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

November 2, 2005
7:00-7:20 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 – Commissioner Weinberg led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Chairwoman April O'Connor, Commissioner Greg Powers, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

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

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of October 19, 2005.

ACTION: Motion made (Denton) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of October 19, 2005 with corrections to Page 3. Motion carried 5-0.
(AYES: Denton, O'Connor, Powers, 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.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP05-21 to allow an addition and remodel to an existing single family residential dwelling that would result in an increase of more than ten percent (10%) of the internal floor area of the dwelling. The subject site is located in the Residential Single Family (RSF 7) Zone and is addressed as 23592 Verrazanno Bay.

Applicant: David Lilyquist
Owner: Imran Salim
Location: 23592 Verrazanno Bay

Request: A Coastal Development Permit to allow the addition that consists of a total of approximately 871 square feet; 177 square feet will be added to the first floor to create a new living room and enlarge an existing bedroom; 694 square feet will be added to create a new second floor that consists of a master bedroom, master bathroom and loft area. The proposed addition will consist of approximately 37% of the existing internal floor area, which exceeds the 10% exemption, thus requiring a Coastal Development 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 50 percent of the floor area prior to the addition, or 2,500 square feet whichever is less.

Recommendation: That the Planning Commission approve the attached draft Resolution approving Coastal Development Permit CDP05-21.

John Tilton (City Architect/Planning Manager) reviewed the staff report.

Chairwoman O'Connor opened the Public Hearing.

Imran Salim (Property Owner – Dana Point) stated that he was available to answer any questions.

Chairwoman O'Connor closed the Public Hearing.

ACTION: Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 05-11-02-46 approving Coastal Development Permit CDP05-21. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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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) reported that the next Town Center Subcommittee meeting would be held on Thursday, November 10th with a Focus Meeting beginning at 8:00 a.m. and the Subcommittee meeting at 6:00 p.m. He stated that the Subcommittee would be discussing circulation.

He stated that the Variance that was denied by the Planning Commission for the home on Malaga had been appealed to the City Council by the homeowner.

He stated that the Bicycle and Pedestrian Trails Master Plan would be coming to the Planning Commission on November 16th and that a copy of the plan would be provided for review as soon as possible.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

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J. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, November 16, 2005, 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 7:20 p.m.

April O'Connor, Chairwoman
Planning Commission