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

June 18, 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 June 4, 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.

C. CONSENT CALENDAR

There are no Consent Calendar items.

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

June 18, 2003
7:00 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Antenna Use Permit AUP03-01, Coastal Development CD84-46Z(II) and Variance V03-11 to allow for six antennas to be installed within faux chimney elements added to the existing structure, including supporting equipment.

(FF# 0610-80/AUP03-01/CD84-46Z(II)/V03-11) [RK]

Applicant: Mike Blackwell for Cingular Wireless
Owner: South Coast Association, Ltd.
Location: 32241 Crown Valley Parkway

Environmental: This project qualifies as a Class 1 (Section 15301) Categorical Exemption from the provisions set forth in the California Environmental Quality Act (CEQA), in that it involves a minor addition to an existing structure.

Request: An Antenna Use Permit, Coastal Development and Variance to allow for six antennas to be installed within faux chimney elements added to the existing structure, with support equipment within an enclosure at ground level, and with a setback from a residential zoning district less than 100 feet.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Antenna Use Permit AUP03-01, Coastal Development CD84-46Z(II), and Variance V03-11.

ITEM 3: A proposal to construct a 1,755 square-foot addition to an existing single-family residence that includes a new third story and conversion of the first story to non-habitable space, on a steeply sloping lot with a request for a Variance to increase the height of the structure to 30 feet for property located at 34022 Blue Lantern.

(Continued from the regular Planning Commission meeting of June 4, 2003) (FF# 0600-30/SDP03-14M/CUP03-09/V03-03/Blue Lantern, 34022) [AA]

Applicant: Hannibal Petrossi, Architect
Owner: Mr. and Mrs. Michael Gauthier
Location: 34022 Blue Lantern

Request: Approval of a Site Development Permit to permit a 1,755 square foot addition, including a new third story and conversion of the first story to non-habitable space, to an existing 2,326 square foot (with garage) dwelling on a steeply sloping lot, a Conditional Use Permit to allow the expansion of a non-

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

June 18, 2003
7:00 p.m.

PAGE 3

conforming structural setback, and a Variance to permit a structural height of thirty (30) feet, 4 feet in excess of the height limit for a structure with a 4/12 roof pitch.

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 an addition to an existing single-family structure of more than 50% of the existing floor area and is not made in conjunction with construction of three or more units.

Recommendation: That the Planning Commission authorize construction of a 1,755 square foot addition, including a new third story and conversion of the first story to non-habitable space, to an existing dwelling on a steeply sloping lot, including a Variance to allow an overall height of 30 feet, a dimension 4 feet above the height limit, by adopting the attached Draft Resolution (Attachment 1) approving Site Development Permit SDP03-14M, Conditional Use Permit CUP03-09, and Variance V03-03.

ITEM 4: Coastal Development Permit CDP03-05, Variance V03-08 to allow construction of an addition, with a reduced front setback, to an existing single-family residence in the Niguel Shores community within the Planned Residential Development Overlay (PRD 3) District.
(FF# 0610-70/CDP03-05/V03-08/Tampico Bay, 23642) [AA]

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

Environmental: The proposed project qualifies as a Class 1 (Section 15301) Categorical Exemption pursuant to applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves construction of an addition to a single-family residence of more than 50% of the existing floor area.

Recommendation: That the Planning Commission continue the hearing for Coastal Development Permit CDP03-05 and Variance V03-08 to the July 2, 2003 Planning Commission meeting.

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

June 18, 2003
7:00 p.m.

PAGE 4

- ITEM 5:** Coastal Development Permit CDP03-04 and Variance V03-09 to allow for the construction of a two-story addition featuring a 548 square foot garage, a 426 square foot first story addition which includes converting the existing garage into a new guest room, bathroom and laundry room and a new 574 square foot second story bedroom and bathroom addition. A Variance is also requested to allow the new second story addition to encroach five (5) feet into the required ten (10) foot setback and to allow the garage to encroach three (3) feet into the five (5) foot required garage setback. *(Continued from the regular Planning Commission meeting of June 4, 2003)*
(FF# 0610-70/CDP03-04/V03-09/Breakers Isle, 10) [KL]

Applicant: Donna Olsen (Blair Ballard Architects)
Owner: Ben and Julie Crenshaw
Location: 10 Breakers Isle

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 is a minor alteration to an existing structure of less than 10,000 square feet where all public services and facilities are available to allow for maximum development permissible in the General Plan.

Recommendation: That the Planning Commission continue the hearing for Coastal Development Permit CDP03-04 and Variance V03-09 to the July 2, 2003 Planning Commission meeting.

- ITEM 6:** 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 4, 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

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

June 18, 2003
7:00 p.m.

PAGE 5

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

Recommendation: That the Planning Commission continue the hearing for Coastal Development Permit CDP94-01(I), Site Development Permit SDP03-09 and Variance V03-10 to the July 2, 2003, Planning Commission meeting.

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

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

June 18, 2003
7:00 p.m.

PAGE 6

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, July 2, 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, Eugenia Garcia, Acting Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, June 13, 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.

Eugenia Garcia, AICP, Acting 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.