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

July 21, 2004  
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 July 7, 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.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit (CDP04-12) and General Plan Consistency (GPC04-02) for the construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.**

Applicant/

Owner: County of Orange/RDMD/HBP

Location: Southwest corner of Harbor Drive and Golden Lantern

Request: Approval of a Coastal Development Permit and General Plan Consistency for the construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.

Environmental: The proposed project is categorically exempt under Section 15302 of the California Environmental Quality Act (CEQA) (Class 2 – Replacement or Reconstruction) because it consists of replacement of an existing facility.

Recommendation: That the Planning Commission adopt the draft Resolution approving a Coastal Development Permit and General Plan Consistency for the construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.

**ITEM 3: Coastal Development Permit (CDP04-06) and Site Development Permit (SDP04-10) to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 3,385 square foot single-family residence with an attached 511 square foot garage within the Floodplain (FP-3) Overlay District.**

Applicant: Robert Theel

Owner: Jefferey Lurner

Location: 35621 Beach Road

Request: A Coastal and Site Development Permit to allow the demolition of an existing single-family residence and the construction of a new two (2) story, 3,385 square foot single-family residence with an attached 511 square foot garage within the Floodplain FP-3 Overlay District.

Environmental: This project is categorically exempt (Class 3 – Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) because the project involves the construction of a new

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single-family residence not in conjunction with the construction of two or more such dwelling units.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP04-06 and Site Development Permit SDP04-10.

**ITEM 4:     Site Development Permit (SDP04-18M) for retaining walls that exceed 30-inches.**

Applicant:     Alan Fox, Gloria Dei Church  
Owner:        Gloria Dei Church  
Location:     33501 Stonehill Drive

Request:       For retaining walls over 30-inches in height in conjunction with the redevelopment and expansion of an existing parking lot on the Gloria Dei Church property.

Environmental:     The proposed project is categorically exempt under Section 15304 of the California Environmental Quality Act (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission adopt the draft Resolution approving Site Development Permit SDP04-18M for retaining walls on an existing church site.

**ITEM 5:     Site Development Permit SDP04-38M/Variance V04-06 to allow the construction of a 167 square foot kitchen expansion to the third floor of an existing single-family dwelling. A Site Development Permit is required to expand a single-family dwelling that is nonconforming. A Variance is required to allow the expansion on the third floor and to exceed the City's 24-foot height limit by three (3) feet, six (6) inches.**

Applicant/  
Owners:       John and Maryanne Phillips  
Location:     33801 El Encanto

Request:       A Site Development Permit to expand a nonconforming single-family dwelling. Variance to expand the third floor of an existing three story building that is nonconforming as to the City's story and height regulations by three (3) feet, six (6) inches.

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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 addition of less than 10,000 square feet to an existing single-family residential structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Variance V04-06 and Site development Permit SDP04-38M.

**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, August 4, 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, July 16, 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.

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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.

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FF#0120-10/PC Agendas  
Agenda Sub & Posted: 07/16/04