

---

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

August 2, 2006  
7:00-7:18 p.m.

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

---

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

**PLEDGE OF ALLEGIANCE** – Vice-Chairman Weinberg led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

Staff Present: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Scott Hutter (Assistant Planner), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of July 5, 2006.**

**ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of July 5, 2006. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None 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**

---

August 2, 2006  
7:00-7:18 p.m.

PAGE 2

**D. PUBLIC HEARINGS**

**ITEM 2: Coastal and Site Development Permits for a 224 square foot expansion of an existing deck in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District at 19 Breakers Isle.**

Applicant: Sterns Architecture  
Owner: Evelyn Freed  
Location: 19 Breakers Isle

Request: Coastal and Site Development Permits for a 224 square foot expansion of an existing deck, extending approximately 9.5 feet in height, in the Planned Residential Development 3 (PRD 3)/Residential Single Family 4 (RSF 4) Zoning District.

Environmental: The proposed project qualifies as a Class 3 (Section 15303 – New Construction or Conversion of Small Structures) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the expansion of an accessory deck.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP06-02 and Minor Site Development Permit SDP06-06M.

**Scott Hutter** (Assistant Planner) reviewed the staff report.

**There being no requests to speak on this item, Chairman Schoeffel opened and closed the Public Hearing.**

**ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution 06-08-02-29 approving Coastal Development Permit CDP06-02 and Minor Site Development Permit SDP06-06M. Motion carried 5-0.**  
**(AYES:** Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg **NOES:** None **ABSENT:** None **ABSTAIN:** None)

**E. PUBLIC MEETINGS**

There were no Public Meetings.

---

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

August 2, 2006  
7:00-7:18 p.m.

PAGE 3

---

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**John Tilton** (City Architect/Planning Manager) reported that the Planning Commission would be reviewing a completed draft Housing Element at the meeting on September 6, 2006.

He stated that staff was in the process of scheduling a Town Center Open House for the public to be held at the Community Center on September 6, 2006 as well.

He stated that the Harbor Plan was moving forward and that a public hearing before the City Council has been tentatively scheduled for September 13, 2006.

**I. COMMISSIONER COMMENTS**

**Commissioner Denton** welcomed Scott Hutter and stated that he had provided a great presentation that was easy to follow.

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission will be held on Wednesday, August 16, 2006, 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 7:18 p.m.**

---

J. Scott Schoeffel, Chairman  
Planning Commission