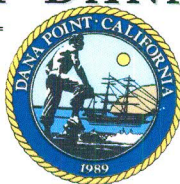


CITY OF DANA POINT



Monday
December 10, 2012
6:00 p.m.

PLANNING COMMISSION REGULAR MEETING AGENDA

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Liz Claus, Chairman Norman Denton, Vice-Chairman Gary Newkirk, Commissioner April O'Connor, and Commissioner Tarquin Preziosi

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of November 26, 2012.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comments section or on an Agenda item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of fifteen minutes for this Public Comments portion of the Agenda. At the Chair's discretion, the balance of public comments will be heard prior to the STAFF REPORTS portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP12-0020 to allow an existing restaurant (Gemmell's) to convert an existing suite which was previously occupied by a retail store into a lounge/banquet facility. The project is located in the Day Use Commercial Area of the Dana Point Harbor Revitalization Plan, within the Coastal Overlay District, and within appeals jurisdiction of the California Coastal Commission.

Applicant/

Owner: Vintage Marina Partners, L.P./County of Orange-OC Dana Point Harbor

Location: Dana Point Harbor – Day Use Commercial Area/ Planning Area 2

Request: Approval of Coastal Development Permit CDP12-0020 to allow an existing restaurant, Gemmell's, to expand their banquet facility into an adjacent suite which was formerly occupied by a retail store (Sea Styles).

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 that the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities). A Notice of Exemption will be filed for the project

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP12-0020.

E. PUBLIC MEETINGS

ITEM 3: Sign Program Permit SPP12-0001for OC Beads/Art Gallery located at 24471 Del Prado.

Applicant: Sue Osborne

Owner: Meadows Asset Management

Location: 24471 Del Prado Avenue

Request: Approval of a Sign Program for a single-tenant commercial site with multiple buildings located at 24471 Del Prado Avenue.

Environmental: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) because it consists of a minor alteration of an existing structure involving no expansion of use beyond existing.

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Recommendation: That the Planning Commission adopt the attached draft Resolution to approve Sign Program Permit SPP12-0001 located at 24471 Del Prado (Attachment 1).

F. NEW BUSINESS

There is no new business.

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

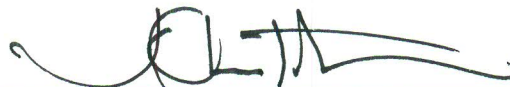
The *next* regular meeting of the Planning Commission will be held on Monday, January 14, 2013, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, John Tilton, Acting Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, December 7, 2012, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.



John Tilton, Acting Director
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.