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

January 21, 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 December 17, 2003. (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 CDP01-31 and Site Development Permit SDP03-57, to allow for the reconstruction of a failed multiple-family structure with a new 30 unit multiple-family structure and associated repairs and improvements including stabilization of the site, drainage system, retaining walls, and repair of the Salt Creek Regional Bicycle Trail. *(Continued from the regular Planning Commission meeting of December 17, 2003)* (FF# 0610-70/CDP01-31/SDP03-57/Crown Valley Parkway, 32468) [KN]

Applicant: Santiago de Rio, Lyon Management Companies

Owner: Lyon Management Companies

Location: 32468 Crown Valley Parkway

Request: A Coastal Development Permit and Site Development Permit for the reconstruction of a failed multiple-family structure with a new 30 unit multiple-family structure and associated repairs and improvements including stabilization of the site, drainage system, and retaining walls.

Environmental: A Negative Declaration has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the project for the Commission's review and adoption. The Negative Declaration was circulated on November 14, 2003 to the County Clerk and the State Clearinghouse for 30 days. The review period ended December 14, 2003. Comments received after distribution of this report will be attached as an appendix to the Negative Declaration for the Commission's consideration.

Recommendation: That the Planning Commission take the following actions:

1. Adopt the attached Resolution adopting a Negative Declaration; and
2. Adopt the attached Resolution approving Coastal Development Permit CDP01-31 and Site Development Permit SDP03-57.

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- ITEM 3:** **Tentative Tract Map TTM15924(I) and Minor Site Development Permit SDP00-06M(I) to allow amendments to a previously approved tract map and site retaining walls and Site Development Permit SDP03-04 to allow the construction of a two (2) story single-family residence on each of the six (6) lots with related improvements to the property located at the southwest corner of Del Obispo and Camino Del Avion.** (FF# 0600-20/TTM15924(I)/SDP03-04/SDP00-06M(I)/Del Obispo, 32741) [KN]

Applicant: Paul Douglas
Owner: N.D.A. Development
Location: 32741 Del Obispo

Request: A request to amend a previously approved tract map and site retaining walls. Minor adjustments to lot lines and sizes are proposed, but the number of lots (6) remains the same. Site retaining walls are being reconfigured to step the rear walls back adjacent to Del Obispo Street and Camino Del Avion rights-of-way at a maximum of six (6) feet. Site Development Permit SDP03-04 is requested to allow the construction of a two (2) story single-family residence on each of the six (6) lots. All residences are two (2) stories and range in area from 3,433 to 4,049 square feet.

Environmental: A Negative Declaration was previously adopted by the Planning Commission during the original approval of the subdivision in accordance with Section 15070 of the California Environmental Quality Act (CEQA). Since there have not been significant changes to the plans that would change any of the impacts of the project, the previously approved Negative Declaration is valid.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Tract Map TTM15924(I), Site Development Permit SDP03-04, and Minor Site Development Permit SDP00-06M(I).

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

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G. NEW BUSINESS

ITEM 4: Study Session: Residential Height Overview. [BC]

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next* regular meeting of the Planning Commission will be held on Wednesday, February 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, January 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.

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.