

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

December 19, 2011
6:02 – 7:40 p.m.

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

CALL TO ORDER – Chairwoman O'Connor called the meeting to order.

PLEDGE OF ALLEGIANCE – Commissioner Claus led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, Chairwoman April O'Connor, and Commissioner Tarquin Preziosi

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Kurth Nelson (Senior Planner), Evan Langan (Associate Planner), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

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

ACTION: **Motion made (Denton) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of December 5, 2011. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi 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: 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.

Chairwoman O'Connor recused herself from the following item at 6:05 p.m.

Applicant: Don Anctil (Anctil 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.

There were no requests to speak on this item.

ACTION: Motion made (Preziosi) and seconded (Newkirk) to adopt Resolution No. 11-12-19-24 approving Coastal Development Permit CDP11-0015 to allow additions to an existing single-family dwelling located within the Residential Single-Family Four (RSF-4) zoning district at 14 Monarch Bay Drive. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: O'Connor (Recused) ABSTAIN: None)

Chairwoman O'Connor returned to the meeting at 6:28 p.m.

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

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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.

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).

There was one (1) request to speak on this item.

ACTION: **Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 11-12-19-25 approving 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. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)**

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

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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.

There was one (1) request to speak on this item.

ACTION: Motion made (Claus) and seconded (Denton) to continue this item to the Regular Planning Commission meeting of January 9, 2012 and requesting the antenna be staked. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) stated that he attended the California Coastal Commission Hearing on the former mobile home property on Pacific Coast Highway and Del Obispo and stated that the Coastal Commission unanimously approved the rezone.

He stated that on the next agenda, Staff will hold a workshop to review California Environmental Quality Act (CEQA) requirements.

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G. COMMISSIONER COMMENTS

Commissioner Preziosi wished everyone a Happy Holiday season.

Vice-Chairman Denton wished everyone a Happy Holiday and looks forward to seeing everyone next year.

Commissioner Claus also wished everyone a Happy Holiday and stated that she attended the Boat Parade.

Commissioner Newkirk also wished everyone a Happy Holiday and looks forward to next year.

Chairwoman O'Connor wished the same for all.

H. ADJOURNMENT

Chairman O'Connor announced that the *next regular* meeting of the Planning Commission will be held on Monday, January 9, 2012, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 7:40 p.m.