

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

April 22, 2008
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-Chairwoman Michelle Brough, Commissioner Ed Conway, Chairman Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of April 8, 2008.

B. PUBLIC COMMENTS

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.

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.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP07-23 to allow the demolition of an existing single-family residence; and the construction of a new, two-story, 5,177 square foot single-family residence at 327 Monarch Bay Drive.

Applicant/ Ben Stevens (Andrade Architects)
Owner: Leonard Shulman
Location: 327 Monarch Bay Drive (APN 670-151-35)

Request: Request for Coastal Development Permit CDP07-23 to allow the demolition of an existing single-family residence; and the construction of a new, two-story, 5,177 square foot single-family residence at 327 Monarch Bay Drive. Per adopted City Zoning Maps, the subject property is zoned as Residential Single-Family 4 (RSF-4), located within the Monarch Bay Homeowners Association, the Coastal Overlay District as well as the appeal jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: Adopt Planning Commission Resolution 08-04-22-xx, approving Coastal Development Permit CDP07-23 for the referenced scope of work.

ITEM 3: Coastal Development Permit (CDP07-13), Minor Site Development Permit (SDP07-18M) and Minor Conditional Use Permit (CUP07-11M) to allow a new two-story, 4,773 square foot, single-family residence with an attached 426 square foot garage and 384 square foot granny flat on a sloping lot in the Coastal Overlay Zone. The subject site is located in the Residential Single-Family (RSF 7) zoning district at 34152 Chula Vista.

Applicant/ Jon Green
Owner: John Sullivan
Location: 34152 Chula Vista; APN: 682-245-15

Request: A Coastal Development Permit, Minor Site Development Permit and Minor Conditional Use Permit to construct a new two-story, 4,773 square

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foot, single-family residence with an attached 426 square foot garage and detached 384 square foot granny flat on a sloping lot in the Coastal Overlay Zone. Retaining walls up to a maximum of 8-feet in height are also being proposed along the side and rear property lines; a Minor Site Development Permit and Minor Conditional Use Permit are requested for these walls.

Environmental: The proposed project qualifies as a Class 3 and Class 5 (Section 15303 & 15305) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a single-family residence not in conjunction with the building of two or more such units and associated retaining walls and that the request will not result in the creation of any new parcel.

Recommendation: That the Planning Commission approve the attached draft resolution approving Coastal Development Permit CDP07-13, Site Development Permit SDP07-18(M) and Minor Conditional Use Permit CUP07-11(M).

ITEM 4: Zoning Code Update Program – Zone Text Amendment ZTA08-0003.

Applicant/

Owner: City of Dana Point – Community Development Department

Location: Citywide

Request: Request for Zone Text Amendment ZTA08-0003 to update Chapter 9.63 – “Nonconforming Uses and Structures” and Chapter 9.61 – “Administration of Zoning”.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15305, Class 5 – Minor Alterations in Land Use Limitations. The proposed project involves minor amendments to the Zoning Ordinance.

Recommendation: That the Planning Commission approve the attached draft Resolution, recommending approval and adoption of the proposed Zone Text Amendment to the City Council.

E. NEW BUSINESS

There is no New Business.

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F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, May 13, 2008, 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, April 18, 2008, 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

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 4/18/08