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

January 18, 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 December 21, 2005.

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.

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C. CONSENT CALENDAR

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP05-22, Variance V05-07, Site Development Permit SDP05-59M, and Conditional Use Permit CUP05-13M to allow for the demolition of an existing single-family residence and the construction of a new single-family residence within the Coastal Overlay Zone at 50 Monarch Bay Drive.

Applicant: Brion Jeannette Architecture
Owner: Graham and Bahara Stapleberg
Location: 50 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow for the demolition of an existing 3,083 square foot single-family residence and the construction of a new 5,610 square foot single-family residence within the Coastal Overlay Zone. Additionally, a Variance is requested to allow the construction of a pool/spa in the front yard, a Site Development Permit is requested for retaining walls in excess of 30-inches in height and a Conditional Use Permit is requested for walls/fences in excess of 42-inches in height in the front yard setback.

Environmental: This project is categorically exempt (Class 3 – Section 15303(a) – New Construction or Conversion of Small Structures) in that the project involves construction of a single-family residence of less than 10,000 square feet where the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Additionally, the project is Categorically Exempt (Class 5 – Section 15305(a) – Minor Alteration in Land Use Limitations), in that the project requires a Variance from the setback requirements to allow a pool/spa in the front yard setback pursuant to the applicable provisions of the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-22, Variance V05-07, Site Development Permit SDP05-59M, and Conditional Use Permit CUP05-13M.

E. PUBLIC MEETINGS

There are no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

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, February 1, 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, January 13, 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.