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

August 6, 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 16, 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 Variance V03-16 is requested for an as-built encroachment into the required width and vertical clearance area of an existing two (2) car garage with a stairway leading to a second story addition that has recently been constructed.** (FF# 0610-50/V03-16/Calle Real, 27105) [KL]

Applicant: Robert Theel
Owner: Mr. and Mrs. William Thompson
Location: 27105 Calle Real

Request: A Variance for an as built encroachment into the required width and vertical clearance area of an existing two (2) car garage with a stairway leading to a second story addition that has recently been constructed.

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 involves a minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the attached Resolution approving Variance V03-16.

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.** (Continued from the regular Planning Commission meeting of July 16, 2003) (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

Request: A proposal to construct a new single-family residence with a habitable area of 2,932 square feet that includes a terrace and two decks occupying 438 square feet, and a basement containing a two-car garage, mechanical and conditioned space and a storage room occupying a total 1,715 square feet, on a steeply sloping 3,887 square foot lot, with variances to permit a 36.4-foot structural height (a dimension 10.4 feet in excess of the City standard), to permit a front yard setback of 15 feet (a distance 1 foot less than the City standard

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for shallow lots), a rear yard structural setback of 10 feet (a distance 6 feet less than the City standard for shallow lots), and a reduced stepped back distance and extension (3 feet for the second story over approximately 40% of the width of the structure and 6 feet for the third story over approximately 40% of the width of the second story of the structure) for each floor above the first floor of the structure from the floor below.

Environmental: The proposed project qualifies as a Categorical Exemption (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 one single-family structure.

Recommendation: Staff recommends the Planning Commission adopt the attached draft Resolution denying Site Development Permit SDP03-23M and Variance V03-07. The size and mass of the proposed residential structure are excessive for the proposed project site, particularly in light of the four variances requested, in spite of dimensional and topographical constraints of the site.

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

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J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, August 20, 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, August 1, 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.