

---

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

June 1, 2005  
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** Commissioner Norman Denton, Chairwoman April O'Connor, Commissioner Greg Powers, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of May 18, 2005.**

**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.

---

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

---

June 1, 2005  
7:00 p.m.

PAGE 2

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP04-25 and Site Development Permit SDP04-76 to allow the construction of a new commercial development containing approximately 6,900 square feet of floor area and a parking area with thirteen (13) parking spaces. The subject site is located in the Community Commercial/Vehicular (CC/V) zone and is addressed as 25826 Las Vegas Avenue.**

Applicant: Penna Construction/Cheryl Moe  
Owner: Joe and Helen Penna  
Location: 32942 Pacific Coast Highway

Request: A Coastal Development Permit and Site Development Permit to allow the construction of a 6,900 square foot commercial development that will have a floor area ratio of approximately 65%, instead of the maximum floor area ratio (FAR) of 50%. Thirteen (13) parking spaces will also be provided in conjunction with the proposed development.

Environmental: This project is Categorically Exempt (Class 3 – Section 15303 – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a new commercial office/storage structure that will not involve the use of significant amounts of hazardous substances with an occupant load of 30 persons or less.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP04-25 and Site Development Permit SDP04-76.

**ITEM 3: Amendment to Site Development Permit SDP99-61(II) to allow an entry gate at the Bal Harbour Community.**

Applicant: Mark Bradshaw  
Owner: Bal Harbour Community Association  
Location: Terminus of Capistrano by the Sea

Request: Amendment of Site Development Permit SDP99-61(II) to allow an entry gate at the Bal Harbour Community.

Environmental: A Final Environmental Impact Report was prepared in compliance with the requirements of CEQA, to consider potential significant effects on the environment anticipated as a result of the project. The City Council certified

---

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

June 1, 2005  
7:00 p.m.

PAGE 3

---

the Final EIR and adopted a mitigation monitoring program to reduce the potential impacts. No further environmental documentation is required.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying the proposed amendment to Site Development Permit SDP99-61(II) to allow an entry gate at the Bal Harbour Community.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

**F. OLD BUSINESS**

**ITEM 4: Review and consideration of proposed Parks, Recreation, and Open Space Master Plan and Appendix. *(Continued from the regular meeting of May 4, 2005)***

Recommendation: That the Planning Commission continue this item to the next regular Planning Commission meeting of June 15, 2005.

**G. NEW BUSINESS**

**ITEM 5: Commission discussion regarding televising Planning Commission meetings.**

**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

---

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

June 1, 2005  
7:00 p.m.

PAGE 4

---

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Wednesday, June 15, 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, May 27, 2005, 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

Agendas are available on the City's website at [www.danapoint.org](http://www.danapoint.org)

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.

H:\AGENDAS\06-01-05.doc  
FF#0120-10/PC Agendas  
Agenda Sub & Posted: 05/27/05