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

July 16, 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 July 2, 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.

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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.

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.

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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.

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.

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.

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- 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 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(I), Site Development Permit SDP03-09, and Variance V03-10.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

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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, 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.

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, July 11, 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.