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

September 17, 2003
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 Vice-Chairman Norman Denton, Commissioner April O'Connor, Commissioner Greg Powers, Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 3, 2003. (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.

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C. CONSENT CALENDAR

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: A request for a Coastal Development Permit to allow the demolition of an existing single-family residence located within the Coastal Overlay Zone; Coastal Development Permit CDP03-12.
(FF# 0610-70/CDP03-12/Camino Capistrano, 34645) [BC]

Applicant: Stan Schrofer Associates
Owner: David Ohanesian
Location: 34645 Camino Capistrano

Request: Approval of a Coastal Development Permit for the demolition of an existing single-family residence within the Coastal Overlay Zone.

Environmental: This project is categorically exempt (Class 1 – Section 15301 – Existing Facilities) from the provision of the California Environmental Quality Act (CEQA) because it consists of the demolition of an existing residential unit.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP03-12.

ITEM 3: Coastal Development Permit CDP02-26 and Site Development Permit SDP03-44 to allow the demolition of more than 50 percent of the exterior walls of an existing 3,738 square foot residence nonconforming to the City's height requirements and a detached garage, and the addition of 1,011 square feet to the residence and the addition of two (2) detached garages totaling 854 square feet. The applicant is also requesting a bluff edge setback deviation to allow the existing residence to remain at its present location. (FF# 0610-70/CDP02-26/SDP03-44/Camino Capistrano, 35305) [KN]

Applicant: Marshall Innins, Marchall Innins Design Group Architects
Owner: Stephen Balsamo
Location: 35305 Camino Capistrano

Request: A Coastal and Site Development Permit to allow the demolition of more than 50 percent of the exterior walls of an existing 3,738 square foot residence

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nonconforming to the City's height requirements and a detached garage, and the addition of 1,011 square feet to the residence and the addition of two (2) detached garages totaling 854 square feet. The applicant is also requesting a bluff edge setback deviation to allow the existing residence to remain at its present location.

Environmental: The proposed project is Categorically Exempt (Class 1 and Class 3 - Section 15301 & 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves a minor addition to the existing residence and the construction of two (2) new accessory garages and a minor addition to the existing 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 CDP02-26 and Site Development Permit SDP03-44.

- ITEM 4: A Coastal Development Permit CDP03-02 and Site Development Permit SDP03-03 to allow for the construction of a new 1,588 square foot office building on a vacant parcel in the Town Center with accompanying proposed improvements including parking and landscaped areas. (Continued from the September 3, 2003 Planning Commission meeting) (FF# 0610-70/CDP03-02/SDP03-03/Pacific Coast Highway, 34211) [KN]**

Applicant: Lynn Muir, Muir Architects, A.I.A.
Owner: Michelle K. Pardes
Location: 34211 Pacific Coast Highway

Request: A Coastal Development Permit and Site Development Permit to allow for the construction of a new 1,588 square foot office building on a vacant parcel in the Town Center with accompanying proposed improvements including parking and landscaped areas.

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 an office building not exceeding 10,000 square feet.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP03-02 and Site Development Permit SDP03-03.

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- ITEM 5:** **A Site Development Permit is proposed to allow construction to construct a duplex on a 6,800 square foot vacant lot and retaining walls in excess of 30 inches in height. The two residential units would occupy 1,829 and 1,951 square feet. The two residential units would each be one story in height, stacked one on another, and would be placed above two garages. A Conditional Use Permit is required to allow tandem parking for one of the duplex units. A Variance is required to permit a 37 foot structural height, which is 11 feet in excess of the City Standard for a structure with roof pitch of 4:12, to permit a front yard structural setback of 3 feet, 8 inches for the garages, and to permit an exterior stairway extending 4 feet into the easterly side setback, rather than the maximum standard of 2 feet, 6 inches, and an exterior stairway extending 3 feet into the westerly side setback, rather than the maximum standard of 2 feet, 6 inches.** (FF# 0600-30/SDP03-34M/CUP03-11/V03-15/Via Canon, 26252)
[AA]

Applicant/

Owner: Fara Marz Shahbazian

Location: 26252 Via Canon

Request: Approval of a Site Development Permit to construct a duplex and retaining walls in excess of 30 inches in height on a 6,800 square foot vacant lot, a Conditional Use Permit to allow tandem parking for one of the duplex units, and a Variance to permit a 37 foot structural height, to permit a front yard structural setback for the garages of 3 feet, 8 inches and exterior stairways extending 4 feet into the easterly side setback and 3 feet into the westerly side setback.

Environmental: This project is Categorically Exempt (Class 3 - Section 15303 – New Construction or Conversion of Small Structures) from provisions of the California Environmental Quality Act (CEQA) because it consists of construction of a duplex with no more than four units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP03-34M, Conditional Use Permit CUP03-11, and Variance V03-15.

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ITEM 6: Hearing on appeal of Acting Community Development Director decision approving a request for Minor Site Development Permit SDP03-39M pursuant to DPMC Section 9.63.030 (A) to add 560 square feet to an existing second story and 27.5 square feet to the existing entry in conjunction with an interior and exterior remodel of an existing residence on property located at 27275 Calle Anejo in the Capistrano Beach area of the City. (FF# 0600-30/SDP03-39M/Calle Anejo, 27275) [AA]

Applicant: Mike Dillon
Owner: Mr. and Mrs. David Drummond
Location: 27275 Calle Anejo

Request: Approval of a request for a Minor Site Development Permit pursuant to DPMC Section 9.63.030 (a) to add 560 square feet to the second story and 27.5 square feet added to the entry of an existing single-family residence, in conjunction with an interior and exterior remodel of the residence.

Environmental: This project is determined to be a Categorical Exempt, Class 1 project, pursuant to section 15301 of the California Environmental Quality Act (CEQA) in that it involves a minor alteration to an existing structure.

Recommendation: That the Planning Commission approve a Minor Site Development Permit to authorize construction of an addition to an existing single-family residence, the entry, in conjunction with an interior and exterior remodel of the residence by adopting the attached draft Resolution approving Minor Site Development Permit SDP03-39M.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

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H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, October 1, 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.

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, September 12, 2003, 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

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (949) 248-3500 (telephone) or (949) 248-9920 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.