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

December 1, 2004
3:00 p.m. and 7:00 p.m.

City Hall
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER (3:00 p.m.)

- A. **FIELD TRIP TO THE HEADLANDS PROPERTY FOR THE PURPOSES OF DISCUSSING THE PROPOSED DEVELOPMENT ASSOCIATED WITH THE TENTATIVE TRACT MAP, COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT**

B. **ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Wednesday, December 1, 2004, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CALL TO ORDER (7:00 p.m.)

PLEDGE OF ALLEGIANCE

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

C. **APPROVAL OF MINUTES**

ITEM 1: **Minutes of the regular Planning Commission Meeting of November 17, 2004.**

D. **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.

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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.

E. CONSENT CALENDAR

There are no items on the Consent Calendar.

F. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP89-08(II) and Site Development Permit SDP04-79 to allow the addition of 94 square feet on the first floor of an existing two-story, single-family residence that is nonconforming to the building height standards and in compliance with the requirements of Floodplain (FP-3) Overlay District at 35491 Beach Road.

Applicant: David A. Keach & Associates, Architects
Owner: Mr. and Mrs. Robert Trette
Location: 35491 Beach Road

Request: A Coastal and Site Development Permit to allow the addition of 94 square feet on the first floor of an existing two-story, single-family residence that is nonconforming to the building height standards and in compliance with the requirements of Floodplain (FP-3) Overlay District.

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 CDP89-08(II) and Site Development Permit SDP04-79.

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G. PUBLIC MEETINGS

There are no Public Meetings.

H. OLD BUSINESS

There is no Old Business.

I. NEW BUSINESS

There is no New Business.

J. STAFF REPORTS

K. COMMISSIONER COMMENTS

L. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, December 15, 2004, 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 Wednesday, November 24, 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

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.