

# CITY OF DANA POINT

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Monday  
December 19, 2011  
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** Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, Chairwoman April O'Connor, and Commissioner Tarquin Preziosi

### A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of December 5, 2011.

### 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: Coastal Development Permit CDP11-0015 to allow a 363 square foot addition to an existing 2,852 square foot single-family dwelling located within the Residential Single-Family Four (RSF-4) zoning district at 14 Monarch Bay Drive.**

Applicant: Don Ancil (Ancil Architecture)  
Property Owner(s): Mike and Sherry Brooks  
Location: 14 Monarch Bay Drive

Request: Approval of a Coastal Development Permit to allow additions to an existing single-family dwelling proposed in excess of 10 percent of present square footage.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the subject project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities), as it comprises an addition to an existing structure not resulting in a greater than 50 percent increase in floor area.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP11-0015.

**ITEM 3: Coastal Development Permit CDP11-0006 and Minor Site Development Permit SDP11-0014(M) to demolish an existing single-family dwelling and construct a new three-story, 8,922 square foot single-family dwelling with a 625 square foot attached garage on a coastal bluff lot and associated retaining walls exceeding 30 inches in height located at 23482 Seaward Isle.**

Applicant: C. J. Light & Associates, Architect  
Property Owner: Martin A. Bergman Trust  
Location: 23482 Seaward Isle

Request: A request to demolish an existing single-family dwelling and construct of a new three-story, 8,922 square foot single-family dwelling with a 625 square foot attached garage on a coastal bluff lot and associated retaining walls exceeding 30 inches in height.

Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the demolition and construction of one single-family residence in a residentially zoned property.

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Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP11-0006 and Minor Site Development Permit SDP11-0014(M) (Action Document 1).

**ITEM 4: Antenna Use Permit AUP11-0004, to allow the placement of a new cellular antenna with associated equipment on an existing light pole, located at the intersection of Selva Road and Chula Vista Avenue, within public right of way.**

Applicant/Owner: NextG Networks of California  
/Owner: City of Dana Point  
Location: An existing light pole at the intersection of Selva Road and Chula Vista Avenue.

Request: Approval of Antenna Use Permit AUP11-0004 to allow the placement and installation of a new cellular antenna and associated equipment on an existing light pole, located at the intersection of Selva Road and Chula Vista Avenue, within the public right of way.

Environmental: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (d) (Class 3 – New Construction or Conversion of Small Structures). A Categorical Exemption has been prepared and will be filed per the requirements of the statute.

Recommendation: That the Planning Commission adopt the attached draft Resolution No. 11-12-19-xx, approving the proposed Antenna Use Permit.

**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, January 9, 2011, 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.

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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, December 16, 2011, 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.

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FF#0120-10/PC Agendas  
Agenda Sub & Posted: 12/16/11