

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

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December 11, 2017  
6:07 p.m. – 6:34 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

Chairman McKhann called the Regular Meeting of the Dana Point Planning Commission to order at 6:07 p.m.

**PLEDGE OF ALLEGIANCE**

Patrick Munoz (City Attorney) led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chairman Scott McKhann, Vice-Chair Danni Murphy, Commissioner Mary Opel, Commissioner Eric Nelson, Commissioner Roy Dohner

Staff Present: Ursula Luna-Reynosa (Director), Patrick Munoz (City Attorney), Matt Schneider (Planning Manager), Danny Giometti (Associate Planner), and Shayna Sharke (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting of November 27, 2017**

**ACTION: Motion made (Dohner) and seconded (Nelson) to approve the Minutes of the Regular Planning Commission Meeting of November 27, 2017. Motion carried 5-0-0.**

**AYES:** Dohner, McKhann, Murphy, Nelson, Opel  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**B. PUBLIC COMMENTS**

None.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Antenna Use Permit AUP17-0001 and Conditional Use Permit CUP17-0017 to allow the installation of a roof-mounted commercial wireless telecommunication antenna facility on an existing building located at 34163 Pacific Coast Highway**

Applicant: Sprint PCS / Lane Enterprises

Address: 34163 Pacific Coast Highway (682-322-04)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Antenna Use Permit Application (AUP17-0001) and Conditional Use Permit (CUP17-0017).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – New Construction of Small Structures) due to the fact that the project consists of the attachment of an accessory structure to the roof of an existing commercial building.

Request: Approval of an Antenna Use Permit (AUP) and Conditional Use Permit (CUP) allowing the installation of a roof-mounted commercial wireless telecommunication antenna facility on an existing building located at 34163 Pacific Coast Highway.

**Danny Giometti (Associate Planner)** presented and answered questions of the Planning Commission.

**Chairman McKhann** opened the Public Comments at 6:18 p.m.

**Maree Hoeger (Applicant's Representative)** stated that the prior lease that came before the Planning Commission was never executed due to tenant concerns and stated that this lease agreement has been executed. She added that this location would supersede the need for the previously proposed location and the FCC requirement reports are more favorable. Additionally, she stated that the equipment will not be visible and will also conceal existing equipment on the building.

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**Chairman McKhann** closed the Public Comments at 6:26 p.m.

**ACTION:** Motion made (**McKhann**) and seconded (**Nelson**) approving Resolution 17-12-11-25 approving Antenna Use Permit AUP17-0001 and Conditional User Permit CUP17-0017 to allow the installation of a commercial wireless telecommunication antenna facility on the exterior of an existing building located at 34163 Pacific Coast Hwy. Motion carried 5-0-0.

**AYES:** McKhann, Murphy, Opel, Nelson, Dohner  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

**Commissioner Dohner** congratulated Zephyr for the grand opening of the South Cove development.

**Commissioner Opel** stated that she missed the snow at the Winter Festival, but they enjoyed taking pictures with Santa and building a Lego house.

**Chairman McKhann** thanked staff for making the City look great for the holidays.

**Vice-Chair Murphy** stated her gratitude for staff and wished everyone a great month.

**Commissioner Eric Nelson** wished everyone a happy holiday season.

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**I. ADJOURNMENT**

Chairman McKhann adjourned the meeting at 6:34 p.m. and announced that the *next* Regular Meeting of the Planning Commission will be held on Monday, January 8, 2018, 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.

DRAFT