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

March 1, 2006
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 Commissioner Norman Denton, Commissioner Liz Anderson Fitzgerald, Chairwoman April O'Connor, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 15, 2006.

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: *(Continued from the regular Planning Commission meeting of February 15, 2006)* Review of Public Art for Fire Station No. 29.

Recommendation: That the Planning Commission continue this item to the next regular Planning Commission meeting of March 15, 2006.

ITEM 3: *(Continued from the regular Planning Commission meeting of February 1, 2006)* Variance V05-08 to allow a new single-family residence to exceed the maximum allowable height by 6-feet, 9-inches; a Minor Site Development Permit SDP05-65M for retaining walls up to 6 feet; and a Coastal Development Permit for development in the Coastal Zone on a 6,004 square foot lot in the Residential Single Family (RSF 7) Zoning District at 34142 Chula Vista.

Recommendation: No action is required. Due to the changes in the submitted plans, it is necessary to re-notice the Public Hearing for a later date.

ITEM 4: Coastal Development Permit CDP06-01, Administrative Modification of Standards AMS06-01 and Site Development Permit SDP06-09M to allow an addition and remodel to an existing, single-family dwelling with legal non-conforming side yard setbacks. The subject site is located in the Coastal Overlay Zone and Residential Single Family (RSF 4) zone at 6 Breakers Isle.

Applicant: Nancy Blamer-Csira
Owner: Carolyn Groves
Location: 6 Breakers Isle

Request: A Coastal Development Permit to allow the addition of a total of 791 square feet to the second floor. The proposed addition will consist of approximately 21.2% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development Permit. A Site Development Permit is required because the existing structure is nonconforming as to side yard setbacks. An Administrative Modification of Standards is required to allow a minor deviation to the side yard setback along the south side of the subject property.

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 an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet whichever is less.

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Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-01, Site Development Permit SDP06-09M and Administrative Modification of Standards AMS06-01.

ITEM 5: Variance V06-01 and Minor Site Development Permit SDP04-29M(I) to allow a second story addition to an existing non-conforming, one-story, single-family dwelling to encroach four feet into the required 10-foot exterior (street) side yard setback in the Residential Single family 12 (RSF 12) Zoning District at 34596 Calle Portola.

Applicant/

Owners: Daniel and Diane Roach

Location: 34596 Calle Portola

Request: A Variance and Minor Site Development Permit to allow a 1,732 square foot, second story addition to an existing 1,579 square foot single-family dwelling to encroach four feet into the 10-foot required exterior (street) side yard setback similar to the existing first floor setback on a corner lot in the Residential Single Family 12 (RSF 12) Zoning District.

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 new construction of a second story to an existing single-story structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Variance V06-01 and Minor Site Development Permit SDP04-29M(I).

ITEM 6: Zone Text and Local Coastal Program Amendment (ZTA06-01/LCPA06-01) to amend Dana Point Municipal Code, Section 9.61.120.

Recommendation: That the Planning Commission adopt a Resolution recommending the City Council approve Zone Text Amendment ZTA06-01 and Local Coastal Program Amendment LCPA06-01 amending Dana Point Municipal Code, Section 9.61.120.

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ITEM 7: Zone Text and Local Coastal Program Amendment (ZTA06-02/LCPA06-02) to regulations for Residential Building Heights.

Recommendation: That the Planning Commission recommend that the City Council approve the attached draft Resolution for a Negative Declaration and the attached draft Resolution recommending the City Council amend the Dana Point Zoning Code to modify the building height regulations for hillside lots.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

G. 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, March 15, 2006, 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, February 24, 2006, 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

Agendas are available on the City's website at www.danapoint.org

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.