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

November 5, 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 October 15, 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 CDP03-13 and Site Development Permit SDP03-43 to allow a 428 square foot addition to the first floor of an existing two (2) story residence that will connect the existing residence to the existing detached garage which is nonconforming as to the front setback requirement. (FF# 0610-70/CDP03-13/SDP30-43/Verrazanno Bay, 23602) [KN]

Applicant: Andrade Architects
Owner: Walter and Gisela Maretzki
Location: 23602 Verrazanno Bay

Request: A Coastal Development Permit and Site Development Permit to allow a 428 square foot addition to the first floor of an existing two (2) story residence that will connect the existing residence to the existing detached garage which is nonconforming as to the front setback requirement.

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 involves the construction of an addition to an existing structure of less than 50% of the existing single-family residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-13 and Site Development Permit SDP03-43.

ITEM 3: Coastal Development Permit CDP03-16 and Minor Site Development Permit SDP03-47M for the one time ten (10) percent expansion allowing a 401 square foot addition on the landward side of the second floor of an existing two (2) story residence nonconforming as to the Floodplain (FP-3) requirements. (FF# 0610-70/CDP03-16/SDP30-47M/Beach Road, 35241) [KN]

Applicant: William Graeber, Peterson Graeber Associates
Owner: Jeff and Cindy Troesh
Location: 35241 Beach Road

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Request: A Coastal Development Permit and Minor Site Development Permit for the one time ten (10) percent expansion allowing a 401 square foot addition on the landward side of the second floor of an existing two (2) story residence nonconforming 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 involves the construction of an addition to an existing structure of less than 50% of the existing single-family residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-16 and Site Development Permit SDP03-47M.

ITEM 4: 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 over 9 feet in height and Variance V03-10 to exceed the maximum height limit by 12 feet four (4) inches, and for the requirements for development adjacent to coastal bluffs. (Continued from the regular Planning Commission meeting of September 3, 2003) (FF# 0610-70/CDP94-01(I)/SDP03-09/V03-10/Camino Capistrano, 35009) [KN]

Applicant: Pioneer Builders
Owner: Collin Cooper (Pioneer Builders)
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.

Recommendation: That the Planning Commission continue the hearing to the regular Planning Commission meeting of November 19, 2003.

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- ITEM 5: A Coastal Development Permit CDP03-15, Variance V03-19, and Conditional Use Permit CUP03-22 to demolish existing Fire Station #29 and construct a new 9,012 square foot, two story, and 35-foot high Fire Station located in Doheny Village. A Temporary Site Development Permit TSDP03-42 is requested for the temporary use of the site located across the street within the Capistrano School District bus yard.** (FF# 0610-70/CDP03-15/V03-19/CUP03-22/TSDP03-42/Victoria Boulevard, 26111/26126) [GG]

Applicant/

Owner: Orange County Fire Authority (OCFA)

Location: 26126 Victoria Boulevard

Request: A Coastal Development Permit, Variance, Conditional Use Permit, and Temporary Site Development Permit to demolish an existing Fire Station and construct a new 9,012 square foot, two-story, 35-foot high facility located in the community of Doheny Village in the City of Dana Point. The property is located in the Coastal Zone which requires a Coastal Development Permit. In addition, a Variance is required to allow the building to exceed the permitted lot coverage and for a reduction in the landscape requirements. A Conditional Use Permit is required for the construction of the new Fire Station in the Commercial/Residential zoning district. To allow the Fire Station to remain operable during the construction process, a 24' x 60' temporary trailer is proposed to be located across the street from the project site within the Capistrano Unified School District maintenance yard. A Temporary Site Development Permit is required for the temporary trailer.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of 4 buildings not exceeding 10,000 square feet, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The temporary use is a Class 4 (Section 15304) exemption from California Environmental Quality Act (CEQA) because the use is a minor temporary use of the land having a negligible or no permanent effect on the environment.

Recommendation: That the Planning Commission approve Coastal Development Permit CDP03-15, Variance V03-19, Conditional Use Permit CUP03-22 and Temporary Site Development Permit TSDP03-42.

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- ITEM 6:** **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 October 1, 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 of 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 continue the hearing to the regular Planning Commission meeting of November 19, 2003.

- ITEM 7:** **A Site Development Permit is required to construct a new single-family residence with 2,932 square feet of living space on two-stories and a ground story with 1,213 square feet of non-habitable space on a 3,887 square foot lot, and to allow retaining walls in excess of 30 inches in height. Variances are requested to permit reduced front and rear structural setbacks, to permit a structural height in excess of City standards, to permit a chimney extension into a side setback in excess of City standards, to permit exterior stairways extending into the side and rear setbacks in excess of City standards, and to permit a reduced stepped back distance and extent for each floor above the first floor of the structure from the floor below.** (FF# 0600-30/SDP03-52M/ V03-23/Blue Lantern, 34111) [AA]

Applicant: Robert Theel Company

Owner: James F. DeCarli

Location: 34111 Blue Lantern

Environmental: The proposed project qualifies as a Class 3 (Section 15303) – New Construction or Conversion of Small Structures Categorical Exemption pursuant to applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves construction of a single-family residence.

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Recommendation: That the Planning Commission continue the hearing to the regular Planning Commission meeting of November 19, 2003.

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, November 19, 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 Friday, October 31, 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.