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

July 24, 2007
7:00-7:34 p.m.

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

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner Conway led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Matthew Schneider (Associate Planner), and Denise Jacobo (Interim-Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of July 10, 2007.**

ACTION: **Motion made (Conway) and seconded (Brough) to approve the Minutes of the regular Planning Commission Meeting of July 10, 2007. Motion carried 4-0-1. (AYES: Brough, Conway, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: Denton)**

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: A MAJOR ANTENNA USE PERMIT AUP07-01 & VARIANCE V07-05 TO ALLOW FOR THE INSTALLATION OF A WIRELESS ANTENNA FACILITY AT 32451 CROWN VALLEY PARKWAY.

Applicant/ Royal Street Communications
Owner: South Coast Associates Ltd.
Location: 32451 Crown Valley Parkway (APN 670-251-01)

Request: An Antenna Use Permit (Major) and Variance to allow for the installation of a wireless telecommunication facility comprised of (6) fully-screened panel antennas, 1 GPS antenna, and 4 accessory equipment cabinets with a setback from a residential zoning district less than 100 feet.

Environmental: The proposed project qualifies as a Class 1 Exemption (Section 15301) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the minor alteration of an existing structure.

Recommendation: That the Planning Commission adopt the attached Resolution approving Antenna Use Permit AUP07-01 (Major) & Variance V07-05.

Matthew Schneider (Associate Planner) presented the staff report.

Chairwoman Fitzgerald opened the Public Hearing.

Laura Bishop (Applicant Representative) stated that they worked with Staff in not changing the existing architecture of the building and maintaining the building appearance.

Chairwoman Fitzgerald closed the Public Hearing

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ACTION: Motion made (Denton) and seconded (Conway) to adopt Resolution 07-07-24-17 approving Antenna Use Permit AUP07-01 (Major) & Variance V07-05. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

ITEM 3: (Continued from the regular Planning Commission meetings of June 12, 2007, June 26, 2007 and July 10, 2007) VARIANCE V04-14 TO ALLOW PORTIONS OF A DUPLEX ADDITION TO ENCROACH INTO THE MINIMUM 20-FOOT FRONT YARD SETBACK, AND SITE DEVELOPMENT PERMIT SDP05-70 TO ALLOW ADDITIONS TO AN EXISTING THREE STORY RESIDENTIAL STRUCTURE IN A HILLSIDE CONDITION IN THE RESIDENTIAL MULTIPLE FAMILY 14 (RMF 14) ZONING DISTRICT AT 33912 AMBER LANTERN.

Applicant: Kirk Nelson, Design Intervention, Inc.
Owners: Bob Seth and Dino Melrose

Location: 33912 Amber Lantern, APN: 682-091-37

Request: A Variance to allow a portion of a duplex addition to encroach into the minimum 20-foot front yard setback, and Site Development Permit to allow additions to an existing three story residential structure in a hillside condition.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves installation of small equipment and facilities in small structures.

Recommendation: That the Planning Commission continue Variance 04-14 and Site Development Permit SDP05-70 to the next regularly scheduled Planning Commission meeting of August 14, 2007.

Chairwoman Fitzgerald opened the public hearing.

There were no requests to speak on this item.

There was a consensus of the Planning Commission to continue this item to the regular Planning Commission meeting of Tuesday, August 14, 2007.

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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

Kyle Butterwick (Director) reported that the Laguna Cliffs Marriott is for sale, and some prospective buyers are looking to make possible improvements.

He stated that he will be meeting next Tuesday with the Coastal Commission staff to discuss the status of the Harbor Revitalization Plan and the Town Center Plan.

He added that the City will soon be embarking on a Parking Management Plan for Town Center, which will also examine a parking in-lieu fee program.

He reported that at the next Planning Commission meeting, the Headlands Reserve LLC will be proposing modifications to the trail alignments and an access stairway within the project.

I. COMMISSIONER COMMENTS

Commissioner Denton thanked all who expressed concern about his mother's health.

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J. ADJOURNMENT

Chairwoman Fitzgerald announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, August 14 2007, 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 7:34 p.m.

Liz Anderson Fitzgerald, Chairwoman
Planning Commission