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

July 2, 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 June 18, 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.

**C. CONSENT CALENDAR**

There are no Consent Calendar items.

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**D. PUBLIC HEARINGS**

**ITEM 2:**     Coastal Development Permit CDP03-04 and Variance V03-09 to allow for the construction of a two-story addition featuring a 548 square foot garage, a 426 square foot first story addition which includes converting the existing garage into a new guest room, bathroom and laundry room and a new 574 square foot second story bedroom and bathroom addition. A Variance is also requested to allow the new second story addition to encroach five (5) feet into the required ten (10) foot setback and to allow the garage to encroach three (3) feet into the five (5) foot required garage setback. *(Continued from the regular Planning Commission meeting of June 18, 2003)*  
(FF# 0610-70/CDP03-04/V03-09/Breakers Isle, 10) [KL]

Applicant:     Donna Olsen (Blair Ballard Architects)  
Owner:        Ben and Julie Crenshaw  
Location:     10 Breakers Isle

Request:       A Coastal Development Permit to allow for a two (2) story addition with a 548 square foot garage, 426 square feet of additional first story habitable area which includes converting the existing garage into a new guest room, bathroom and laundry room, and a 574 square foot second story bedroom and bathroom addition in conjunction with a Variance to allow the second story addition to encroach five (5) feet into the required ten (10) foot front setback and to allow the garage to encroach three (3) feet into the five (5) foot required garage setback.

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 is a minor alteration to an existing structure of less than 10,000 square feet where all public services and facilities are available to allow for maximum development permissible in the General Plan.

Recommendation:   That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-04 and Variance V03-09.

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**ITEM 3:     Mixed Use Development Standards.**

(FF# 0610-15/ZTA02-03/ZC03-01/Camino De Estrella) [BC]

Location:     Camino De Estrella between Calle Verano and Vista Del Mar

Request:     To change the Commercial/Residential (C/R) zoning district along Camino De Estrella to Professional/Residential (P/R) and to modify the development standards within the P/R zoning district.

Environmental:     A Negative Declaration was prepared for the Zone Text Amendment and Zone Change 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 a Zone Change and Zoning Code amendment to modify the development standards in the Professional/Residential zoning district.

**ITEM 4:     A proposal to construct a two-story 3,207 square-foot single-family residence with two garages on a 9,590 square foot vacant lot, with variances to permit a 35-foot structural height, a dimension of 7-feet in excess of the City standard and to permit a rear yard structural setback of 18 feet, a distance 7-feet less than the City standard, for property located at 33951 Valencia Place.**

(FF# 0600-30/SDP03-13M/V03-02/Valencia Place, 33951) [AA]

Applicant/

Owner:     Darin Klein

Location:     33951 Valencia Place

Request:     Approval of a Site Development Permit to permit a 3,207 square foot new single-family residence with two garages and an 886 square foot deck on a steeply sloping lot, and Variances to permit a structural height of 35 feet, 7 feet in excess of the height limit for a structure with a 6/12 roof pitch.

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 one single-family structure.

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Recommendation: That the Planning Commission authorize construction of a two-story 3,207 square foot single-family residence on a steeply sloping lot, including Variances to allow an overall structural height of 35 feet, a dimension of 7 feet above the height limit, and to allow a rear yard structural setback of 18 feet, a dimension of 7 feet less than the City standard, by adopting the attached draft Resolution approving Site Development Permit SDP03-13M and Variance V03-02.

**ITEM 5:     A proposal to construct a 415 square-foot addition to an existing 2,280 square foot (with garage) single-family residence with a request for a Variance to allow a reduced front setback for the second story addition for property located at 23642 Tampico Bay. (FF# 0610-70/CDP03-05/V03-08/Tampico Bay, 23642) [AA]**

Applicant:     Stan Andrade, Architect  
Owner:         Suzanne Enis  
Location:     23642 Tampico Bay

Request:       The applicant requests approval of a Coastal Development Permit to allow construction of a 415 square foot addition to an existing single-family residence and a Variance to allow construction of the second-story portion of the addition with a setback of 3 feet, 2 inches from the first story, rather than the normally required 5 feet.

Environmental:     This project is categorically exempt (Class 1 – Section 15301 – Minor Addition to Existing Structure) from provisions of the California Environmental Quality Act (CEQA) because it consists of a minor addition to an existing residential structure that will not result in an increase of more than 50 percent of the existing structure before construction of the addition.

Recommendation:   That the Planning Commission deny approval of the construction of a 415 square foot addition to an existing dwelling with a second story setback of 3 feet, 2 inches from the first story, rather than the required 5 feet, by adopting the attached draft Resolution denying Coastal Development Permit CDP03-05 and Variance V03-08.

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- ITEM 6:**     **A Coastal Development Permit CDP94-01(I) to allow the construction of new approximate 9,638 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 12 feet in height and Variance V03-10 to exceed the maximum height limit by 13 feet seven (7) inches, and for the requirements for development adjacent to coastal bluffs.** *(Continued from the regular Planning Commission meeting of June 18, 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

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 for Coastal Development Permit CDP94-01(I), Site Development Permit SDP03-09 and Variance V03-10 to the July 16, 2003, Planning Commission meeting.

**E.     PUBLIC MEETINGS**

There are no Public Meetings.

**F.     OLD BUSINESS**

There is no Old Business.

**G.     NEW BUSINESS**

There is no New Business.

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**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Wednesday, July 16, 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, Eugenia Garcia, Acting Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, June 27, 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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Eugenia Garcia, AICP, Acting 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.