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

May 3, 2006  
7:00-7:26 p.m.

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

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**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, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

**Commissioners Absent:** Commissioner Liz Anderson-Fitzgerald and Commissioner April O'Connor

**Staff Present:** John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Erica Williams (Senior Planner), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of April 19, 2006.**

**ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of April 19, 2006. Motion carried 3-0-2. (AYES: Denton, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald, O'Connor ABSTAIN: None)**

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: A Coastal Development Permit (CDP05-30) to allow an addition to an existing single-family dwelling greater than ten (10%) percent and a Minor Conditional Use Permit (CUP05-16M) to allow the construction of a six (6) foot high wall within the front yard at 177 Monarch Bay Drive.**

Applicant: Stan Andrade  
Owner: Peter Burke  
Location: 177 Monarch Bay drive

Request: A Coastal Development Permit and Minor Conditional Use permit to allow the addition of a total of approximately 3,114 square feet to create a new master bath, master dressing area, laundry, pantry and underground wine cellar as well as a three-car garage and storage area. The existing garage will be converted into a bedroom, bathroom and bonus room. Additionally, portions of the existing dwelling will be remodeled to accommodate the proposed construction. The proposed addition will enlarge the existing internal floor area by 96.7%, which exceeds the 10% exemption, thus requiring a Coastal Development Permit. A six (6) foot high wall in the front yard is also proposed that will exceed the maximum 42 inch height requirement, thus requiring a Minor Conditional Use Permit.

Environmental: The proposed project qualifies as a Class 1 (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an addition to an existing structure not resulting in an increase of more than 10,000 square feet where the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-30 and Conditional Use Permit CUP05-16M.

**Erica Williams** (Senior Planner) reviewed the staff report.

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

**ACTION:** Motion made (Denton) and seconded (Weinberg) to adopt Resolution 06-05-03-15 approving Coastal Development Permit CDP05-30 and Conditional Use Permit CUP05-16M. Motion carried 3-0-2. (AYES: Denton, Schoeffel, Weinberg NOES: None ABSENT: Fitzgerald, 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**

**John Tilton** (City Architect/Planning Manager) reminded the Commissioners that they will be meeting next week with the City Council for the Housing Summit.

He reported that the County of Orange has tentatively planned an open house on Tuesday, May 9, 2006 to release to the public their LCPA for the Harbor Revitalization Plan.

**I. COMMISSIONER COMMENTS**

**Vice-Chairman Weinberg** reported on the events at the last Town Center Subcommittee meeting.

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**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next special* meeting of the Planning Commission will be held on Wednesday, May 10, 2006, 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 7:26 p.m.**

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J. Scott Schoeffel, Chairman  
Planning Commission