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

December 17, 2003
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 3, 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: A Conditional Use Permit CUP03-22 to allow a tattoo establishment and piercing studio with a retail component including the sale of artwork and customer designed clothing in an existing 1,625 square foot lease space in a multi-tenant building. (FF# 0610-55/CUP03-22/Doheny Park Road, 34252) [KN]

Applicant: Robert Patison
Owner: Leo Chade
Location: 34252 Doheny Park Road

Request: A Conditional Use Permit to establish a tattoo establishment and piercing studio with a retail component including the sale of artwork and custom designed clothing in an existing 1,625 square foot lease space in a multi-tenant building.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an existing facility that will include minor interior alterations.

Recommendation: That the Planning Commission adopt the attached Resolution approving Conditional Use Permit CUP03-22.

ITEM 3: A request for a Coastal Development Permit and Site Development Permit to allow the demolition of an existing dwelling and construction of a new single-family residence located within the FP-3 Flood Overlay Zone; Coastal Development Permit CDP03-10/Site Development Permit SDP03-38. (FF# 0610-70/CDP03-10/SDP03-38/Beach Road, 35611) [BC]

Applicant: Syed A. Raza
Owner: Krishna Srivastav
Location: 35611 Beach Road

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Request: Approval of a Coastal Development Permit and Site Development Permit for the demolition of an existing dwelling and construction of a new single-family residence within the FP-3 Flood Overlay Zone.

Environmental: This project is Categorically Exempt (Class 3 – Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new residential unit.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP03-10 and Site Development Permit SDP03-38.

- ITEM 4:** **Minor Site Development Permit SDP03-61M and Variance V03-21 to allow a remodel to an existing single-family residence consisting of the addition of a new entry and conversion of an existing carport to a garage and a Variance to allow a reduced front structural setback on property located at 26761 Calle Maria.** (FF# 0600-30/SDP03-61M/V03-31/Calle Maria, 26761) [AA]

Applicant/

Owner: Anthony and Muriel Godfrey

Location: 26761 Calle Maria

Environmental: This project is Categorically Exempt, Section 16303 (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 adopt the attached draft Resolution approving Minor Site Development Permit SDP03-61M and Variance V03-21 for construction of an addition to a existing single-family residence and a Variance for a reduced front structural setback.

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- ITEM 5:** **A Minor Site Development Permit to allow construction of a duplex on a 6,800 square foot vacant lot and to allow retaining walls in excess of 30 inches in height. A Variance to permit a structural height in excess of the City standards, to permit reduced front and side yard structural setbacks, and to permit exterior stairways extending into a side structural setback.** *Continued from the regular Planning Commission meeting of November 19, 2003 (FF# 0600-30/SDP03-34M/CUP03-11/V03-15/Via Canon, 26252) [AA]*

Applicant/

Owner: Fara Marz Shahbazian

Location: 26252 Via Canon

Request: Approval of a Site Development Permit to construct a duplex and retaining walls in excess of 30 inches in height on a 6,800 square foot vacant lot, and a Variance to permit a 45 foot, 3 inch structural height, a front yard structural setback of 3 feet, a westerly side yard setback of 3 inches, and an exterior stairway extending 4 feet 7 inches into the easterly side setback.

Environmental: This 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 construction of a duplex of fewer than four dwelling units.

Recommendation: That the Planning Commission adopt a Resolution approving Minor Site Development Permit SDP03-34M and Variance V03-15.

- ITEM 6:** **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.** (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 the reconstruction of a failed multiple-family structure with a new 30 unit multiple-family

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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.

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 January 7, 2004 meeting of the Planning Commission will not be held due to holiday vacation schedules. The *next* regular meeting of the Planning Commission will be held on Wednesday, **January 21, 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, December 12, 2003, 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.