

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

---

December 21, 2009  
6:00 – 6:51 p.m.

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

---

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

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

**ROLL CALL**

**Commissioners Present:** Vice-Chairman Ed Conway, Commissioner Norman Denton, Chairwoman Liz Anderson Fitzgerald, Commissioner Gary Newkirk, and Commissioner April O'Connor

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

**A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of December 7, 2009.**

**ACTION:** **Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of December 7, 2009. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, Newkirk, O'Connor 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.

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

---

December 21, 2009  
6:00 – 6:51 p.m.

PAGE 2

**D. PUBLIC HEARINGS**

**ITEM 2: A Conditional Use Permit CUP09-0005 and Site Development Permit SDP09-0020 to allow the addition of two (2) modular buildings (approximately 2,880 total square feet) to the existing church site, along with new landscaping, fencing and a new monument sign at 34381 Calle Portola in the Community Facilities (CF) district.**

Applicant/

Property Owner: Dave Atkinson/Faith Lutheran Church

Location: 343481 Calle Portola; APN: 123-393-01

Request: A Conditional Use Permit and Site Development Permit to allow the addition of two (2) modular buildings (approximately 2,880 total square feet) to the existing church site. The proposed location is an unimproved dirt area on the corner of Calle Portola and Calle Juanita. The two modular buildings will be installed in this unimproved area of the church property along with new landscaping, fencing as well as a new monument sign.

Environmental: The proposed project qualifies as a Class 1 (Section 15301 (e)(2)(A)(B)) Categorical Exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves an existing facility that will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available and the project is not located in an environmentally sensitive area.

Recommendation: That the Planning Commission adopt the attached Resolution approving Conditional Use Permit CUP09-0005 and Site Development Permit SDP09-0020.

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

**ACTION: Motion made (Denton) and seconded (Conway) to adopt Resolution No. 09-12-21-33 approving Conditional Use Permit CUP09-0005 and Site Development Permit SDP09-0020 to allow the addition of two (2) modular buildings (approximately 2,880 total square feet) to the existing church site, along with new landscaping, fencing and a new monument sign at 34381 Calle Portola in the Community Facilities (CF) District. Motion carried 5-0. (AYES: Conway, Denton, Fitzgerald, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)**

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

---

December 21, 2009  
6:00 – 6:51 p.m.

PAGE 3

---

**ITEM 3:    A Coastal Development Permit CDP09-0009 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage at 23561 Verrazanno Bay.**

Applicant/

Property Owner:     Karen and Keith Bremer

Location:             23561 Verrazanno Bay (APN 672-081-07)

Request:     Approval of Coastal Development Permit CDP09-0009 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: Adopt Planning Commission Resolution No. 09-12-21-xx, approving Coastal Development Permit CDP09-0009 for the referenced scope of work.

There were no requests to speak on this item.

**ACTION:    Motion made (O'Connor) and seconded (Conway) to adopt Resolution 09-12-21-34 approving Coastal Development Permit CDP09-0009 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal commission in excess of 10 percent of existing square footage at 23561 Verrazanno Bay. Motion carried 5-0. (AYES: Conway, Denton, Fitzgerald, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 4:    A Coastal Development Permit CDP09-0010 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage at 102 Monarch Bay Drive.**

Applicant/

William Stoffregen

Property Owner:

John Santaniello

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

---

December 21, 2009  
6:00 – 6:51 p.m.

PAGE 4

Location: 102 Monarch Bay Drive (APN 670-121-04)

Request: Approval of Coastal Development Permit CDP09-0010 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities).

Recommendation: Adopt Planning Commission Resolution No. 09-12-21-xx, approving Coastal Development Permit CDP09-0010 for the referenced scope of work.

There was one request to speak on this item.

**ACTION:** Motion made (Conway) and seconded (Denton) to adopt Resolution No. 09-12-21-35 approving Coastal Development Permit CDP09-0010 to allow additions to a single-family residence located in the Coastal Zone and Appeals Jurisdiction of the California Coastal Commission in excess of 10 percent of existing square footage at 102 Monarch Bay Drive in the Residential Single-Family 4 (RSF-4) Zoning District as revised. Motion carried 5-0. (AYES: Conway, Denton, Fitzgerald, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: None)

**E. NEW BUSINESS**

There were no New Business items.

**F. STAFF REPORTS**

**Kyle Butterwick** (Director) gave updates on several development projects:

- The approved Harbor Land Use Plan's suggested modifications are still being refined by the California Coastal Commission's staff. The follow up action for the implementation plan portion of the land side improvements would involve a separate public hearing before the Coastal Commission possibly in April.

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

---

December 21, 2009  
6:00 – 6:51 p.m.

PAGE 5

- He stated that a South Shores Church public scoping meeting is to be held by the EIR consultant, tentatively at the Dana Point Community Center in February. A draft EIR is anticipated for review and circulation some time in the Fall 2010.
- An official application has been filed for a new hotel on the corner of Coast Highway and Dana Point Harbor Drive; the project may involve variances for height and set backs.
- The Headlands public amenities (trails and parks) opened recently offering magnificent views. The signage at the accessways regarding the hours set for public use may require a Coastal Development Permit.
- He stated that the City offices would be closed to observe the holidays beginning on Thursday, December 24<sup>th</sup> through the New Year, and would reopen on Monday, January 4<sup>th</sup>. The Planning Commission meeting of the 4<sup>th</sup> would be cancelled since it's the first day back from the break. He wished the Planning Commission a safe and happy holiday season, and New Year 2010.

**Jennifer Farrell** (Assistant City Attorney) clarified that the City's filing of a demure for the Doheny House litigation case has been sustained by the trial Court which means that the case may be dismissed.

**G. COMMISSIONER COMMENTS**

**Commissioner O'Connor** wished everyone a Merry Christmas and a happy and safe holiday.

**Vice-Chairman Conway** wished everyone a happy holiday season.

**Commissioner Denton** wished Staff and fellow Commissioners a happy holiday.

**Commissioner Newkirk** wished everyone a happy holiday and a great New Year.

**Chairwoman Fitzgerald** stated that she has enjoyed walking the Headlands trails and watching the stunning views and added that the City did an excellent job. She was looking forward to the New Year.

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

---

December 21, 2009  
6:00 – 6:51 p.m.

---

PAGE 6

**H. ADJOURNMENT**

**Chairwoman Fitzgerald** adjourned the meeting to the *next regular* meeting of the Planning Commission to be held on Monday, January 18, 2009, 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 6:51 p.m.**

dj/H:\MINUTES\12-21-09A.doc  
FF#0120-10/PC Minutes