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

June 2, 2004  
7:03-9:05 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER** – Chairman Denton called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Chairman Norman Denton, Vice-Chairwoman April O'Connor, Commissioner Greg Powers (arrived at 7:39 p.m.), Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), Brenda Chase (Associate Planner), John Tilton (Planning Manager), Matthew Sinacori (Deputy City Engineer), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of May 19, 2004.

**ACTION:** Motion made (Schoeffel) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of May 19, 2004 with amendment to Commissioner Weinberg's comments. Motion carried 4-0-1. (AYES: Denton, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: Powers ABSTAIN: None)

**B. PUBLIC COMMENTS**

There were no Public Comments.

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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.

**ACTION: Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 04-06-02-25 approving General Plan Consistency GPC04-01. Motion carried 3-1-1. (AYES: Denton, O'Connor, Schoeffel NOES: Weinberg ABSENT: Powers ABSTAIN: None)**

**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.

**There was a consensus of the Planning Commission to continue this item 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.

**There was a consensus of the Planning Commission to continue this item to the July 7, 2004 Planning Commission meeting.**

**E.     PUBLIC MEETINGS**

There were no Public Meetings.

**F.     OLD BUSINESS**

There was no Old Business.

**G.     NEW BUSINESS**

**Item 6 was heard prior to Item 5.**

**ITEM 6:     Update of Public Works Projects.**

**Matthew Sinacori** (Deputy City Engineer) provided a PowerPoint presentation of the various Public Works projects that have been completed in the City.

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**ITEM 5:     Update of Community Development Projects.**

**Brenda Chase** (Associate Planner), **John Tilton** (City Architect/Planning Manager), and **Kyle Butterwick** (Director) provided a brief summary of Community Development projects.

**H.     STAFF REPORTS**

There were no Staff Reports.

**I.     COMMISSIONER COMMENTS**

**Vice-Chairwoman O'Connor** stated that she was impressed with all of the Public Works projects and that she hoped that the City could continue to care for its assets.

**Commissioner Powers** stated that on Memorial Day he had attended the ceremony held on the Headlands on Monday and that it was his hope that a permanent Veteran's Memorial would be part of the Headlands plan. He reported that he had attended the last City Council meeting and that the City Council had purchased the lot next to Pines Park.

**J.     ADJOURNMENT**

**Chairman Denton** announced that the *next regular* meeting of the Planning Commission would 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.

**The meeting adjourned at 9:05 p.m.**