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

August 4, 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 July 21, 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.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: A request for a Minor Site Development Permit for additions to an existing single-family dwelling that is nonconforming with respect to building height and a Variance for a new driveway that exceeds the maximum allowed driveway slope at 34102 Blue Lantern.

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

Request: A Minor Site Development Permit for additions to an existing single-family dwelling that is nonconforming with respect to building height and a Variance for a new driveway that exceeds the maximum allowed driveway slope.

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 adopt the draft Resolution conditionally approving Minor Site Development Permit SDP04-09M and Variance V04-04.

ITEM 3: Tentative Parcel Map TPM2004-138 and Conditional Use Permit CUP04-05 to expand and convert an existing 3,902 square foot, two (2) story, duplex into condominiums. Minor Site Development Permit SDP04-44M is also required to expand the existing, nonconforming structure and Variance V04-12 is required for additions of 1,935 square feet of habitable area and 1,307 square feet of garage area due to the height and the number of stories in the structure.

Applicant: Lynn Muir
Owner: Marcia K. Ellis
Location: 34586 Camino Capistrano

Request: A Tentative Parcel Map and a Conditional Use Permit to allow the conversion of an existing duplex to condominiums with a Minor Site Development Permit to allow the expansion of an existing 3,902 square foot, two (2) story, nonconforming duplex and Variances to permit the expansion of the third story nonconforming to both height and number of stories.

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Environmental: The proposed project qualifies as a Class 1 Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA Section 15301) in that the project consists of an addition to an existing structure of no more than 10,000 square feet and is in an area where all public services and facilities are in place to allow for the maximum development permissible in the General Plan and the division of existing multiple family residences into common-interest ownership.

Recommendation: That the Planning Commission adopt the draft Resolution approving Tentative Parcel Map TPM2004-138, Conditional Use Permit CUP04-05, Minor Site Development Permit SDP04-44M, and Variance V04-12.

E. PUBLIC MEETINGS

ITEM 4: A proposal to modify an existing Sign Program at property located at 24901 Harbor Drive; Sign Program Permit SPP98-01(I).

Applicant: Signs & Services Company
Owner: John Collins, Collins Holdings
Location: 24901 Harbor Drive

Request: Approval of an amendment to a previously approved Sign Program to modify signage at the new Zushi Japanese Cuisine restaurant, located in the Pavilion Center located at the northwest corner of Golden Lantern and Harbor Drive.

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 minor alteration of an existing structure involving no expansion of the existing use.

Recommendation: That the Planning Commission adopt the draft Resolution approving the amendment to Sign Program Permit SPP98-01(I).

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

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H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, August 18, 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, July 30, 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: 07/30/04