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

June 15, 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 June 1, 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.

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

June 15, 2005
7:00 p.m.

PAGE 2

D. PUBLIC HEARINGS

- ITEM 2: Coastal Development Permit CDP05-06 to allow an addition and remodel to an existing single family residential dwelling that would result in an increase of more than ten percent (10%) of the internal floor area of the dwelling. The subject site is located in the Residential Single family (RSF 7) zone and is addressed as 23602 Tampico Bay.**

Applicant/

Owners: John and Karen King

Location: 23602 Tampico Bay

Request: A Coastal Development Permit to allow the addition of a total of 499 square feet to the first and second floor; 205 square feet will be added to the first floor to create two new bathrooms and expand the existing kitchen area; 294 square feet will be added to the second floor to expand the existing master suite. An existing carport will also be enclosed; the enclosure will add an additional 191 square feet to the existing garage. The proposed addition will consist of approximately 26% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development Permit.

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.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-06.

- ITEM 3: Site Development Permit SDP04-78 requesting approval to: (1) construct a new 5,148 square foot, two-story duplex with attached garage space totaling 967 square feet on a vacant lot, (2) measure the building height from the top of not more than thirty (30) inches of fill as permitted pursuant to Section 9.05.110(a)(3) of the Zoning Code, and (3) to waive the requirement for an additional parking stall pursuant to Section 9.35.080(e)(3) of the Zoning Code at 27015 Camino de Estrella in the Residential Duplex (RD-14) zoning district.**

Applicant/

Owner: Jerry E. Reynolds

Location: 27015 Camino de Estrella

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

June 15, 2005
7:00 p.m.

PAGE 3

Request: A Site Development Permit requesting approval to: (1) construct a new 5,148 square foot, two-story duplex with 967 square feet of attached garage space on a vacant lot, (2) measure the building height from the top of not more than thirty (3) inches of fill as permitted pursuant to Section 9.05.110(a)(3) of the Zoning Code, and (3) to waive the requirement for an additional parking stall pursuant to Section 9.35.080(e)(3) of the Zoning Code.

Environmental: The proposed project qualifies as Class 3 and Class 15 Categorical Exemptions (Section 15303 and 15315) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project consists of the construction of a duplex totaling no more than six (6) units.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP04-78.

ITEM 4: Coastal Development Permit CDP03-21 and Mitigated Negative Declaration for the development of a portion of a 14.66 acre vacant lot at 32354 Caribbean Drive, with a 19,448 square foot, two-story, single-family residence that includes 5,864 square feet of basement area; a two-story 3,742 square foot, detached theatre/bowling alley; a 400 square foot detached observatory and; a detached, 820 square foot caretaker's residence with Site Development Permit SDP03-60M to allow retaining walls as high as 21 feet to stabilize the slope adjacent to Caribbean Drive and to create vehicular access, building pads, and outdoor living areas for property located in the Residential Single Family (RSF-2) and Open Space (OS) Zones.

Applicant: Fleetwood Joiner, Fleetwood Joiner and Associates, Inc.

Owners: Lapar Partnership; Lawrence and Pary Simpson

Location: 32354 Caribbean Drive

Request: A Mitigated Negative Declaration, Coastal Development Permit, and Site Development Permit for the development of a portion of a 14.66 acre vacant lot with a 19,448 square foot, two-story, single-family residence that includes 5,864 square feet of basement area; a two-story 3,742 square foot, detached theatre/bowling alley; a 400 square foot detached observatory and; a detached, 820 square foot caretaker's residence with retaining walls as high as 21 feet to stabilize the slope adjacent to Caribbean Drive and to create vehicular access, building pads, and outdoor living areas for property located in the Residential Single Family 2 (RSF 2) and Open Space (OS) Zones.

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

June 15, 2005
7:00 p.m.

PAGE 4

Environmental: A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the Commission's review and adoption. The MND was circulated to the State Clearinghouse for 30 days on February 7, 2005. A notice of intent to adopt negative declaration was posted with the County Clerk and on the site on the same day, and published in the newspaper on June 2, 2005. The review period ended March 8, 2005. Two comment letters were received in response to the circulation of the MND and are attached as Supporting Documents for the Commission's consideration.

Recommendation: That the Planning Commission take the following actions:

- 1) Adopt the attached Resolution adopting a Negative Declaration for the project; and
- 2) That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-21 and Site Development Permit SDP03-60M.

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 1, 2005)*

Recommendation: That the Planning Commission continue this item to the regular Planning Commission meeting of July 20, 2005.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

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

June 15, 2005
7:00 p.m.

PAGE 5

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, July 6, 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, June 10, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 06/10/05