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

November 17, 2004
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 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 November 3, 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 CDP04-16 to allow the demolition of an existing single-family residence and the construction of a new two story, single-family residence with an attached garage, and associated improvements on a coastal bluff lot, with a Lot Line Adjustment to consolidate two lots into one parcel at 35015 Camino Capistrano.

Applicant: Lynn Muir, Architect
Owner: Raymond Nootens
Location: 35015 Camino Capistrano

Request: A Coastal Development Permit to allow the demolition of an existing single-family residence and the construction of a new two story, 10,254 square foot single-family residence with 1,074 square feet of attached garage space, and associated improvements on a coastal bluff lot, with a lot line adjustment to consolidate two lots into one parcel for the purposes of constructing the proposed residence.

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 CDP04-16.

ITEM 3: Coastal Development Permit CDP04-14 and Minor Site Development Permit SDP04-73M to allow a remodel and addition to an existing single story dwelling with non-conforming front and side yard setbacks in the Residential Multiple Family (RMF 22) zone at 24381 Santa Clara.

Applicant: Gerald N. Muir, Architect
Owner: Dwight Layton
Location: 24381 Santa Clara Avenue

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Request: Coastal Development Permit and Minor Site Development Permit to allow a remodel and addition to an existing single-story dwelling with non-conforming front and side yard setbacks. Approximately 2,070 square feet will be added to the first floor and 3,233 square feet will be added to create a second floor. A second two-car garage will be added to the rear of the lot with access off of the alleyway

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 more than 10,000 square feet. Furthermore, 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 is not environmentally sensitive.

Recommendation: That the Planning Commission adopt the attached Resolution and approve Coastal Development Permit CDP04-14 and Minor Site Development Permit SDP04-73M for an addition to an existing non-conforming single-family dwelling.

E. PUBLIC MEETINGS

ITEM 4: Appeal of the Community Development Director's determination that the previous entitlement to operate a drive-through restaurant at the property located at 34122 Pacific Coast Highway shall not apply to the proposed coffee house drive-through use and that a Conditional Use Permit is required.

Applicant: Diedrich's Coffee, Inc.
Owner: William L. Steel, Samuel, Green, Steel & Adams, LLP
Location: 34122 Pacific Coast Highway

Recommendation: That the Planning Commission adopt the attached Resolution upholding the Community Development Director's determination.

F. OLD BUSINESS

There is no Old Business.

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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, 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.

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, November 12, 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.