

---

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

March 17, 2004  
7:00-8:37 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

---

**CALL TO ORDER** – Vice-Chairwoman O'Connor called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Commissioner Schoeffel led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Vice-Chairwoman April O'Connor, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

**Commissioner Absent:** Chairman Norman Denton

**Staff Present:** Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), Sonia Pierce (Planning Consultant), Brenda Chase (Associate Planner), Kurth Nelson (Planning Consultant), and Bobbi Ogan (Planning Secretary)

**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]

**ACTION:** **Motion made (Schoeffel) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of March 3, 2004. Motion carried 4-0-1.** (AYES: O'Connor, Powers, Schoeffel, Weinberg **NOES:** None **ABSENT:** Denton **ABSTAIN:** None)

**B. PUBLIC COMMENTS**

There were no Public Comments.

**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.

There was one (1) request to speak on this item.

**ACTION: Motion made (Weinberg) and seconded (Schoeffel) to direct Staff to bring this item back to the next regular Planning Commission meeting of April 7, 2004 as a noticed Public Hearing Item. Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)**

**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

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.

There were eight (8) requests to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-03-17-10 approving Minor Site Development Permit SDP04-02M and Variance V04-01. Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)

**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 Categorical Exemption (Section 15303) pursuant to the applicable provisions of the California 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).

There were no requests to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 04-03-17-11 approving Minor Site Development Permit SDP03-09M(I). Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)

**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 Categorical 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.

There was one (1) request to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-03-17-12 approving Coastal Development Permit CDP03-20 and Site Development Permit SDP03-62. Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)

**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 McNamara, 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.

There were four (4) requests to speak on this item.

**ACTION:** Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-03-17-13 approving Coastal Development Permit CDP03-09, Minor Site Development Permit SDP03-48M, and Variance V04-05. Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)

## **E. PUBLIC MEETINGS**

There were no Public Meetings.

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) reminded the Commissioners of the joint meeting with the City Council that has been scheduled for Wednesday, March 24, 2004 at the Marriott Hotel to begin with dinner at 5:00 p.m.

**I. COMMISSIONER COMMENTS**

**Commissioner Powers** reported that his wife gave birth to their new son this morning. He stated that they had named him Christopher and that he weighed in at 9 pounds, 3 ounces.

**Commissioner Schoeffel** wished the Powers' family the best.

**Commissioner Weinberg** stated that Vice-Chairwoman O'Connor had done a great job chairing the meeting. He congratulated Commissioner Powers on his family's newest addition.

**Vice-Chairwoman O'Connor** congratulated Commissioner Powers on the birth of his son.

**J. ADJOURNMENT**

**Vice-Chairwoman O'Connor** announced that the *next* meeting of the Planning Commission would 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.

**The meeting adjourned at 8:37 p.m.**