

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

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June 9, 2014  
6:00 – 7:25 p.m.

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

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**CALL TO ORDER** – Chairwoman Claus called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), 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 May 12, 2014.

**ACTION:** Motion made (Whittaker) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of May 12, 2014.  
Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker  
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 CDP14-0011 to permit the demolition of an existing single-family dwelling and the construction of a new, single-story, 8,225 square foot single-family dwelling with an attached, 1,148 square-foot, four-vehicle garage; in conjunction with the construction of a new, detached, 240 square foot accessory structure (“metro bar”) within the rear yard located at 177 Monarch Bay Drive.

Applicant:                     Phil Edmonson (Architect)  
Property Owner:         Carl and Janet Nolet  
Location:                    177 Monarch Bay Drive

Request:     Approval of a Coastal Development Permit to allow the construction of a new residential dwelling on land located within the City’s Coastal Overlay District and appeals jurisdiction of the California Coastal Commission.

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.

Recommendation: That the Planning Commission adopt Draft Resolution 14-06-09-22 approving Coastal Development Permit CDP14-0011.

There were no requests to speak on this item.

**ACTION:**     Motion made (Denton) and seconded (O’Connor) to adopt Resolution No. 14-06-09-22 approving Coastal Development Permit CDP14-0011 to allow the demolition and reconstruction of an existing single-family dwelling, in conjunction with the addition of 2,080 square feet, and construction of a new, detached, 240 square foot accessory structure (“metro bar”) within the rear yard, at 177 Monarch Bay Drive. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O’Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

**ITEM 3:**     Coastal Development Permit CDP14-0010 and Site Development Permit SDP14-0011 to allow a 120 square foot enclosure and conversion of an existing, first-floor deck into habitable space at a

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**single-family dwelling located on land within the City's Floodplain and Coastal Overlay Districts at 35567 Beach Road.**

Applicant: Jack Garland (Architect)  
Property Owner(s): Mr. and Mrs. Bill Matthies  
Location: 35567 Beach Road

Request: Approval of Coastal and Site Development Permits to allow the enclosure of an existing deck and conversion of the area into habitable space, at a dwelling located on land within the City's Floodplain and Coastal Overlay Districts.

Environmental: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, staff finds the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: That the Planning Commission adopt Draft Resolution 14-06-09-23 approving Coastal Development Permit CDP14-0010 and SDP14-0011.

There were no requests to speak on this item.

**ACTION:** **Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 14-06-09-23 approving Coastal Development Permit CDP14-0010 and Site Development Permit SDP14-0011 to allow a 120 square foot enclosure and conversion of an existing, first-floor deck into habitable space at a single-family dwelling located on land within the City's Floodplain and Coastal Overlay Districts at 35567 Beach Road. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 4:** **Antenna Use Permit AUP13-0002 to allow the construction of a new, freestanding Commercial Wireless Telecommunication Antenna Facility to contain 12 cellular antennas and accessory equipment, and which would be designed to appear as a clock tower at 32451 Crown Valley Parkway ("Crown Pacific Center" Office Building).**

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

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Request: Antenna Use Permit AUP13-0002 to allow the placement of 12 antennas and accessory equipment within a new facility made to appear as a freestanding clock tower.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15311 (Class 11 – Accessory Structures) in that the project consists of the construction of accessory or appurtenant structures.

Recommendation: That the Planning Commission adopt Draft Resolution 14-06-09-24 approving Antenna Use Permit AUP13-0002.

There were two (2) requests to speak on this item.

**ACTION:** Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 14-06-09-24 approving Antenna Use Permit AUP13-0002 to allow the construction of a new, freestanding commercial wireless telecommunication antenna facility to contain 12 cellular antennas and accessory equipment, and which would be designed to appear as a clock tower, at 32451 Crown Valley Parkway (“Crown Pacific Center” Office Building). Motion carried 3-2. (AYES: Claus, Denton, Newkirk NOES: O’Connor, Whittaker ABSENT: None ABSTAIN: None)

**ITEM 5:** Appeal of the Community Development Director’s Determination that Fencing and Trellises, constructed without the benefit of permits at 27282 Calle Anejo, are in violation of the Dana Point Municipal Code.

Appellant/

Property Owner: Rick and Mary Ann Olson

Location: 27282 Calle Anejo

Recommendation: That the Planning Commission take action to uphold the Community Development Director’s determination by adopting Draft Resolution 14-06-09-25.

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

**ACTION:** Motion made (Denton) and seconded (Whittaker) to adopt Resolution No. 14-06-09-25 upholding the Community Development Director’s determination that Fencing and Trellises, constructed without the benefit of permits at 27282 Calle Anejo, are in violation of the Dana

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**Point Municipal Code. 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.

**F. STAFF REPORTS**

**Ursula Luna-Reynosa** (Director of Community Development) proposed to have the Commission consider cancelling the Planning Commission meeting of August 25, 2014 to allow for a short break.

The Planning Commission agreed to cancel the Planning Commission meeting of August 25, 2014.

**G. COMMISSIONER COMMENTS**

**Commissioner Whittaker** stated that she is glad to see such great "Movies in the Park" on weekends. She felt that it was a well turned out event and is looking forward to watching upcoming movies.

**H. ADJOURNMENT**

**Chairwoman Claus** announced that the *next* meeting of the Planning Commission will be held on Monday, June 23, 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 7:25 p.m.