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

September 3, 2003  
7:00 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 August 20, 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**

- ITEM 2: General Plan Consistency Finding (GPC03-02); County of Orange, request for conveying a storm drain easement.** (FF# 0630-05/GPC03-02/Capistrano Beach Park, 123-060-14) [BC]

Applicant/

Owner: County of Orange, Public Facilities and Resources Department

Recommendation: That the Planning Commission adopt the attached draft Resolution finding that the County of Orange request for easement conveyance for a storm drain located at Capistrano Beach Park is consistent with the City's General Plan.

**D. PUBLIC HEARINGS**

- ITEM 3: A Site Development Permit (SDP03-34M) to construct a duplex on a 6,800 square foot vacant lot and to allow retaining walls in excess of 30 inches in height. A Conditional Use Permit (CUP03-11) to allow tandem parking for one of the duplex units. A Variance (V03-15) to permit a 37 foot structural height 11 feet in excess of the City standard for a structure with roof pitch of 4:12, to permit a front yard garage structural setback of 3 feet, 8 inches, rather than the zoning standard of 20 feet, and to permit exterior stairways extending 4 feet into the easterly side setback and 3 feet into the westerly side setback, rather than the maximum standard of 2 feet, 6 inches.** (FF# 0600-30/SDP03-34M/CUP03-11/V03-15/Via Canon, 26252) [AA]

Applicant/

Owner: Fara Marz Shahbazian

Location: 26252 Via Canon

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 construction of a duplex of fewer than four dwelling units.

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP03-34M, Conditional Use Permit CUP03-11 and Variance V03-15 to the September 17, 2003 Planning Commission meeting.

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- ITEM 4:     A Coastal Development Permit CDP03-02 and Site Development Permit SDP03-03 to allow for the construction of a new 1,588 square foot office building on a vacant parcel in the Town Center with accompanying proposed improvements including parking and landscaped areas.** (FF# 0610-70/CDP03-02/SDP03-03/Pacific Coast Highway, 34211) [KN]

Applicant:     Lynn Muir, Muir Architects, A.I.A.  
Owner:       Michelle K. Pardes  
Location:     34211 Pacific Coast Highway

Request:     A Coastal Development Permit and Site Development Permit to allow for the construction of a new 1,588 square foot office building on a vacant parcel in the Town Center with accompanying proposed improvements including parking and landscaped areas.

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 an office building not exceeding 10,000 square feet.

Recommendation:     That the Planning Commission continue this item to the regular Planning Commission meeting of September 17, 2003.

- ITEM 5:     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 July 16, 2003)* (FF# 0610-70/CDP94-01(I)/SDP03-09/V03-10/Camino Capistrano, 35009) [KN]

Applicant:     Paul Douglas  
Owner:       Collin Cooper (Pioneer Builders)  
Location:     35009 Camino Capistrano

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

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configuration and retaining walls over 9 feet in height and Variances to exceed the maximum height limit by 12 feet, 4 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 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, September 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 Friday, August 29, 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.