

# CITY OF DANA POINT

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Monday  
February 24, 2014  
6:00 p.m.



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

## PLANNING COMMISSION REGULAR MEETING AGENDA

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

**ROLL CALL** Vice-Chairwoman Claus, Commissioner Denton, Chairman Newkirk, Commissioner O'Connor, and Commissioner Whittaker

### A. APPROVAL OF MINUTES

**ITEM 1:** Minutes of the regular Planning Commission Meeting of February 10, 2014

### B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

### C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Antenna Use Permit AUP13-0002 to allow the construction of a new commercial wireless telecommunication antenna facility containing 12 cellular antennas; in conjunction with the construction of a new accessory equipment enclosure to be located within the parking structure of an adjacent mixed-use structure at 32451 Crown Valley Parkway.**

Applicant: Shannon Nichols (Smartlink LLC [Consultant] on behalf of AT&T Mobility)  
Property Owner: South Coast Associates, Ltd.  
Location: 32451 Crown Valley Parkway

Recommendation: That the Planning Commission continue the hearing for Antenna Use Permit AUP13-0002 to its March 10, 2014 meeting.

**ITEM 3: Coastal Development Permit CDP13-0017 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 7,334 square foot single-family dwelling with attached, 1,086 square foot garage; as well as Minor Site Development Permit SDP13-0033(M) for the construction of new retaining and freestanding walls, at 32431 Sea Island Drive.**

Applicant: Stan Schrofer and Associates (Architects)  
Property Owner: Mr. and Mrs. Sang Choi  
Location: 32431 Sea Island Drive

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP13-0017 and Minor Site Development Permit SDP13-0033(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) in that the project proposes the construction of one new single-family dwelling.

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 freestanding and

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retaining walls, on land located within the City's Coastal Overlay District but outside the appeals jurisdiction of the California Coastal Commission.

**E. NEW BUSINESS**

There is no New Business.

**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Monday, March 10, 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.

**CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
CITY OF DANA POINT )

**AFFIDAVIT OF POSTING**

I, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, February 21, 2014, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.

  
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Ursula Luna-Reynosa, Director  
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.