he was the current Director of Community Development in Laguna Beach. She added that he has been with Laguna Beach for the past twenty years and that he would begin working for Dana Point in August.

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I. COMMISSIONER COMMENTS

Commissioner O'Connor stated that it was important for the residents of our community to abide by the laws and not shoot off fireworks into dry brush. She added that the fire in Monarch Bay on the 4th of July had burned 2-1/2 acres.

Vice-Chairman Denton suggested that when staff works with their applicants to provide them a form which would outline the steps of how the Planning Commission hearing is run and what they need to do if they wish to speak on their item during the hearing.

Commissioner Weinberg stated that the Zoning Code needed to be amended to allow applicant's with sloping lots the ability to develop their property without the need for a Variance. He also asked for story poles to be required on each project that would show the proposed development.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, August 6, 2003, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 9:19 p.m.