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

January 19, 2005  
7:00 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chairman Norman Denton, Vice-Chairwoman April O'Connor, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of December 15, 2004.**

**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 CDP04-19 to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 7,305 square foot single-family residence with 903 square feet of attached garage space, and associated improvements on a coastal bluff lot at 24342 Santa Clara Avenue.**

Applicant: Richard Hanson, Architect  
Owner: Timothy and Mary McFadden  
Location: 24342 Santa Clara

Request: A Coastal Development Permit to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 7,305 square foot single-family residence with 903 square feet of attached garage space, and associated improvements on a coastal bluff lot.

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 entails the demolition of an existing single-family residence and the construction of a new single-family residence replacing the existing residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP04-19.

**ITEM 3: A Variance V04-07 to allow the addition of a pitched roof element to an existing single-family residence that is nonconforming to the regulations for building height at 34185 Blue Lantern.**

Applicant: Mary Opel  
Owner: Richard Faris and Mary Opel Faris  
Location: 34185 Blue Lantern

Request: A Variance to allow the addition of a pitched roof element to an existing single-family residence that is nonconforming to the regulations for building height.

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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 the minor alteration of an existing structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying Variance V04-07.

- ITEM 4:     An amendment to the approval of Variance V02-12 which permitted the construction of a new two-story single-family residence on a steeply sloped, vacant lot that will exceed the City's 24-foot height limit for flat roof structures.**

Applicant/

Owner: Benny Varkel

Location: 33771 Robles Drive

Recommendation: That the Planning Commission accept the applicant's request to withdraw the application to amend the previous approval.

- ITEM 5:     Master Coastal Development Permit CDP04-23, Tentative Tract Map TTM16331, and Master Site Development Permit SDP04-69 to subdivide and develop approximately 121 acres located on the Dana Point Headlands.**

Applicant/

Owner: Headlands Reserve LLC

Location: 121.3 acres generally located at the northwest corner of Pacific Coast Highway and Street of the Green Lantern

Request: To approve a master coastal development permit to subdivide 121.3 acres into 126 numbered lots and 27 lettered lots to ultimately allow development of 118 single-family homes, 4.4 acres of Visitor/Recreational Commercial development including one 65-90 room hotel and three lots adjacent to Pacific Coast Highway for commercial development not to exceed 35,000 square feet with a 40-bed hostel, a 27.9 acre conservation park and approximately 40.8 acres of additional parks and open space. The master coastal development permit and a master site development permit are also requested for the residential and public park areas.

Environmental: An Environmental Impact Report was certified by the Dana Point City Council on January 22, 2002. An Addendum to the Environmental Impact Report and a revised Statement of Overriding Considerations was

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approved on September 22, 2004. The proposed project substantially conforms to the development analyzed in those documents.

Recommendation: That the Planning Commission approve Master Coastal Development Permit CDP04-23, Tentative Tract Map TTM16331, and Master Site Development Permit SDP04-69.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

**F. OLD BUSINESS**

There is no Old Business.

**G. NEW BUSINESS**

There is no 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, February 2, 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, January 14, 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.

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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.