

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

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September 14, 2020  
6:04 p.m. – 7:26 p.m.

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

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**CALL TO ORDER REGULAR MEETING**

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE**

**Commissioner McKhann** led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Mary Opel, Commissioner Nelson, Commissioner Roy Dohner, Commissioner Scott McKhann

Planning Commission Members Absent: Commissioner Danni Murphy

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney) (Teleconference), Kurth Nelson (Principal Planner), Danny Giometti (Associate Planner), and Allison Peterson (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting August 24, 2020**

**ACTION:** Motion made by Commissioner Dohner, seconded by Vice-Chair Nelson to approve the Minutes of the Regular Planning Commission Meeting of August 24, 2020. Motion carried 4-1-0.

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

**ITEM 2: Major Antenna Use Permit requests to allow light standard right-of-way installations of commercial wireless telecommunication antennas on San Diego Gas and Electric utility poles, located within 100-feet of residential property lines at 27093CS Calle Real and 34113CS Camino El Molino.**

Applicant: Eukon Group on behalf of Verizon

Addresses: **27093CS Calle Real (AUP20-0001):** existing utility pole to be replaced, located northeast of the intersection of Calle Real and Camino El Molino.

**34113CS Camino El Molino (AUP20-0002):** existing combination utility/ light pole located southwest of the intersection of Via California and Camino El Molino.

Request: Approval of two Antenna Use Permits (AUP) to allow the light standard right-of-way installation of two commercial wireless telecommunication antenna facilities on separate San Diego Gas and Electric (SDGE) utility poles, and each located within 100-feet of residential property lines.

Recommendation: That the Planning Commission adopt the draft Resolutions approving Major Antenna Use Permits AUP20-0001 and AUP20-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (AUP20-0002) & 15302 (AUP20-0001) of the CEQA Guidelines (Classes 1 & 2 – Existing Facilities and Replacement or Reconstruction) because the projects consists of (1) the minor alteration of existing public facility, and (2) the replacement of an existing utility facility involving negligible or no expansion of capacity in conjunction with the installation of a new utility pole to accommodate a light standard commercial antenna.

**Danny Giometti** (Associate Planner) provided a presentation and answered questions from the Planning Commission.

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**PUBLIC COMMENTS**

**Michael Farragher and Bardo Osorio** (Representatives for Applicant) addressed inquiries that the Commissioners had following the Staff Report.

**David Plotnik** (Dana Point) spoke in opposition of the project.

**Wayne Collins** (Dana Point) spoke in opposition of the project.

**Phillip Duke** (Dana Point) spoke in opposition of the project.

**Joyce Plotnik** (Dana Point) spoke in opposition of the project.

**John Harris** (Dana Point) spoke in opposition of the project.

**Steve Dixon** (Dana Point) spoke in opposition of the project.

**Derek Ketcham** (Dana Point) spoke in opposition of the project.

**Nicolle Hamilton** (Dana Point) spoke in opposition of the project.

Following the Commissioner's discussion, Chair Opel reopened the Public Hearing for the Applicant to answer clarifying questions.

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner McKhann:**

- 1) **Denial of Major Antenna Use Permit AUP20-0001 located within 100-feet of residential property lines at 27093CS Calle Real to allow light standard right-of-way installation of commercial wireless telecommunication antenna on San Diego Gas and Electric utility pole.**
- 2) **Approval of Major Antenna Use Permit AUP20-0002 located within 100-feet of residential property lines at 34113CS Camino El Molino to allow light standard right-of-way installation of commercial wireless telecommunication antenna on San Diego Gas and Electric utility pole, with the condition that any change to design, pre or post-construction, must be brought back for approval.**

**Motion carried 3-1-1.**

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

**ITEM 3: Coastal Development Permit CDP20-0014 to permit a lot line adjustment to relocate the side yard property line between 32551 and 32561 Azores Road.**

Applicant: Brandon Muller

Addresses: 32551 and 32561 Azores Road (APNs: 670-051-04 & 05)

Request: Approval of Coastal Development Permit CDP20-0014 to permit a lot line adjustment to relocate a shared side yard property line between two (2) parcels (670-051-04 & 05), resulting in both lots conforming to minimum size, width, and depth standards, and structures conforming to side yard setback standards of the Residential Single Family (RSF 4) Zoning District.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP20-0014 (Action).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15305 (a) (Class 5 – Minor Alterations in Land Use Limitations).

**Danny Giometti** (Associate Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Nelson, approving Coastal Development Permit CDP20-0014 to permit a lot line adjustment to relocate the side yard property line between 32551 and 32561 Azores Road. Motion carried 4-1-0.**

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

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**ABSTAIN:** None

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**PUBLIC COMMENTS**

There were no Public Comments.

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) informed Commissioners that the first of a series of meetings will begin at the next Planning Commission Meeting on September 28, 2020, for a Short Term Rental Pilot Program. She confirmed that the implementation of this program will require a Coastal Development Permit.

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

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**I. ADJOURNMENT**

Chair Opel adjourned the meeting at 7:26 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, September 28th, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Mary Opel, Planning Commission

DRAFT