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

July 20, 2005
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, Chairwoman April O'Connor, Commissioner Greg Powers, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 6, 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.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Site Development Permit SDP04-39M to allow the construction of a retaining wall in excess of 30 inches in height along the south and southwest property lines of both residential properties and abutting the links at Monarch Beach Golf Course. The retaining wall will contain landscaping for screening and will measure approximately 20 feet in height at its highest point. The subject properties are located in the Residential Single-Family (RSF 12/PRD 2) Zone and are addressed as 30 and 32 Dauphin.

Applicant: Richard Natland
Owners: Geri Hulon Trust
Location: 30 and 32 Dauphin

Request: A Site Development Permit to allow the construction of a retaining wall in excess of 30 inches in height along the south and southwest property lines of two (2) separate parcels, both owned by the applicant. The retaining wall will contain landscaping for screening and will measure approximately 20 feet in height at its highest point.

Environmental: The proposed project is Categorically Exempt under Section 15304 of the California Environmental Quality Act (CEQA) (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP04-39M.

ITEM 3: Coastal Development Permit CDP04-17 to allow construction of a 4,864 square foot single-family residence, with bluff edge setback deviation, on a 17,644 square foot site located at 34645 Camino Capistrano in the Capistrano Beach area of the City.

Applicant: Mark Botich
Owner: Cliff and Cheryl Terry
Location: 34645 Camino Capistrano

Request: Approval of a Coastal Development Permit to allow construction of a new 4,864 square foot single-family residence, with setback deviation from the coastal bluff edge, on a 17,644 square foot bluff-top lot located at 34645 Camino Capistrano.

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Environmental: This project is categorically exempt, Section 15303 (Class 3 – New Construction or Conversion of Small Structures) from provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of a new single-family residence not in conjunction with construction of three or more such dwelling units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP04-17.

ITEM 4: Coastal Development Permit CDP04-21 and Site Development Permit SDP04-61 for an addition to an existing historical structure located in the Residential Multi-Family 22 (RMF 22) Zoning District and Coastal Overlay District at 24440 Santa Clara.

Applicant: Lynn Muir
Owners: Steven and Leslie Cary
Location: 24440 Santa Clara

Request: For an addition to an existing historical single-family residence located in the Coastal Overlay Zone.

Environmental: The proposed project is categorically exempt under Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission approve the attached draft Resolution approving Coastal Development Permit CDP04-21 and Site Development Permit SDP04-61.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

ITEM 5: Review and consideration of proposed Parks, Recreation, and Open Space Master Plan and Appendix. (Continued from the regular meeting of June 15, 2005)

Recommendation: That the Planning Commission continue this item to the regular Planning Commission meeting of August 17, 2005.

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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, August 3, 2005, 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, July 15, 2005, 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.