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

June 2, 2004
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 May 19, 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

ITEM 2: General Plan Consistency Finding (GPC04-01); County of Orange, Poche Beach Accessway.

Applicant/

Owner: County of Orange, Resources & Development Management Department

Recommendation: That the Planning Commission adopt the Resolution finding that the County of Orange's proposal to construct a pedestrian walkway at Poche Beach is consistent with the City's General Plan.

D. PUBLIC HEARINGS

ITEM 3: A Site Development Permit is requested to allow additions to an existing non-conforming, single-family residence.

Applicant/

Owners: Ricardo and Adriana Vas-Romero

Location: 34539 Calle Naranja

Request: A Site Development Permit is requested to allow 1,226 square feet of additions to an existing, 1,190 square foot, non-conforming, single-family residence that currently encroaches into the front and side yard setbacks and is substandard as to the required interior dimensions for a 2-car garage.

Environmental: The proposed project is categorically exempt under Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP04-23M to the June 16, 2004, Planning Commission meeting.

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ITEM 4: A request for a Site Development Permit to create a 1,442 square-foot garage within an existing single-family dwelling that is non-conforming with respect to the number of stories and building height and Variances for the slope of a new driveway, balcony step-backs and balcony projections.

Applicant: Esther Bitonte
Owners: Creative Environments
Location: 34102 Blue Lantern

Environmental: This project is categorically exempt [Class 1(e) and 5(a) – (Sections 15301 & 15305) – Existing Facilities and Variances] from provisions of the California Environmental quality Act (CEQA) because it consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition and minor variances not resulting in the creation of a new parcel.

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP04-09M and Variance V04-04 to the July 7, 2004, Planning Commission meeting.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

ITEM 5: Update of Community Development Projects.

ITEM 6: Update of Public Works Projects.

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, June 16, 2004, 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 28, 2004, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 05/28/04