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

December 15, 2004  
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** 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 December 1, 2004.**

**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**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77 to allow an addition to an existing single-family residence located within the FP-3 Flood Overlay Zone at 35605 Beach Road.**

Applicant: Bart Crandell  
Owner: John Smead  
Location: 35605 Beach Road

Request: Approval of a Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77 for an addition to, and remodel of, an existing single-family residence that is non-conforming to the Floodplain Overlay District regulations.

Environmental: This project is categorically exempt (Class 1e – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP04-26 and Site Development Permit SDP04-77.

**ITEM 3: Mitigated Negative Declaration and Tentative Tract Map TTM16620 for a six lot subdivision on a one (1) acre parcel and Site Development Permit SDP04-32 allowing the development of a single-family residence on each of the six new lots at 35392 Camino Capistrano.**

Applicant: Craig Foster  
Owner: NDC Properties  
Location: 35392 Camino Capistrano

Request: A Tentative Tract Map and Site Development Permit to allow a six lot subdivision on a one (1) acre parcel with the demolition of an existing single-family residence and the development of a new single-family residence on each of the six new lots.

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Environmental: A Negative Declaration has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the project for the Commission's review and adoption. The Negative Declaration was circulated on November 16, 2004 to the County Clerk and the State Clearinghouse for 30 days. The review period ended December 15, 2004. Comments received after distribution of this report will be attached as an appendix to the Negative Declaration for the Commission's consideration.

Recommendation: That the Planning Commission takes the following actions:

1. Adopt the attached Resolution adopting a Negative Declaration for the project; and
2. That the Planning Commission adopts the attached Resolution approving Tentative Tract Map TTM16620 and Site Development Permit SDP04-32.

**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, January 5, 2005, 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, December 10, 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

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.