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

December 3, 2003  
**7:30 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** 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 November 19, 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: Adopt Sign Design Guidelines and amend the Sign Code.** (FF# 0610-15/ZTA03-02/LCPA03-02/Citywide) [BC]

Applicant/

Owner: City of Dana Point

Location: Citywide

Request: To adopt the Sign Design Guidelines and amend the City's Sign Code.

Environmental: A Negative Declaration was prepared for the Zone Text Amendment and Local Coastal 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 recommend that the City Council approve the attached draft Resolution for a Negative Declaration and the attached draft resolution for the Sign Design Guidelines and amendments to the Dana Point Sign Code.

**ITEM 3: A 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 standard for a structure with roof pitch of 4:12, to permit reduced front yard and side yard structural setbacks, and to permit exterior stairways extending into the side setbacks.** *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

Environmental: This proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act

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(CEQA) in that the project involves construction of a duplex of fewer than four dwelling units.

Recommendation: That the Planning Commission continue the hearing to the regular Planning Commission meeting of December 17, 2003.

**ITEM 4:     A proposal to allow construction of an addition to an existing single-family residence, to allow expansion of a non-conforming structure, and to allow a structural height in excess of City standards for property located at 33781 Olinda.** (FF# 0600-30/SDP03-50M/V03-20/Olinda, 33781) [AA]

Applicant/

Owner:       Paul Anderson

Location:     33781 Olinda

Request:     Approval of a Site Development Permit to allow construction of an addition to an existing 1,272 square foot single-family residence (with garage) on a 3,075 square foot lot and to allow expansion of a non-conforming (32 feet, 3 inches) existing structural height. The addition would include 272 square feet to the first floor, 501 square feet to the second floor, and two new decks occupying a total of 213 square feet. A Variance is requested to permit a structural height of 34 feet (6 feet in excess of the City standard and 1 foot, 9 inches taller than the existing structural height).

Environmental:     This project is Categorically Exempt (Class 3 – Section 15303 – New Construction or Conversion of Small Structures) from provisions of the California Environmental Quality Act (CEQA) because it consists of an addition to an existing single-family structure of more than 50% of the existing floor area and is not made in conjunction with construction of three or more units.

Recommendation:     That the Planning Commission approve a Site Development Permit to allow construction of an addition to an existing single-family residence and to allow expansion of a non-conforming existing structural height, and a Variance to permit a structural height in excess of the City standard and 1 foot, 9 inches taller than the existing structural height.

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- ITEM 5:**     **A Coastal and Site Development Permit to allow the construction of a new 1,200 square foot modular building with associated parking and landscape improvements within the Flood Plain 2 Overlay District and a Minor Conditional Use Permit to allow eight (8) foot high fencing and vehicular access gates in the required setbacks with Variances allowing the drive aisle and back-up distance behind a 90° parking space to be less than the required 24-feet.**  
(FF# 0610-70/CDP03-14/SDP03-45/V03-22/CUP03-18M) [KN]

Applicant:     Charlie Huff, C.A. Huff & Associates  
Owner:        South Coast Water District  
Location:     25826 Domingo Avenue; APN: 668-341-37

Request:       A Coastal and Site Development Permit to allow the construction of a new 1,200 square foot modular building with associated parking and landscape improvements within the Flood Plain 2 Overlay District. A Minor Conditional Use Permit to allow eight (8) foot high fencing and vehicular access gates in the required setbacks, and Variances allowing the drive aisle and back-up distance behind a 90° parking space to be less than 24-feet are also requested.

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 commercial/office building not exceeding 10,000 square feet.

Recommendation:     That the Planning Commission approve Coastal Development Permit CDP03-14, Conditional Use Permit CUP03-18M, Site Development Permit SDP03-45, and Variance V03-22.

- ITEM 6:**     **A Coastal Development Permit CDP94-01(I) to allow the construction of a new approximate 7,835 square foot, single-family residence on a 34,630 square foot bluff-top lot with a Site Development Permit SDP03-09 to allow a garage and two (2) story configuration and retaining walls as high as six (6) and one-half (1/2) feet in height and Variance V03-10 to exceed the maximum height limit by eleven (11) feet three (3) inches, and for the requirements for development adjacent to coastal bluffs.** *(Continued from the regular Planning Commission meeting of November 19, 2003)* (FF# 0610-70/CDP94-01(I)/SDP03-09/V03-10/Camino Capistrano, 35009) [KN]

Applicant/  
Owner:        Collin Cooper (Pioneer Builders)

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Location: 35009 Camino Capistrano

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.

Request: A Coastal Development Permit to allow the construction of a new approximate 7,835 square foot, single-family residence on a 34,630 square foot bluff-top lot with a Site Development Permit to allow a garage and two (2) story configuration and retaining walls as high as 6.5 feet in height and Variances to exceed the maximum height limit by eleven (11) feet three (3) inches, and for the requirements for development adjacent to coastal bluffs.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP94-01(I), Site Development Permit SDP03-09 and Variance V03-10.

**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, December 17, 2003, 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 Wednesday, November 26, 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.

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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.