

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

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February 27, 2012  
6:00 – 6:23 p.m.

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

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**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 Categorically 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.**

**Evan Langan (Associate Planner)** presented the staff report.

**Vice-Denton opened the Public Hearing.**

**William Lushbough** (Irvine – Applicant) stated that the house was the residence and studio of one of Laguna Beach's most renowned architects, Fred Briggs. He stated that the 1960's characteristic features of the house were going to be preserved as original as possible and that the upgrades that were being made to modernize the plumbing and electrical, and to meet green energy efficiency codes for another fifty years.

**Vice-Denton closed the Public Hearing.**

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**Commissioner Claus** stated that she was glad to hear that the architect was preserving the iconic character and updated to City standards. She stated that she would have no problem with approving the project.

**Commissioner Preziosi** stated that modernizing the structure to current code is a welcomed addition to the home. He stated that the home conforms to the surrounding neighborhood, and he did not find a reason to deny the project.

**Vice-Chairman Denton** stated that the homes architecture does not go out of style and he applauds the applicant for holding on to its pieces and yet modernizing the home up to current standards.

**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.

**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 often were 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.

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**G. COMMISSIONER COMMENTS**

**Commissioner Preziosi** relayed that the Monarch Beach Homeowners Association granted (*since the early 1990's*) a public access easement to connect Sea Canyon neighborhood residents to 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.**

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April O'Connor, Chairwoman  
Planning Commission