

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

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February 24, 2014  
6:00 – 6:27 p.m.

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

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**CALL TO ORDER** – Chairman Newkirk called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Commissioner Denton led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Vice-Chairwoman Liz Claus, Commissioner Denton, Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), Alisha Patterson (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of February 10, 2014.

**ACTION:** Motion made (O'Connor) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of February 10, 2014.  
Motion carried 4-0-1. (AYES: Claus, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: Denton)

**B. PUBLIC COMMENTS**

**Noah Roberts** (Dana Point) asked for a skateboard park in the City to promote activities that encourage exercise and to prevent skateboarders from using private property and creating noise.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2:**     Antenna Use Permit AUP13-0002 to allow the construction of a new commercial wireless telecommunication antenna facility containing 12 cellular antennas; in conjunction with the construction of a new accessory equipment enclosure to be located within the parking structure of an adjacent mixed-use structure at 32451 Crown Valley Parkway.

Applicant:             Shannon Nichols (Smartlink LLC [Consultant] on behalf of AT&T Mobility)  
Property Owner:     South Coast Associates, Ltd.  
Location:            32451 Crown Valley Parkway

Recommendation:   That the Planning Commission continue the hearing for Antenna Use Permit AUP13-0002 to its March 10, 2014 meeting.

**Evan Langan (Associate Planner)** stated that the Applicant has expressed a desire to redesign the project and requested additional time to work with the property owner.

**Chairman Newkirk** noted that members of the public requested to provide their testimony this evening.

**Chairman Newkirk opened the Public Hearing.**

**Robert Driessen (Dana Point)** stated that he lives closest to the where the antennas are proposed and is concerned by cancer-related studies, how the installation might affect his family, adversely impact property values as well as his view. He indicated that there are many more locations to place antennas and that there are better ways to improve cell phone coverage. He stated that he is opposed to the project.

**Chairman Newkirk** announced that the Public Hearing will be continued to the next scheduled meeting.

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**ACTION:**     Motion made (Denton) and seconded (Claus) to continue this item to the regular Planning Commission meeting of March 10, 2014. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

**ITEM 3:**     Coastal Development Permit CDP13-0017 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 7,334 square foot single-family dwelling with attached, 1,086 square foot garage; as well as Minor Site Development Permit SDP13-0033(M) for the construction of new retaining and freestanding walls, at 32431 Sea Island Drive.

Applicant:             Stan Schrofer and Associates (Architects)  
Property Owner:     Mr. and Mrs. Sang Choi  
Location:            32431 Sea Island Drive

Recommendation:   That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP13-0017 and Minor Site Development Permit SDP13-0033(M).

Environmental:   Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) in that the project proposes the construction of one new single-family dwelling.

Request:   Approval of a Coastal Development Permit and Minor Site Development Permit to allow the demolition of an existing residential dwelling and the construction of a new residential dwelling, as well as new freestanding and retaining walls, on land located within the City's Coastal Overlay District but outside the appeals jurisdiction of the California Coastal Commission.

**Evan Langan** (Associate Planner) presented the staff report. In the course of his presentation, he noted that the existing home already has a freestanding front yard wall in excess of 42 inches in height.

**Chairman Newkirk opened the Public Hearing.**

**Stan Schrofer** (Architect – San Clemente) stated that he was present to answer any questions of the Commission. He stated that he has met with surrounding neighbors to listen to their concerns about the project, had story

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poles placed to evaluate potential impacts to neighboring views and that he and his client took all stated concerns into consideration when designing the home.

**Chairman Newkirk closed the Public Hearing.**

**Commissioner Whittaker** stated that she is in support of the project. She informed that she had contacted staff prior to the hearing with questions and that her questions had been answered to her satisfaction.

**Commissioner Denton** spoke in support of the project that, seeing no variances are needed and as it meets all the planning requirements, he thinks it will be a nice addition to the neighborhood.

**Vice-Chairwoman Claus** agreed with her fellow Commissioners in supporting of the project, noting that it meets homeowner's association design criteria.

**Commissioner O'Connor** stated that staff has answered her questions to her satisfaction noting that the project is compatible with the neighborhood. She also stated that she has seen this type of development before and that it comes out quite nice.

**Chairman Newkirk** stated that he agrees with the comments of his fellow Commissioners. He stated that he personally would like to commend the applicant for working with the neighboring property owners.

**ACTION:**     **Motion made (Denton) and seconded (Whittaker) to adopt Resolution No. 14-02-24-09 approving Coastal Development Permit CDP13-0017 to allow the demolition of an existing single-family dwelling and the construction of a new, two-story, 7,334 square foot single-family dwelling with attached, 1,086 square foot garage, as well as Minor Site Development Permit SDP13-0033(M) for the construction of new retaining and freestanding walls, at 32431 Sea Island Drive. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

**E.     NEW BUSINESS**

There were no New Business items.

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**F. STAFF REPORTS**

**Ursula Luna-Reynosa** (Director of Community Development) announced the Festival of Whales kick-off event starting Friday evening, February 28, 2014.

**G. COMMISSIONER COMMENTS**

**Vice-Chairwoman Claus** stated her hope for a weekend free of rain.

**Commissioner Denton** stated that he would normally agree with Vice-Chairwoman Claus but the State needs its reservoirs to be filled and moreover, to be able to go fishing soon.

**H. ADJOURNMENT**

**Chairman Newkirk** announced that the *next* meeting of the Planning Commission will be held on Monday, March 10, 2014, 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.

The meeting adjourned at 6:27 p.m.

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Gary Newkirk, Chairman  
Planning Commission

THESE PROCEEDINGS WERE RECORDED AND A COPY OF THE TAPE IS ON FILE WITH THE CITY OF DANA POINT PLANNING DIVISION.