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

February 4, 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

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of January 21, 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.

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 CDP03-22 allowing a remodel not exceeding ten percent (10%) of the value of the structure of an existing two (2) story residence non-conforming as to the Floodplain (FP-3) requirements. (FF# 0610-70/CDP03-22/Beach, Road, 35087)
[KN]

Applicant: C.J. Light Associates
Owner: Laurel Underwood-Wiley
Location: 35087 Beach Road

Request: A Coastal Development Permit allowing a remodel not exceeding ten percent (10%) of the value of the structure of an existing two (2) story residence non-conforming as to the Floodplain (FP-3) requirements.

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 includes interior and/or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP03-22.

ITEM 3: Conditional Use Permit CUP03-25 to add packaged liquor retail sales to an existing market. (FF# 0610-55/CUP03-25/La Plaza, 34065) [AA]

Applicant: Victor Miranda Espinoza
Owner: Lee Tacy Thatcher
Location: 34065 La Plaza

Request: Approval of a Conditional Use Permit to allow the addition of packaged retail beer and wine sales to an existing market.

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Environmental: This project is Categorically Exempt (Class 1 – Section 15301 – Existing Facilities) from provisions of the California Environmental Quality Act (CEQA) because it involves a minor interior alteration of an existing structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Conditional Use Permit CUP03-25.

ITEM 4: A Coastal Development Permit CDP03-06 to allow the demolition of an existing residence, and the construction of a new two-story, 3,273 square foot residence with a 462 square foot detached garage with a Minor Site Development Permit SDP04-07M to allow retaining walls over six (66) feet in height. Variances V03-13 are requested to exceed the maximum height limit by two (2) feet, two (2) inches, and for the requirements for development adjacent to coastal bluffs.
(FF# 0610-70/CDP03-06/V03-13/SDP04-07M/Camino Capistrano, 35015)
[KN]

Applicant: Paul Douglas
Owner: Christopher Underwood
Location: 35015 Camino Capistrano

Request: A Coastal Development Permit to allow the demolition of an existing residence, and the construction of a new two-story, 3,273 square foot residence with a 462 square foot detached garage with a Minor Site Development Permit to allow retaining walls over six (6) feet in height and Variances to exceed the maximum height limit by two (2) feet, two (2) inches, and for the requirements for development adjacent to coastal bluffs.

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

Recommendation: That the Planning Commission deny Coastal Development Permit CDP03-06, Variance V03-13, and Minor Site Development Permit SDP04-07M.

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ITEM 5: ZTA03-03/LCPA03-03 Discussion of Height Regulations. (FF# 0610-15/ZTA03-03/LCPA03-03/Citywide) [BC]

Applicant/

Owner: City of Dana Point

Location: Citywide

Request: To discuss amending the City's Zoning Code to modify height regulations.

Environmental: A Negative Declaration was prepared for the Zone Text Amendment and Local Costal Program Amendment for the Commission's review. Based on the Initial Study prepared for this project, it was determined that there would be no significant environmental impacts associated with the project.

Recommendation: That the Planning Commission discuss options for amending the regulations for measuring residential building height and re-notice the public hearing for a later date.

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, February 18, 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, January 30, 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

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (949) 248-3500 (telephone) or (949) 248-9920 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.