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

April 6, 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 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 2, 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**

April 6, 2005
7:00 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Minor Site Development Permit SDP04-81M and Sign Program SPP04-02 to permit a multi-tenant monument sign for an office building on a recently developed lot at 34211 Pacific Coast Highway.

Applicant: Jack Werner, 3-D Signs
Owner: Michelle Pardes
Location: 34211 Pacific Coast Highway

Request: A Minor Site Development Permit and Sign Program to permit a multi-tenant monument sign for an office building on a recently developed lot.

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 includes the addition of a small appurtenant monument sign.

Recommendation: That the Planning Commission adopt the attached Resolution approving Site Development Permit SDP04-81M and Sign Program SPP04-02.

ITEM 3: Site Development Permit SDP01-53(II) to allow a roof deck on each of the single-family residences on Lots 4, 5, and 6 of Tract 16133.

Applicant: Robert Theel Co.
Owners: Mike Murphy (Lot 4), Tom Carney (Lots 5 & 6)
Location: 34442-34446 Via Verde

Request: A Site Development Permit to allow a roof deck on each of the single-family residences on Lots 4, 5, and 6 of Tract 16133.

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 includes the addition of small appurtenant roof decks to previously approved single-family residences.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP01-53(II).

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

April 6, 2005
7:00 p.m.

PAGE 3

ITEM 4: Coastal Development Permit (CDP05-03), Administrative Modification of Standards (AMS05-02) and Site Development Permit (SDP05-12M) to allow an addition and remodel to an existing, single-family dwelling with legal non-conforming side yard setbacks. The subject site is located in the Residential Single Family (RSF 4) Zone and is addressed as 2 Breakers Isle.

Applicant: Donna Olsen, Blair Ballard Architects

Owners: Jim and Ellen Dovey

Location: 2 Breakers Isle

Request: A Coastal Development Permit and Minor Site Development Permit to allow the addition of a total of 590 square feet to the first and second floors; approximately 2,527 square feet of the existing interior floor area of the main dwelling will be remodeled. The proposed addition will consist of approximately 13.8% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development Permit. An Administrative Modification of Standards is also required to allow a minor deviation to the side yard setback along the south side of the subject property.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an addition to an existing structure not resulting in an increase of 50 percent of the floor area prior to the addition, or 2,500 square feet whichever is less.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-03, Site Development Permit SDP05-12M and Administrative Modification of standards AMS05-02.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

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

April 6, 2005
7:00 p.m.

PAGE 4

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, April 20, 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, April 1, 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

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.