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

February 16, 2005  
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 February 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.

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**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2:     Site Development Permit SDP01-53(I) for revisions to a design for the single-family residence on Lot 1 of Tract 16133, which includes an additional 460 square feet of living area, 908 square feet of basement and a roof deck.**

Applicant/

Owner:       Tom Carney

Location:     34436 Via Verde

Request:     A Site Development Permit to allow a revised house design for the single-family residence on Lot 1 of Tract 16133, which includes an additional 460 square feet of living area, 908 square feet of basement and a roof deck.

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 entails the construction of a new single-family residence.

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

**ITEM 3:     Tentative Parcel Map TPM2004-260 and Site Development Permit SDP04-60 for a proposed one-lot, 2-unit condominium project located at 33762 Orilla Road.**

Applicant:     Gerald Muir

Owner:       Fintiu, Inc.

Location:     33762 Orilla Road

Request:     Approval of a one-lot subdivision for Tentative Parcel Map TPM2004-260 and a Site Development Permit SDP04-60 to permit the construction of a 2-unit condominium project.

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

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consists of the construction of two new detached residential units. The proposed condominium map is categorically exempt (Class 15 – Section 15315 – Minor Land Divisions) because it will result in the division of property in an urbanized area zoned for residential use which will result in fewer than 4 parcels, it is consistent with the General Plan and zoning, no variances or exceptions are required, all services to the parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2004-260 and Site Development Permit SDP04-60.

**ITEM 4:     A request for Conditional Use Permit CUP05-03 to allow a wine bar (alcohol beverage outlet) within the commercial/residential zoning district located at 24585 Del Prado in the Town Center.**

Applicant:     Andrade Architects  
Owner/  
Lessee:       Eric Friedrichson/Bill Jonas  
Location:     24585 Del Prado

Request:       Approval to allow an alcohol beverage outlet (Purple Feet Wines) in the Commercial/Residential zoning district. The site is located in the Town Center at the corner of Del Prado and Violet Lantern.

Environmental:     This project is categorically exempt (Class 1 – Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a negligible expansion of use beyond that existing.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Conditional Use Permit CUP05-03.

**E.     PUBLIC MEETINGS**

There are no Public Meetings.

**F.     OLD BUSINESS**

There is no Old Business.

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**G. NEW BUSINESS**

**ITEM 5: Preliminary review of proposed new dwelling at 33921 Granada Drive and associated Variances for height and setbacks.**

Applicant: Robert Theel Company  
Owner: David Bunevith  
Location: 33921 Granada Drive

**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Wednesday, March 2, 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, February 11, 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.

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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.