

# CITY OF DANA POINT

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Monday  
September 21, 2009  
7:00 p.m.



## PLANNING COMMISSION REGULAR MEETING AGENDA

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

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### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Vice-Chairman Ed Conway, Commissioner Norman Denton, Chairwoman Liz Anderson-Fitzgerald, and Commissioner April O'Connor

### **A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of September 9, 2009.**

### **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: A request for Historic Resource Designation (HRA09-0003) and participation in the Mills Act Program for the property located at 34021 Amber Lantern and presentation of the plaque to the property owner.**

Applicant/

Property Owner: Robert and Bonnie Beeby

Location: 34021 Amber Lantern (APN 682-282-03)

Request: To designate a single family residence located at 34021 Amber Lantern as a historic structure, place the residence on the Dana Point Historic Resource Register and recommend the City Council enter into an agreement with the property owners for participation in the Mills Act Program.

Environmental: This project is categorically exempt (Class 31 - Section 15331 – Historic Resource Restoration/Rehabilitation) from the provisions of the California Environmental Quality Act (CEQA) because it consists of preservation of an existing historic single-family residence.

Recommendation: That the Planning Commission adopt a Resolution designating the single-family residence located at 34021 Amber Lantern as a locally significant historic structure and recommend that the City Council enter into an agreement with the property owner for participation in the Mills Act Program and present the bronze plaque to the property owner.

**ITEM 3: Coastal Development Permit CDP09-0007 to allow additions to a single-family residence within the coastal zone and appeals jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage at 23792 Salvador Bay.**

Applicant/ Stan Schrofer (Stan Schrofer Architects)

Property Owner: Robert Shekell

Location: 23792 Salvador Bay Drive (APN 672-131-37)

Request: Approval of Coastal Development Permit CDP09-0007 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage at 23792 Salvador Bay.

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Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorical Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: Adopt Planning Commission Resolution No. 09-09-21-xx, approving Coastal Development Permit CDP09-0007 for the referenced scope of work.

**ITEM 4: Tentative Parcel Map TPM2009-111 and Conditional Use Permit CUP09-0004 to allow for the conversion of an existing duplex to condominium ownership at 34505 Via Verde.**

Applicant/

Property Owner: Ramiro Lezama

Location: 34505 Via Verde (APN 691-381-51)

Request: Approval of TPM2009-111 and Conditional Use Permit CUP09-0004 to allow the conversion of an existing duplex to condominium ownership.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project and finds the scope-of-work Categorical Exempt per Section 15315 (Class 15 - Minor Land Divisions).

Recommendation: Adopt Planning Commission Resolution No. 09-09-21-xx, approving Tentative Parcel Map TPM2009-111 and Conditional Use Permit CUP09-0004 for the referenced scope-of-work.

**ITEM 5: Antenna Use Permit AUP09-0001 to allow for the placement of three, additional cellular antennas on an existing “Mono-Pine” cellular facility and new, associated ground-mounted equipment at 34381 Calle Portola (Faith Lutheran Church).**

Applicant/

Property Owner: Cindy Leinert (Consultant for Sprint Nextel)  
Faith Lutheran Church

Location: 34381 Calle Portola

Request: The approval of Antenna Use Permit AUP09-0001 to allow for the placement of three, additional cellular antennas on an existing “mono-pine” cellular facility, and; the placement of new, associated ground-mounted equipment.

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

Recommendation: That the Planning Commission adopt Draft Resolution 09-09-21-xx, approving the referenced scope-of-work.

**E. NEW BUSINESS**

There is no New Business.

**F. STAFF REPORTS**

**G. COMMISSIONER COMMENTS**

**H. ADJOURNMENT**

The *next* adjourned regular meeting of the Planning Commission will be held on Monday, October 5, 2009, beginning at 7:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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**CERTIFICATION**

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

**AFFIDAVIT OF POSTING**

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, September 18, 2009, 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.

  
\_\_\_\_\_  
Kyle Butterwick, 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.