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

March 13, 2007
7:00 p.m.

Community Center
34052 Del Obispo
Dana Point, CA 92629

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, and Chairman J. Scott Schoeffel

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 27, 2007.

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 items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit (CDP06-22), Variance (V06-08), Minor Site Development Permit (SDP07-08M) and Minor Conditional Use Permit (CUP07-03M) to allow a new two-story, 4,353 square foot, single-family residence with an attached 564 square foot garage on a sloping lot in the Coastal Overlay Zone. The proposed structure will measure approximately 31 feet, which will exceed the maximum allowable height by 5-feet; a Minor Site Development and Minor Conditional Use Permit are required to allow retaining walls along the side property lines that will exceed 30-inches in height (retaining) and will be over 6-feet of height. The subject site is located in the Residential Single-Family (RSF 7) Zoning District at 34148 Chula Vista.

Applicant: Stan Andrade Architects
Owner: Suresh Idnani
Location: 34148 Chula Vista

Request: A Coastal Development Permit, Variance, Minor Site Development Permit and Minor Conditional Use Permit to allow a new 4,353 square foot, two-story single-family dwelling and attached 564 square foot garage, together measuring 31 feet in height, instead of the maximum allowable height of 26 feet, and a Minor Site Development Permit and minor Conditional Use Permit for retaining walls as high as 9 feet 8 inches along the side property lines, for property located in the Residential Single Family (RSF 7) Zoning District.

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

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-22, Variance V06-08, and Site Development Permit SDP07-08M and Minor Conditional Use Permit CUP07-03M.

E. PUBLIC MEETINGS

There are no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, March 27, 2007, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, 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 a copy of the foregoing Agenda was posted at Dana Point City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, Dana Point Library, and the Dana Point Community Center by Friday, March 9, 2007.

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) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.