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

November 3, 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 October 20, 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

ITEM 2: A request for Historical Resource designation and participation in the Mills Act Program: 34010 Amber Lantern.

Applicant/

Owner: Mary Beth and Brian Buckles

Location: 34010 Amber Lantern

Request: To designate a single-family residence located at 34010 Amber Lantern as a historical structure, place the residence on the Dana Point Historical Resource Register and recommend the City enter into an agreement with the property owners for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 – Section 15331 – Historical Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of an existing historical single-family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single-family residence located at 34010 Amber Lantern as a locally significant historical structure and recommend the City Council enter into an agreement with the property owner for participation in the Mills Act Program.

D. PUBLIC HEARINGS

ITEM 3: A Coastal Development Permit (CDP04-04) and Conditional Use Permit (CUP04-08) to allow the development of a new swimming school facility on property located at 34232-34236 Camino Capistrano in the Commercial/Residential Zone (C/R) of Doheny Village.

Applicant/

Owner: Joy Rosello

Location: 34232-34236 Camino Capistrano

Request: The development of a swim school facility to provide private swim lessons for a maximum of 10 students at any given time, with one instructor for every 5 students. The proposal includes the addition of a 1,520 square foot swimming pool and a 304 square foot pool equipment/restroom building on property located in the Commercial/Residential Zone of Doheny Village. The existing single-family residence on the site will be occupied by a manager of the

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swim school. Minor improvements to the existing single-family residence are proposed in conjunction with the development of this project.

Environmental: The proposed project qualifies as a Categorically Exempt (Section 15301 – Class 1 – Existing Facilities) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission continue the hearing for Coastal Development Permit CDP04-04 and Conditional Use Permit CUP04-08 to the November 17, 2004 Planning Commission meeting.

ITEM 4: Development Agreement DA01-01(I)

Applicant/

Owner: Headlands Reserve LLC

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

Request: Amendment to previously approved Development Agreement DA01-01.

Environmental: Environmental Impact Report (SCH #20011071015), dated February, 2004, and the Addendum dated September, 2004, address the impacts of the proposed project.

Recommendation: No action is required; the applicant withdrew the amendment.

ITEM 5: A Variance V04-10 to allow the addition of second and third story decks into the required front yard to an existing, nonconforming multi-family dwelling structure at 34333 Green Lantern.

Applicant: Jeffrey Motte

Owner: Hoffman Family Trust, Jack Moons, and Larry Courtney

Location: 34333 Green Lantern

Request: A Variance to add second and third story decks to an existing nonconforming multi-family dwelling structure.

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 involves the construction of accessory deck areas to an existing multi-family dwelling structure.

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Recommendation: That the Planning Commission adopt the draft Resolution approving Variance V04-10.

E. PUBLIC MEETINGS

ITEM 6: A proposal to modify an existing Sign Program at property located at 24901 Dana Point Harbor Drive; Sign Program Permit SPP98-01(II).

Applicant: Signs and Services Company
Owner: John Collins, Collins Holdings
Location: 24901 Dana Point Harbor Drive

Request: Approval of an amendment to a previously approved Sign Program located at Dana Marina Plaza located at 24901 Dana Point Harbor Drive.

Environmental: This project is categorically exempt (Class 1 – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor alteration of an existing structure involving no expansion of use beyond existing.

Recommendation: That the Planning Commission adopt the draft Resolution to approve the amendment to Sign Program Permit SPP98-01(II).

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, November 17, 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, October 29, 2004, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 10/29/04