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

September 21, 2005
7:05-9:37 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 – Vice-Chairman Schoeffel led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairwoman April O'Connor, Commissioner Greg Powers, and Vice-Chairman J. Scott Schoeffel

Commissioners Absent: Commissioner Norman Denton and Commissioner Steven Weinberg

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), John Tilton (City Architect/Planning Manager, Erica Williams (Senior Planner), Brenda Chase (Senior Planner), Kurth Nelson (Associate Planner), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 7, 2005.

ACTION: Motion made (Powers) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of September 7, 2005. Motion carried 2-0-1-2. (AYES: Powers, Schoeffel
NOES: None ABSENT: Denton, Weinberg ABSTAIN: O'Connor)

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: *(Continued from the regular Planning Commission meeting of July 20, 2005)* Site Development Permit SDP04-39M to allow the construction of a retaining wall in excess of 30 inches in height along the south and southwest property lines of both residential properties and abutting the links at Monarch Beach Golf Course. The retaining wall will contain landscaping for screening and will measure approximately 20 feet in height at its highest point. The subject properties are located in the Residential Single-Family (RSF 12/PRD 2) Zone and are addressed as 30 and 32 Dauphin.

Applicant: Richard Natland
Owners: Geri Hulon Trust
Location: 30 and 32 Dauphin

Request: A Site Development Permit to allow the construction of a retaining wall in excess of 30 inches in height along the south and southwest property lines of two (2) separate parcels, both owned by the applicant. The retaining wall will contain landscaping for screening and will measure approximately 20 feet in height at its highest point.

Environmental: The proposed project is Categorically Exempt under Section 15304 of the California Environmental Quality Act (CEQA) (Class 4 – Minor Alterations to Land).

Recommendation: That the Planning Commission continue this item for an indefinite period of time to allow the applicant sufficient time to address all concerns related to the proposed development.

There was a consensus of the Planning Commission to continue this item indefinitely.

ITEM 3: Coastal Development Permit CDP05-17 to allow an addition to an existing single-family residence on a property located within the Coastal Overlay District at 33675 Magellan Isle.

Applicant: Tony Pirruccello

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Owner: Paul Brazeau
Location: 33675 Magellan Isle

Request: Request for a Coastal Development Permit (CDP05-17) to allow an addition to an existing, single-family residence.

Environmental: This project is Categorically Exempt, Section 15301 (Class 1 – Existing Facilities), from provisions set forth in the California Environmental Quality Act (CEQA), in that it involves construction of an addition to an existing single-family residence of less than 10,000 square feet where the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP05-17.

There were no requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Powers) to adopt Resolution 05-09-21-43 approving Coastal Development Permit CDP05-17. Motion carried 3-0-2. (AYES: O'Connor, Powers, Schoeffel NOES: None ABSENT: Denton, Weinberg ABSTAIN: None)

ITEM 4: Major Antenna Use Permit AUP04-01, Exceptional Case Approval ECA04-01, and Variance V04-15 for law enforcement and fire services to install five, new, non-stealth 800 MHz whip antennas to be grouped together on an existing nearly 66-foot high SONGS siren, one 4-foot diameter microwave dish on top of an existing water tank and a 467 square foot equipment and emergency generator building with an emergency diesel tank on a Community Facilities (CF) zoned parcel surrounded by the Waterford Point community.

Applicant: Orange County Sheriff-Coroner Department
Owner: South Coast Water District
Location: APN: 682-351-91

Request: A Major Antenna Use Permit, Exceptional Case Approval (ECA), and Variance allowing the installation of five, new, non-stealth, 800 MHz whip antennas to be grouped together on an existing nearly 66-foot high SONGS siren, one 4-foot diameter microwave dish on top of an existing water tank and a 467 square foot equipment and emergency generator building with an emergency diesel tank on a Community Facilities (CF) zoned parcel surrounded

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by the Waterford Pointe community. The antennas are proposed as part of the County-wide Coordination Communication System (CCCS).

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves installation of small equipment and facilities in small structures.

Recommendation: That the Planning Commission adopt the attached draft resolution recommending that the City Council approve the design and location of the 800 MHz antennas and associated improvements requested as part of Major Antenna Use Permit AUP04-01, Exceptional Case Approval ECA04-01, and Variance V04-15.

There were ten (10) requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (O'Connor) to adopt Resolution 05-09-21-44 recommending that the City Council deny Major Antenna Use Permit AUP04-01, Exceptional Case Approval ECA04-01, and Variance V04-15. Motion carried 2-1-2-0. (AYES: O'Connor, Schoeffel NOES: Powers ABSENT: Denton, Weinberg ABSTAIN: None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) reported that the draft EIR for the Harbor Revitalization would be distributed in early October. He stated that the City

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Council last week had awarded a contract to The Planning Center to update the City's Housing Element. He added that staff had held a Town Center Focus meeting with the town center merchants and property owners last week. He added that there was another focus meeting scheduled for Tuesday, September 27th at 8:00 a.m. and that the subcommittee was scheduled to meet at 6:00 p.m. that same day to conclude the discussion of building heights.

John Tilton (City Architect/Planning Manager) reported that the Residential Building Height Task Force was continuing to meet and that he hoped to bring forward their recommendation to the Planning Commission by Thanksgiving.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, October 5, 2005, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 9:37 p.m.