

CITY OF DANA POINT

Monday
April 14, 2014
6:00 p.m.



Dana Point Community Center
34052 Del Obispo
Dana Point, CA 92629

PLANNING COMMISSION REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Vice-Chairwoman Claus, Commissioner Denton, Chairman Newkirk, Commissioner O'Connor, and Commissioner Whittaker

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of March 24, 2014.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment 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 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

April 14, 2014
6:00 p.m.

PAGE 2

D. PUBLIC HEARINGS

ITEM 2: *(Continued from the regular Planning Commission meeting of December 9, 2013 and February 10, 2014.)* **Coastal Development Permit (CDP09-0011), Variance (V09-0003), Conditional Use Permit (CUP09-0009) and Site Development Permit (SDP09-0032) for the demolition of existing structures and the construction of a new 248,850 square foot hotel with 258 rooms that will range from two to five stories in height. The application includes a variance to exceed the maximum allowable building height and to deviate from required building setbacks. A Conditional Use Permit is being requested to allow an alternative to the off-street parking regulations through a shared parking and valet program. A Final Environmental Impact Report (EIR) has been prepared to address potential environmental impacts associated with the project. The subject site is located at the southwest corner of Dana Point Harbor Drive and Pacific Coast Highway in the Coastal Couplet Commercial (C-CPC) and Coastal Visitor Commercial (C-VC) zones of the Dana Point Specific Plan.**

Applicant/

Owner: Michael Draz/Beverly Hills Hospitality Group

Location: 25325 Dana Point Harbor Drive, 34297 and 34293 Pacific Coast Highway

Recommendation: That the Planning Commission take one of the following actions:

1. Adopt Resolution No. 14-04-14-XX denying CDP09-0011, Variance V09-0003, CUP09-0009 and SDP0-0032.
2. Adopt both Resolution No. 14-04-14-XX, certifying Final Environmental Impact Report (EIR SCH#2011061041) and Resolution No. 14-04-14-XX, approving CDP09-0011, Variance V09-003, CUP09-0009 and SDP09-0032 for EIR Modified Alternative Option "B".
3. Adopt only Resolution No. 14-04-14-XX certifying Final Environmental Impact Report (EIR SCH#2011061041).

Environmental: An Environmental Impact Report (EIR SCH#2011061041) has been prepared in accordance with Section 15081 of the California Environmental Quality Act (CEQA) for the project for the Commission's review.

Request: A Coastal Development Permit and Site Development Permit for demolition of existing structures and the construction of a 258 room hotel that will range from two to five stories in height. The application includes a Variance to

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

April 14, 2014
6:00 p.m.

PAGE 3

exceed the maximum allowable building height and to deviate from some of the required setbacks, and a Conditional Use Permit to allow an alternative to off-street parking regulations as well as implementation of a valet parking program for the hotel and accessory uses.

ITEM 3: Sign Program Permit SPP14-0001 for the multi-tenant commercial office building located at 24672 San Juan Avenue.

Applicant: Muller Realtors and Management Company, Inc.
Owner: John Warren
Location: 24672 San Juan Avenue

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP14-0001 for the building located at 24672 San Juan Avenue.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

Request: Approval of a Sign Program for a multi-tenant commercial office building located at 24672 San Juan Avenue.

ITEM 4: *(Continued from the regular Planning Commission meeting of March 24, 2014.)* Site Development Permit SDP07-15(I) and Conditional Use Permit CUP98-14(M)(II) amending previous approvals to allow the relocation and expansion of approved conference facilities in place of the existing tennis courts, a reduction in the number of detached casitas' from three to two, minor changes to the landscaping palate, and a corresponding revision to the Hotel's shared parking program.

Applicant: Kollin Altomare Architects
Property Owners: SHC Laguna Niguel I, LLC
Location: 1 Ritz Carlton Drive

Recommendation: That the Planning Commission adopt the attached Draft Resolutions (1) approving the addendum to project related Negative Declaration and (2) approving Site Development Permit SDP07-15(I) and Conditional Use Permit CUP98-14(M)(II).

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

April 14, 2014
6:00 p.m.

PAGE 4

Environmental: An addendum to the previously approved Negative Declaration (State Clearinghouse # 2009041125) has been prepared in accordance with the California Environmental Quality Act (CEQA)

Request: That the Planning Commission adopt the attached Draft Resolutions (1) approving the addendum to project related Negative Declaration and (2) approving Site Development Permit SDP07-15(I) and Conditional Use Permit CUP98-14(M)(II).

E. OLD BUSINESS.

There is no Old Business.

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, April 28, 2014, 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

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

April 14, 2014
6:00 p.m.

PAGE 5

I, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, April 11, 2014, 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.



Ursula Luna-Reynosa, 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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 4/11/14