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

February 2, 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 January 19, 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.

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

February 2, 2005
7:00 p.m.

PAGE 2

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Amendment to a Master Temporary Site Development Permit (SDP04-33(I)) to modify the hours of the Farmers Market.

Applicant: Steve Crossen
Owner: City of Dana Point
Location: Dana Point Plaza Parking Lot

Request: Approval of an amendment to Master Temporary Site Development Permit to modify the hours of the Farmers Market.

Environmental: This project is categorically exempt (Class 4 – Section 15304 – Minor Alterations) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor temporary use of land having no permanent effects on the environment.

Recommendation: That the Planning Commission adopt the attached Resolution approving Site Development Permit SDP04-33(I) for the proposed project.

ITEM 3: An amendment to previously approved Variance V02-14 for a new single-family residence that exceeds the City's height regulations for flat roof structures at 33771 Robles Drive.

Applicant/
Owner: Benjamin P. Varkel
Location: 33771 Robles Drive

Recommendation: That the Planning Commission table this item to give the applicant more time to work with staff on design alternatives that would avoid the need for a Variance amendment. The project will be noticed if a Variance amendment is required.

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

February 2, 2005
7:00 p.m.

PAGE 3

ITEM 4: Coastal Development Permit CDP04-24 and Site Development Permit SDP04-63 to allow an addition to an existing single-family residence and extend an existing deck at the rear of the property located within the Coastal Overlay District at 9 Breakers Isle.

Applicant: Tony Pirruccello
Owner: Pual Brazeau
Location: 9 Breakers Isle

Request: Approval of a Coastal Development Permit (CDP04-24) and Site Development Permit (SDP04-63) for additions to an existing single-family residence and approval to extend an existing deck.

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 draft Resolution approving Coastal Development Permit CDP04-24 and Site Development Permit SDP04-63.

ITEM 5: Tentative Parcel Map TPM2004-235 and Site Development Permit SDP04-67 to subdivide an existing 27,320 square foot lot into four (4) separate parcels and construct one single-family dwelling on each of the four lots. The subject site is located in the Residential Single Family (RSF 7) zone and is addressed as 35422 Via de Daum.

Applicant: Todd Schooler & Associates, Inc.
Owner: De Daum, LLC
Location: 35422 Via de Daum

Request: Approval of Tentative Parcel Map TPM2004-235 for a four (4) lot subdivision and Site Development Permit SDP04-67 to permit the construction of four (4) new single-family, detached dwellings.

Environmental: This project is categorically exempt (Class 32 – Section 15332 – In-Fill Development) from the provisions of the California Environmental Quality Act (CEQA) because it occurs within the City limits on a site less than five (5) acres in size that is substantially surrounded by urban development and the project will not result in any significant effects.

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

February 2, 2005
7:00 p.m.

PAGE 4

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2004-235 and Site Development Permit SDP04-67.

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

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

February 2, 2005
7:00 p.m.

PAGE 5

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, February 16, 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, January 28, 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.