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

April 7, 2004
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 Chairman Norman Denton, Vice-Chairwoman April O'Connor, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of March 17, 2004. (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 items on the Consent Calendar.

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D. PUBLIC HEARINGS

- ITEM 2:** Administrative Coastal Development Permit CDP04-01A to allow for the construction of a new 3,704 square foot, one-story, single family residence with 787 square feet of attached garage space.
(FF# 0610-80/CDP04-01A/Sea Island Drive, 32705) [SP]

Applicant/

Owner: Dale Stinchfield

Location: 32705 Sea Island Drive

Request: An Administrative Coastal Development Permit to allow the demolition of an existing 2,798 square foot single-family residence and attached 787 square foot garage, and the construction of a new 3,704 square foot single-family residence with an attached 787 square foot garage.

Environmental: This project qualifies as a Class 3 (Section 15303) Categorical Exemption from the provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of a single-family residence.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP04-01A.

- ITEM 3:** A proposal to demolish a 1,140 square foot residence with a 396 square foot detached garage and to construct a new 3,800 square foot single-family residence and a 950 square foot attached garage on an 8,000 square foot through lot with a 40% slope. A Variance is requested to increase the height of the structure from 28-feet to 37-feet. A Site Development Permit is required to allow 9-foot high retaining walls at the garage entrance of the site for property located at 33951 Barcelona Place: Variance V04-02/Site Development permit SDP04-12M.
(FF# 0610-50/V04-02/SDP04-12M/Barcelona Place, 33951) [SP]

Applicant: Craig Hampton

Owner: David and Wendy Sylvester

Location: 33951 Barcelona Place

Request: Approval of a Variance to permit the construction of a single-family residence that exceeds the height limits by 9 feet and a Site Development Permit to allow retaining walls 6.5-feet above the 30-inch height limit.

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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 dwelling unit.

Recommendation: That the Planning Commission adopt the attached Resolution approving Variance V04-02 and Minor Site Development Permit SDP04-12M.

ITEM 4: Site Development Permit (SDP04-13) for an addition to an existing historical structure.

(FF# 0600-30/SDP04-13/Camino El Molino, 34162) [BC]

Applicant/

Owners: Jim and Sandie Howard

Location: 34162 Camino El Molino

Request: For an addition to an existing historical single-family residence.

Environmental: The proposed project is categorically exempt under Sections 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt the attached Resolution approving Site Development Permit SDP04-13.

E. PUBLIC MEETINGS

ITEM 5: Sign Program SPP04-01 allowing for the creation of a Sign Program for a newly constructed office/retail building located at 24691 Del Prado.

(FF# 0680-10/SPP04-01/Del Prado, 24691) [BC]

Applicant/

Owner: Whitfield Associates

Location: 24691 Del Prado

Request: A Sign Program to create compatible signage with an existing building.

Environmental: The proposed project qualifies as a Class 11 (Section 15311) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that it involves the construction of on-premise signs.

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Recommendation: That the Planning Commission adopt the attached Resolution approving Sign Program SPP04-01.

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, April 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, April 2, 2004, 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

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 04/02/04