

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

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January 13, 2014  
6:00 – 7:06 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – Vice-Chairwoman Claus led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Vice-Chairwoman Liz Claus, Commissioner Denton, Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), Alisha Patterson (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of December 9, 2013.**

**Commissioner Denton** noted a minor correction; that he led the Pledge of Allegiance, not Vice-Chairwoman Claus.

**ACTION: Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of December 9, 2013 with the noted correction. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

**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: Coastal Development Permit CDP12-0019 and Site Development Permit SDP12-0027 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 3,504 square foot single-family dwelling with attached, 446 square foot garage at 35411 Beach Road.**

Applicant: Mark Singer Architects  
Property Owners: Maria and Matt Swanson  
Location: 35411 Beach Road

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP12-0019 and Site Development Permit SDP12-0027.

Environmental: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Request: Approval of Coastal and Site Development Permits to allow the demolition of a single-family dwelling and the construction of a new single-family dwelling on land located in the City's Floodplain and Coastal Overlay Districts.

There was one (1) request to speak on this item.

**ACTION: Motion made (O'Connor) and seconded (Claus) to adopt Resolution No. 14-01-13-01 approving Coastal Development Permit CDP12-0019 and Site Development Permit SDP12-0027 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 3,504 square foot single-family dwelling with attached, 446 square foot garage at 35411 Beach Road. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

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**ITEM 3:      Coastal Development Permit CDP13-0013 to allow the demolition of an existing single-family dwelling and, the construction of a new, single-story, 5,190 square foot single-family dwelling with attached, 580 square foot garage, and Minor Site Development Permit SDP13-0022(M) for proposed construction of a retaining wall exceeding 30 inches in height at 32591 Caribbean Drive.**

Applicant:                      Stan Schrofer and Associates (Architect)  
Property Owners:            Mr. and Mrs. Lawrence O'Neill  
Location:                        32591 Caribbean Drive

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP13-0013 and Minor Site Development Permit SDP13-0022(M).

Environmental: . Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to allow the demolition of an existing residential dwelling, and the construction of a new residential dwelling, as well as a new site retaining wall, on land located within the City's Coastal Overlay District but outside the Appeals Jurisdiction of the California Coastal Commission.

There were two (2) requests to speak on this item.

**ACTION:      Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 14-01-13-02 approving Coastal Development Permit CDP13-0013 to allow the demolition of an existing single-family dwelling and, the construction of a new, single-story, 5,190 square foot single-family dwelling with attached, 580 square foot garage at 32591 Caribbean Drive, and continue Minor Site Development Permit SDP13-0022(M) to the next regular meeting of January 27, 2014. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker    NOES: None ABSENT: None ABSTAIN: None)**

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Commissioner O'Connor cited a conflict of interest due to close proximity of the project to her Homeowners Association, recused herself from the following item and, at 6:37 PM, left the Council Chambers for the remainder of the meeting.

**ITEM 4:**     Antenna Use Permit AUP13-0001 to allow the placement of new commercial wireless telecommunication antennas within an existing cupola, as well as accessory equipment inside a new enclosure located within an existing commercial structure at 24941 Dana Point Harbor Drive.

Applicant:                     Alexis Hadley  
  (Smartlink LLC [Consultant] on behalf of AT&T Mobility)  
Property Owner:             Mitchell Land and Improvement  
Location:                     24941 Dana Point Harbor Drive

Recommendation: That the Planning Commission adopt the attached, Draft Resolution 14-01-13-xx, approving Antenna Use Permit AUP13-0001.

Environmental: The subject project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15301 (a) (Class 1 – Existing Facilities). A Categorical Exemption has been prepared and will be duly filed per the requirements of the statute.

Request: Antenna Use Permit AUP13-0001 to allow the addition of nine, new commercial wireless telecommunication antennas (including two Global Positioning System [GPS] Antennas) within a single cupola, as well as accessory equipment elsewhere within an existing commercial structure.

There was one (1) request to speak on this item.

**ACTION:**     Motion made (Whittaker) and seconded (Claus) to adopt Resolution No. 14-01-13-03 approving Antenna Use Permit AUP13-0001 to allow the placement of new commercial wireless telecommunication antennas within an existing cupola, as well as accessory equipment inside an existing commercial structure at 24941 Dana Point Harbor Drive, with new condition 16; that the applicant provide one additional tree of similar size and type to provide softening/screening of the equipment enclosure's appearance. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Whittaker     NOES: None     ABSENT: O'Connor (Recused)     ABSTAIN: None)

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**E. NEW BUSINESS**

There were no New Business items.

**F. STAFF REPORTS**

There were no Staff Reports.

**G. COMMISSIONER COMMENTS**

**Vice-Chairwoman Claus** spoke about the recent slide (above Pacific Coast Highway in the vicinity of the Beach Road Community) and its resulting, temporary road closure. The event reminded her that about a year ago, the Planning Commission invited the owners of properties - particularly those with older houses - to hear a presentation on avoiding potential slides. She stated that she would like the City to have another such presentation.

**Commissioner Denton** wished everybody a happy new year and that he looks forward to reviewing more projects.

**Chairman Newkirk** also wished everybody a happy new year and stated that he agreed with Vice-Chairwoman Claus that it would be nice to hear from staff what caused the aforementioned slide.

**H. ADJOURNMENT**

**Chairman Newkirk** announced that the *next* meeting of the Planning Commission will be held on Monday, January 27, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 7:06 p.m.

THESE PROCEEDINGS WERE RECORDED AND A COPY OF THE TAPE IS ON FILE WITH THE CITY OF DANA POINT PLANNING DIVISION.