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

March 17, 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 3, 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.

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C. CONSENT CALENDAR

- 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 affirm the Director of Community Development's approval of Administrative Coastal Development Permit CDP04-01A.

D. PUBLIC HEARINGS

- ITEM 3:** A proposal to construct a new single-family residence with two stories of living space and a ground story with non-habitable space and garage. A Variance is requested to permit a structural height of 30 feet (6 feet in excess of City standard) and to allow a roof deck access way to be constructed an additional 8-feet above the structure (14-feet above the City standard). A Site Development Permit is required for 6-foot high retaining walls to be located along the perimeter of the property located at 33821 Robles Drive.
(FF# 0600-30/SDP04-02M/V04-01/Robles Drive, 33821) [BC]

Applicant: Rob Patterson, Architect

Owner: David Miller, Pacific Contractors

Location: 33821 Robles Drive

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Request: Approval of a Variance and Site Development Permit to permit a new single-family residence with 2,971 square feet of living space on two stories, and a ground story with 253 square feet of non-habitable space and a 1,082 square foot garage on a 3,483 square foot lot. A Variance is required to permit a structural height of thirty feet (6 feet in excess of the height limit) and a roof deck access way which would be 8-feet above the structure (14-feet above the City standard).

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 construction of one single-family structure.

Recommendation: That the Planning Commission adopt the attached Resolution to:

- 1) Authorize construction of a new single-family residence with 2,971 square feet of living space on two stories, and a ground story with 253 square feet of non-habitable space and a 1,082 square foot garage, with a Variance allowing a structural height of 30 feet (6 feet in excess of City standard); and
- 2) Authorize the construction of retaining walls not to exceed 6-feet in height along the perimeter of the property; and
- 3) Deny the request to construct roof deck access way that would extend an additional 8-feet above the proposed structure, but allow for a 36-inch glass guardrail for the roof deck.

ITEM 4: An amendment to Minor Site Development Permit SDP03-09M to allow architectural changes to the Via Sacramento and Via Gomez facades and the inclusion of a doghouse access way to the roof deck on a previously approved duplex.

(FF# 0600-30/SDP03-09M(I)/Via Sacramento, 26471) [KN]

Applicant: Shiv Talwar
Owner: Greens Family Limited Partnership, Rajesh Kadakia
Location: 26471 Via Sacramento

Request: An amendment to allow architectural changes to the Via Sacramento and Via Gomez facades and the inclusion of a doghouse access way to the roof deck on a previously approved duplex.

Environmental: The proposed project qualifies as a Class 3 Categorically Exemption (Section 15303) pursuant to the applicable provisions of the California

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Environmental Quality Act (CEQA) in that the project consists of the construction of a duplex totaling no more than six (6) units.

Recommendation: That the Planning Commission adopt the attached Resolution approving Minor Site Development Permit SDP03-09M(I).

ITEM 5: Coastal Development Permit CDP03-20, and Site Development Permit SDP03-62 to allow for a lot line adjustment, the demolition of an existing single-family residence and the construction of a new two (2) story 3,959 square foot single-family residence with an attached 978 square foot, four (4) car garage within the Floodplain FP-3 Overlay District.

(FF# 0610-70/CDP03-20/SDP03-62/Beach Road, 35195) [KN]

Applicant: Mike Hayden, Master Remodelers

Owner: Lonnie Laster

Location: 35195 Beach Road

Request: Approval of a Coastal Development Permit and Site Development Permit to allow for a lot line adjustment, the demolition of an existing single-family residence and the construction of a new two (2) story, 3,959 square foot single-family residence with an attached 978 square foot, four (4) car garage within the Floodplain FP-3 Overlay District.

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 residential unit.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-20 and Site Development Permit SDP03-62.

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- ITEM 6:** Coastal Development Permit CDP03-09 to allow the construction of a 14,900 square foot, two-story, single-family residence, including a 3,980 square foot basement and a 662 square foot attached garage and related hardscape and landscape improvements with Site Development Permit SDP03-48M to permit retaining walls up to 7'-5" and Variance V04-05 to allow a retaining wall deck to extend greater than four (4) feet beyond the top of an existing slope.
(FF# 0610-70/CDP03-09/SDP03-48M/V04-05/Monarch Cove, 6) [KN]

Applicant: Frank McManara, Corcoran & Corcoran, Inc.
Owner: Thomas Tracy
Location: 6 Monarch Cove

Request: A Coastal Development Permit to allow the construction of a 14,900 square foot, two-story, single-family residence, which includes a 3,980 square foot basement and a 662 square foot attached garage and related hardscape and landscape improvements. A Site Development Permit and Variance are requested to permit retaining walls up to 7'-5", and to allow a retaining wall deck to extend greater than four (4) feet beyond the top of an existing slope respectively.

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 consists of the construction of a new residential unit.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP03-09, Site Development Permit SDP03-48M, and Variance V04-05.

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* meeting of the Planning Commission will be held on Wednesday, March 24, 2004, beginning at 5:00 p.m. (or as soon thereafter) at the Marriott Laguna Cliffs Hotel located at 25135 Park Lantern, Dana Point, California for the purposes of a joint meeting with the City Council.

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, March 12, 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: 03/12/04