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

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

ITEM 1: **Reorganization of the Planning Commission and presentation to outgoing Chairman J. Scott Schoeffel.**
(FF# 0120-10/ PC Appointments/Resignations) [KB]

- a) Nominations and vote for Chairman to serve until the first meeting of March, 2005.
- b) Nominations and vote for Vice-Chairman to serve until the first meeting of March, 2005.
- c) Presentation to outgoing Chairman J. Scott Schoeffel.

A. APPROVAL OF MINUTES

ITEM 2: **Minutes of the regular Planning Commission Meeting of February 18, 2004.** (FF# 0120-10/PC Minutes/PC Secretary Binder) [BO]

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.

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

March 3, 2004
7:00 p.m.

PAGE 2

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.

D. PUBLIC HEARINGS

ITEM 3: Coastal Development Permit CDP03-19/Minor Site Development Permit SDP03-59M to allow construction of an addition to, and remodel of, an existing single-family residence within the Coastal Overlay District, to allow the new construction with retaining walls in excess of 30 inches in height on property located at 130 Monarch Bay Drive.

(FF# 0610-70/CDP03-19/SDP03-59M/Monarch Bay Drive, 130) [RK]

Applicant

Owner/: Phil Edmondson/Carl Nolet Jr.

Location: 130 Monarch Bay Drive

Request: A Coastal Development and Site Development Permit to allow the construction of an addition to, and remodel of, an existing single-family residence with retaining walls over 30 inches in height.

Environmental: The project is Categorically Exempt, Section 15303 (Class 1 – Existing Facilities) from provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of an addition to an existing single-family residence of less than 10,000 square feet where 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 the area in which the project is located is not environmentally sensitive.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP03-19, and Site Development Permit SDP03-59M.

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

March 3, 2004
7:00 p.m.

PAGE 3

- ITEM 4:** **Coastal Development Permit CDP03-20, and Site Development Permit SDP03-62 to allow for the demolition of an existing single-family residence and the construction of a new two (2) story 3,959 square foot single-family residence with an attached 978 square foot, four (4) car garage within the Floodplain FP-3 Overlay District.**
(FF# 0610-70/CDP03-20/SDP03-62/Beach Road, 35195) [KN]

Applicant: Mike Hayden, Master Remodelers
Owner: Lonnie Laster
Location: 35195 Beach Road

Recommendation: That the Planning Commission continue the hearing for Coastal Development Permit CDP03-20 and Site Development Permit SDP03-62 to the March 17, 2004, Planning Commission meeting.

- ITEM 5:** **A Coastal and Site Development Permit to allow the conversion of an existing 4,185 square foot racquetball building into a 7,385 square foot retail and office building by adding a second floor within the current building envelope. A Conditional Use Permit is requested to allow office space in the rear units on the first floor of the building.**
(FF# 0610-70/CDP04-02/CUP04-10/SDP04-05/Del Prado, 24470) [KN]

Applicant: Bruce Moore, Architect
Owners: Florentino Ortiz
Location: 24470 Del Prado

Request: A Coastal Development and Site Development Permit to allow the conversion of an existing 4,185 square foot racquetball building into a 7,385 square foot retail and office building by adding a second floor within the current building envelope. A Conditional Use Permit is requested to allow office space in the rear units on the first floor of the building.

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 conversion of an existing small structure from one use to another where only minor modifications are made to the exterior of the structure.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP04-02, Conditional Use Permit CUP04-10, and Site Development Permit SDP04-05.

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

March 3, 2004
7:00 p.m.

PAGE 4

E. PUBLIC MEETINGS

ITEM 6: A request for historical resource designation and participation in the Mills Act Program.

(FF# 0920-30/Historic Sites/Landmarks/HRA04-01/Copper Lantern, 33941) [BC]

Applicant/

Owners: James and Regina Barnes

Location: 33941 Copper Lantern

Request: To designate a single-family residence located at 33941 Copper Lantern as a historical structure, place the residence on the Dana Point Historic 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 preservation of an existing historical single-family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single-family residence located at 33941 Copper 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.

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

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

March 3, 2004
7:00 p.m.

PAGE 5

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, March 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, February 27, 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: 02/27/04