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

June 16, 2004
7:03-7:30 p.m.

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

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

PLEDGE OF ALLEGIANCE – Commissioner Powers led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairman Norman Denton, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

Commissioner Absent: Vice-Chairwoman April O'Connor

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 2, 2004.

ACTION: Motion made (Powers) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of June 2, 2004. Motion carried 4-0-1. (AYES: Denton, Powers, Schoeffel, Weinberg NOES: None ABSENT: O'Connor ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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

June 16, 2004
7:03-7:30 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: Site Development Permit SDP04-18M for retaining walls that exceed 30”.

Applicant: Alan Fox, Gloria Dei Church
Owner: Gloria Dei Church
Location: 33501 Stonehill Drive

Request: For retaining walls over 30-inches in height in conjunction with the realignment of an access driveway and reconfiguration of an existing parking lot on the Gloria Dei Church property.

Environmental: The proposed project is categorically exempt under Section 15304 of the California Environmental Quality Act (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission continue the hearing for Site Development Permit SDP04-18M to the July 7, 2004, Planning Commission meeting.

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

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 approve the attached Resolution for Site Development Permit SDP04-23M, for additions to an existing legal, non-conforming single-family residence.

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

June 16, 2004
7:03-7:30 p.m.

PAGE 3

Robert Kain (Associate Planner) reviewed the staff report.

Chairman Denton opened the Public Hearing.

Adriana Vas-Romero (Dana Point) stated that the reason they needed to add on to their home was to make it larger for her family. She added that they had moved to this area because of the schools.

Chairman Denton closed the Public Hearing.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-06-16-26 approving Site Development Permit SDP04-23M. Motion carried 4-0-1. (AYES: Denton, Powers, Schoeffel, Weinberg NOES: None ABSENT: O'Connor ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) reported that the City had recently consummated the purchase of the property next to Pines Park.

He stated that next week that the City Council would be considering the timeshare ordinance that the Planning Commission had recommended for approval.

He reported that last Thursday's Coastal Commission hearing was an important one for the City. He stated that the Commission agreed to continue the item to August and proceeded to provide specific direction to their legal counsel and

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

June 16, 2004
7:03-7:30 p.m.

PAGE 4

their staff to return with revised findings that more accurately reflected the statements made when they granted approval of the project.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairman Denton announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, July 7, 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 7:30 p.m.

Norman Denton, Chairman
Planning Commission