

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

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April 4, 2011  
6:00 – 6:37 p.m.

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

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

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

**ROLL CALL**

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

Staff Present: Kyle Butterwick (Director), Evan Langan (Associate Planner), Jennifer Farrell (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

**ITEM 1:      Reorganization of the Planning Commission.**

- a) Select nominations and vote for Chairman to serve until the last meeting of March, 2012.
- Commissioner Claus nominated April O'Connor to serve as Chairwoman; no other nominations were received

**Motion made (Claus) and seconded (Denton) to elect April O'Connor to serve as Chairwoman of the Planning Commission. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)**

- b) Select nominations and vote for Vice-Chairman to serve until the last meeting of March, 2012.
- Chairwoman O'Connor nominated Norman Denton to serve as Vice-Chairman; no other nominations were received

**Motion made (O'Connor) and seconded (Newkirk) to elect Norman Denton to serve as Vice-Chairman of the Planning Commission. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)**

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**A. APPROVAL OF MINUTES**

**ITEM 2: Minutes of the regular Planning Commission Meeting of March 21, 2011.**

**ACTION: Motion made (Claus) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of March 21, 2011. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: Preziosi)**

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 3: Antenna Use Permit AUP11-0001 and Coastal Development Permit CDP11-0001 to allow the placement of new, Commercial Wireless Telecommunication Antenna Facilities at three locations both atop and within the Ritz Carlton Resort (1 Ritz Carlton Drive). (Continued from the regular Planning Commission meeting of March 7, 2011)**

Applicant: Michelle Felten  
[Core Development Services (consultants) on behalf of Verizon Wireless USA]

Owner: SHC Laguna Niguel LLC

Location(s): 1 Ritz Carlton Drive (APN 672-071-03)

Recommendation: That the Planning Commission adopt the attached, Draft Resolution 11-04-04-06, approving Antenna Use Permit AUP11-0001 and CDP11-0001 for the stated scope-of-work.

**Evan Langan** (Associate Planner) reviewed the Staff Report.

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**Chairwoman O'Connor opened the Public Hearing.**

**Michelle Felton** (Applicant Representative – Newport Beach) thanked staff for their guidance and assistance on the proposed project. She stated that the primary purpose of the project is to gain coverage for Verizon customers, hotel guests (of the Ritz Carlton), local beachgoers, as well as Emergency Services. She added that once service begins, it would also cover Selva Road which has also been identified as a coverage issue as well. She stated that she would be happy to answer any questions.

**Chairwoman O'Connor closed the Public Hearing.**

**Commissioner Claus** stated that the proposed project is a good improvement and “very” well done to benefit the hotel and nearby neighbors, and she would be in support.

**Commissioner Newkirk** stated that he appreciates the applicants care in designing and concealing the antenna. He added that it is nice to see the trend towards non-intrusive new antennas, an increase in service and screened devices. He stated that he would be in support.

**Vice-Chairman Denton** stated that he too would be in support of the proposed project for safety sake and better coverage.

**Commissioner Preziosi** stated that he is in support of the application and in favor of the project because it is not impacting and increases service of cellular coverage.

**Chairwoman O'Connor** stated that she is glad that it improves service in Dana Point and Verizon customers.

**ACTION:** Motion (Denton) and seconded (Claus) to approve Antenna Use Permit AUP11-0001 and Coastal Development Permit CDP11-0001 to allow the placement of new, commercial wireless telecommunication antenna facilities at three locations both atop and within the Ritz Carlton resort located within the Visitor/Recreation Commercial (V/RC) Zoning District, Coastal Overlay District, as well as the Appeals Jurisdiction of the California Coastal Commission at 1 Ritz Carlton Drive. Motion carried 5-0. (AYES: Claus, Denton, O'Connor, Newkirk, Preziosi NOES: None ABSENT: None ABSTAIN: None)

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**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

**Kyle Butterwick** (Director) reported:

- Congratulated the new Planning Commission appointment/reappointments, and welcomed new Planning Commissioner Tarquin Preziosi.
- The Harbor Plan Implementation Program hearing is scheduled for April 13, 2011 at the California Coastal Commission meeting in Santa Barbara. He gave a summary on the history regarding the County's permitting process and the Coastal Act of 1976. He noted that the Agenda Staff report is available on the California Coastal Commission website at <http://www.coastal.ca.gov/>.
- The City has conducted its proposed budget projections for the next two years. The Community Development Department objectives are completion of the General Plan update program, improvements to the Town Center, updates to and continuance of the City's Historic Resources Program, and completing special projects such as the Doheny Village Plan and the Harbor Revitalization Plan.
- At the City Council meeting of March 28, 2011, Mayor Schoeffel announced consideration of forming an "Arts and Culture Commission" in Dana Point.

**Jennifer Farrell** (Assistant City Attorney) reported that the Court affirmed the City Council decision on the Doheny House lawsuit.

**G. COMMISSIONER COMMENTS**

**Vice-Chairman Denton** congratulated April O'Connor on her election to Chairwoman. He welcomed new Planning Commission member Tarquin Preziosi.

**Commissioner Preziosi** thanked the Commission, and stated that he was looking forward to the next four years working with the other Commissioners.

**Commissioner Newkirk** congratulated April O'Connor and welcomed new Planning Commissioner Tarquin Preziosi.

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**Commissioner Claus** congratulated April O'Connor and Commissioner Preziosi. She noted that after hearing Mr. Butterwick's report on the Harbor Plan, she felt confident that it will be done well and right.

**Chairwoman O'Connor** thanked everyone for their support. She congratulated Norman Denton on his election to Vice-Chairman.

**H. ADJOURNMENT**

**Chairwoman O'Connor** announced that the *next regular* meeting of the Planning Commission will be held on Monday, April 18, 2011, 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 6:37 p.m.**

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April O'Connor, Chairwoman  
Planning Commission