

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

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October 3, 2011  
6:00 – 7:00 p.m.

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

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

**PLEDGE OF ALLEGIANCE** – Jennifer Farrell (Deputy City Attorney) led the Pledge of Allegiance.

**ROLL CALL**

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

Staff Present: Kyle Butterwick (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 September 19, 2011.

**ACTION:** Motion made (Preziosi) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of September 19, 2011.  
Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, Preziosi NOES: None ABSENT: None ABSTAIN: O'Connor)

**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: One-year time extension of Coastal Development Permit CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M) to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence at 35011 Camino Capistrano Drive.**

Applicant: Robert Theel (Robert Theel Company)  
Owner: The Steven C. and Wendy A. Kalb Family Trust  
Location: 35011 Camino Capistrano

Request: Grant a second (and final) one-year extension of discretionary permits originally approved October 14, 2008, granting entitlement to demolish an existing, single-family dwelling and to construct a new single-family dwelling in its stead.

Recommendation: That the Planning Commission approve a (final) one-year time extension of Coastal Development Permit CDP08-0004, Variance V08-0002 and Minor Site Development SDP08-0013(M).

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

**ACTION: Motion made (Claus) and seconded (Denton) approving a one year extension of time to Coastal Development Permit CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M) to allow demolition of an existing, single family residence; and the construction of a new, two-story, single-family residence at 35011 Camino Capistrano, with the additional Condition of Approval that was read by the Deputy City Attorney into the record. “The one year extension of time as approved with the added condition that, within six months of the date of approval of this extension, the applicant shall submit grading and drainage plans, topographic survey and geotechnical report updates, and include investigation of any recent changes in the coastal bluff conditions. In addition building and construction plans shall be filed within eight months of the date of the approval of this extension. Any significant changes, as determined by the Director of Community Development, to the approved design that occurs as a result of the changes in topography or geology of the site shall require an amendment to the original approval to be reviewed and approved by the Planning Commission”. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O’Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)**

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**ITEM 3:     Antenna Use Permit AUP11-0002 and Conditional Use Permit CUP11-0004 to allow the placement of nine, new wireless telecommunication antennas, as well as accessory equipment, within an existing cupola atop a building located in the Town Center at 34052 La Plaza.**

Applicant:     Michele Felton  
                    (Core Development Services on behalf of Verizon Wireless)  
Owner:         Bettye Trowbridge Vaughn Revocable Trust  
Location:     34052 La Plaza

Request: Antenna Use Permit AUP11-0002 and Conditional Use Permit CUP11-0004 to allow the addition of nine, new wireless telecommunication antennas, as well as accessory equipment, within an existing cupola atop a building located in the Town Center.

Environmental: The subject project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15301 (a) (Class 1 – Existing Facilities). A Categorical Exemption has been prepared and will be duly filed per the requirements of the statute.

Recommendation: That the Planning Commission adopt the attached, Draft Resolution 11-10-03-19 approving Antenna Use Permit AUP11-0002 and Conditional Use Permit CUP11-0004.

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

**ACTION:**     Motion made (Denton) and seconded (Newkirk) to adopt the Resolution No. 11-10-03-19 approving Antenna Use Permit AUP11-0002 and Conditional Use Permit CUP11-0004 to allow the placement of nine, new wireless telecommunication antennas, as well as accessory equipment, within an existing cupola atop a building located in the Town Center at 34052 La Plaza, removing Conditions #12, #13, and #17. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Preziosi NOES: None ABSENT: None ABSTAIN: None)

**E.     NEW BUSINESS**

There was no New Business.

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**F. STAFF REPORTS**

**Kyle Butterwick (Director)** gave a reminder on the California Coastal Commission meeting, October 6th in Huntington Beach, on the Dana Point Harbor Implementation Plan.

He reported that City staff has set a date for the first Public Workshop on the Doheny Village planning effort process, scheduled to be held on Saturday, November 5th at the Calvary Chapel between 9:00 a.m. – 1:00 p.m. Notification and press releases will be sent out.

**Jennifer Farrell** (Deputy City Attorney) reported an update on the City's medical marijuana cases.

**G. COMMISSIONER COMMENTS**

**Vice-Chairman Denton** reported that the Paddle races were held in Dana Point. This last weekend the Annual Historical Society Home Tour was a successful event which included an Antique Hot Rod Car Show connected to the event.

**Commissioner Newkirk** suggested that future items on the agenda that are coming back from previous hearings (e.g. extension of time), to include original presentation materials to review past project status. He also spoke about the premiere Paddle races which took place in Dana Point.

**H. ADJOURNMENT**

**Chairman O'Connor** announced that the *next regular* meeting of the Planning Commission will be held on Monday, October 17, 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 7:00 p.m.**