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**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION AGENDA**

May 18, 2005  
7:05-8:11 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** – Vice-Chairman Schoeffel 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: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager), Robert Kain (Permit Coordinator), Kurth Nelson (Project Planner), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of May 4, 2005.**

**ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of May 4, 2005. 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: Major Antenna Use Permit AUP04-02 and Coastal Development Permit CDP05-11 to allow for a cellular antenna to be installed within a parking lot light standard and a second cellular antenna and the associated support equipment to be installed within a new second story at an existing maintenance storage building.**

Applicant: Nextel Communications  
Owner: Theresa Cagney Morrison  
Location: 32942 Pacific Coast Highway

Request: An Antenna Use Permit (Major) and a Coastal Development Permit to allow for two wireless telecommunication antenna arrays and support equipment to be installed within an existing light fixture and a maintenance storage building located within the parking lot at the rear of Monarch Bay Plaza.

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 the minor alteration of an existing structure.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Antenna Use Permit AUP04-02 (Major) and Coastal Development Permit CDP05-11.

There were no requests to speak on this item.

**ACTION: Motion made (Powers) and seconded (Schoeffel) to adopt Resolution 05-05-18-20 approving Antenna Use Permit AUP04-02 (Major) and Coastal Development Permit CDP05-11. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)**

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**ITEM 3: Variance V04-03 to allow a new 2,930 square foot, two-story single-family dwelling with an attached 412 square foot garage, together measuring 29.25 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development Permit SDP05-21M for retaining walls as high as 12 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) zoning district at 25205 Manzanita Drive. (Continued from the regular Planning Commission meeting of April 20, 2005)**

Applicant/

Owners: David Tabatabaeepour

Location: 25205 Manzanita

Request: A Variance to allow a new 2,930 square foot, two-story single-family dwelling and attached 412 square foot garage, together measuring 29.25 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development Permit for retaining walls as high as 12 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) Zoning District.

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 the construction of single-family residence and associated retaining walls.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying Variance V04-03 and Site Development Permit SDP05-21M.

There were five (5) requests to speak on this item.

**ACTION: Motion made (Denton) and seconded (Schoeffel) to adopt Resolution 05-05-18-21 denying Variance V04-03 and Site Development Permit SDP05-21M. Motion carried 3-2. (AYES: Denton, O'Connor, Schoeffel NOES: Powers, Weinberg ABSENT: None ABSTAIN: None)**

**E. PUBLIC MEETINGS**

There were no Public Meetings.

**F. OLD BUSINESS**

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There was no Old Business.

**G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) reminded the Commission about the upcoming joint meeting on May 25<sup>th</sup> at the Marriott.

He briefed the Commission about the harbor revitalization project. He stated that the draft EIR was expected in late summer and that the City would be sponsoring several workshops in Dana Point before the document was reviewed by the Board of Supervisors.

He stated that the Headlands had finished the clear and grub operations and that the City was close to issuing a grading permit.

**Todd Litfin** (Assistant City Attorney) reported that a judge had ruled that the City does have a valid General Plan. He stated that Surfrider had served a preliminary injunction regarding the Headlands which is scheduled to be heard by Judge Brenner in Orange County Superior Court, Department C-20 on June 15<sup>th</sup>.

**I. COMMISSIONER COMMENTS**

**Commissioner Weinberg** stated that the Planning Commission needs help from the City Council on fixing the height issues.

**J. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next special* meeting of the Planning Commission would be held on Wednesday, May 25, 2005, beginning at 6:00 p.m. (or as soon thereafter) at the Laguna Cliffs Marriott located at 25135 Park Lantern, Dana Point, California.

**The meeting adjourned at 8:11 p.m.**

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