

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

February 27, 2012
6:00 – 6:23 p.m.

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

CALL TO ORDER – Chairwoman O'Connor called the meeting to order.

PLEDGE OF ALLEGIANCE – John Tilton (City Architect/Planning Manager) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Vice-Chairman Norman Denton, Chairwoman April O'Connor, and Commissioner Tarquin Preziosi

Commissioner(s) Absent: Commissioner Gary Newkirk

Staff Present: John Tilton (City Architect/Planning Manager), Jennifer Farrell (Assistant City Attorney), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of February 13, 2012.**

ACTION: **Motion made (Preziosi) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of February 13, 2012. Motion carried 4-0-1-1. (AYES: Denton, O'Connor, Preziosi NOES: None ABSENT: Newkirk ABSTAIN: Claus)**

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP11-0016 to allow the addition of 1,609 square feet to an existing, 2,994 square foot, single-story, single-family dwelling at 22 Monarch Bay Drive.

Applicant: William Lushbaugh (Architect)
Property Owner: Andreas Wilfong
Location: 22 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow additions to a single-family dwelling located on land located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorical Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP11-0016.

Chairwoman O'Connor recused herself from this item as she lives within 500 feet of the property. She left the meeting at 6:03 p.m. and Vice-Chairman Denton assumed chairmanship for this portion of the meeting.

There was one (1) request to speak on this item.

ACTION: Motion made (Claus) and seconded (Preziosi) to adopt the draft Resolution (No. 12-02-27-04) approving Coastal Development Permit CDP11-0016 to allow the addition of 1,609 square feet to an existing, 2,994 square foot, single-story, single-family dwelling at 22 Monarch Bay Drive. Motion carried 3-0-2. (AYES: Claus, Denton, Preziosi NOES: None ABSENT: Newkirk, O'Connor (Recused), ABSTAIN: None)

Chairwoman O'Connor rejoined the meeting at 6:14 p.m. and reassumed chairmanship of the meeting.

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E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

John Tilton (City Architect/Planning Manager) responded to an inquiry regarding variances, and addressed variances approved in the past by the County. Variances approved by the City usually include specifics to a particular design. County approvals were often granted without design specifics and run with the land rather than with a specific design.

Jennifer Farrell (Deputy City Attorney) gave a brief update on a court case involving regulation of the medical-marijuana dispensaries. The City will be filing a brief in the Supreme Court on Thursday, March 15, 2012.

G. COMMISSIONER COMMENTS

Commissioner Preziosi spoke about the Monarch Beach Homeowners Association that was granted (*in the early 1990's*) a conditions of approval to open a public access easement connected to Sea Canyon neighborhood residents to reach Salt Creek Beach. He noted that the gate in the easement was locked, impeding pathway access, he stated that City staff has responded and is resolving the issue.

Vice-Chairman Denton announced the Festival of Whales Parade event will take place this weekend, Saturday March 3, 2012. He urged everyone to get a chance to participate in the festivities.

H. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission will be held on Monday, March 12, 2012, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 6:23 p.m.