

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: OCTOBER 13, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: URSULA LUNA-REYNOSA, COMMUNITY DEVELOPMENT DIRECTOR
SAIMA QURESHY, AICP, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: A STUDY SESSION FOR COASTAL DEVELOPMENT PERMIT CDP04-11, SITE DEVELOPMENT PERMIT SDP04-31 AND CONDITIONAL USE PERMIT CUP04-21 FOR THE PROPOSED DEMOLITION OF THREE EXISTING BUILDINGS AND CONSTRUCTION OF FOUR NEW BUILDING AND A TWO LEVEL, SUBTERRANEAN PARKING STRUCTURE ON A 6-ACRE SITE AT SOUTH SHORES CHURCH, LOCATED AT 32712 CROWN VALLEY PARKWAY.

RECOMMENDATION: That the Planning Commission conduct a study session, receive and file the applicant's presentation and provide feedback to the applicant on any aspect of the project that will aid in future deliberation of the project.

APPLICANT/ OWNER: South Shores Church

LOCATION: 32712 Crown Valley Parkway (APN 670-181-02).

NOTICE: Notice of availability of the draft EIR for the proposed project and today's study session was mailed out to property owners within a 500-foot radius, occupants within a 100-foot radius and select communities of Ritz Pointe residential neighborhood on September 15, 2014. The study session notification was also posted on the City's web site and social media sites.

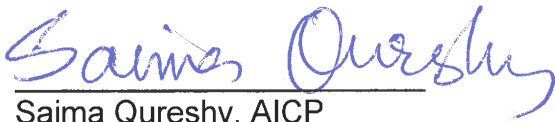
ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), a draft Environmental Impact Report (dEIR) is prepared for the proposed project by the City and the City's environmental consultant, LSA Associates. The dEIR was released for public comment on September 15, 2014. The 45 days public comment period will end on October 30, 2014. The City and LSA Associates will then prepare responses to comments and a final EIR for the proposed project.

BACKGROUND / DISCUSSION:

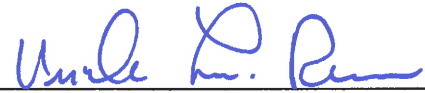
The proposed project was initially submitted to the City in 2004. A Mitigated Negative Declaration (MND) was prepared for the proposed project at that time. Two public hearings were conducted by the Planning Commission on June 15, 2009, and then on July 20, 2009 to consider the MND and the propped project. After receiving extensive public testimony at those hearings, the project was tabled.

The process to prepare an EIR for the project before bringing it back to the Commission was then initiated by the City. The project since then has been re-designed to address geo-technical concerns and a "Reduced Alternative Design" has been proposed by the applicant. The dEIR analyzes the prior "Lead Project" but also details the "reduced alternative design".

Staff is recommending that the Commission receive the presentation from the applicant, conduct a study session, and provide comments and direction to the applicant as appropriate.



Saima Qureshy, AICP
Senior Planner



Ursula Luna-Reynosa
Director of Community Development

ATTACHMENTS:

1. Public Correspondence

October 08, 2014

Ms. Liz Claus
Chairwoman
Planning Commission
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629

RE: SUPPORT for the South Shores Church Master Plan

Dear Chairwoman Claus:

I am a resident of Dana Point and wish to offer this letter of support for the South Shores Church Master Building Plan.

I have lived in Dana Point for 16 years and have seen new development of our beautiful city offer growth and prosperity. I attend South Shores Church and am in total support of the building enhancement plans the church has submitted, knowing it will only be an asset for the community. The pastors, teachers, and congregation are kind, loving, and caring people with a genuine interest for their surroundings, keeping the needs of others at the forefront of their actions.

Please consider this a request to allow the plans to be accepted, and the building to begin.

Sincerely,
Linda Doucette
33936 Golden Lantern
Dana Point, CA 92629

Cc: April O'Connor, Vice Chairwoman
Norman Denton, Commissioner
Gary Newkirk, Commissioner
Susan Whittaker, Commissioner
Doug Chotkevys, City Manager
Ursula Luna-Reynosa, Director of Community Development
Ms. Saima Qureshy, AICP, Senior Planner

ATTACHMENT #1

October 08, 2014

Ms. Liz Claus
Chairwoman
Planning Commission
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629

RE: SUPPORT for the South Shores Church Master Plan

Dear Chairwoman Claus:

I have been a resident of Dana Point for over 2 years and I wish to express my strong support for the South Shores Church Master Plan. I can look out the window of my home and see the Church buildings. It has been a great place for church for us & also an outreach to the community. Bible Study Fellowship (BSF), a study for anyone from any church, meets there. This past August, we housed a Japanese foreign exchange student for 3 weeks. The Japanese girls had their English speaking classes at Southshores every morning, an international outreach.

In my neighborhood of Ritz Pointe, there is **always** a house undergoing long term renovation as the homes have aged & it's time to upgrade/repair. While there is noise from these renovations, it's not any different from the hillside landscapers, the tree trimmers or daily property landscapers. It would seem discriminatory to penalize the church for their renovation when it is going on all around us!

I urge you to approve this request & not allow a little to noise to interfere with progress.

Sincerely,

Dave & Shawna Bergsma
15 Cortina
Dana Point, CA 92629

Cc: April O'Connor, Vice Chairwoman
Norman Denton, Commissioner
Gary Newkirk, Commissioner
Susan Whittaker, Commissioner
Doug Chotkevys, City Manager
Ursula Luna-Reynosa, Director of Community Development
Ms. Saima Qureshy, AICP, Senior Planner

October 10, 2014

Ms. Liz Claus
Chairwoman
Planning Commission
City of Dana Point
33282 Golden Lantern St.
Dana Point, CA 92629

RE: Support for the South Shores Church Mater Plan

Dear Chairwoman Claus:

I have been resident homeowner of Dana Point for over 30 years and a member of South Shores Church for over 15 years. I have seen many changes in our City over those years, most of which have been a benefit to the quality of life for those living or visiting our City. I want to thank each of you on the current Planning Commission for your continued efforts to further improve and upgrade our fine City.

The alternative Master Plan being submitted by South Shores Church is clearly a project that will enhance our community. This project has amenities that will benefit the entire area. These benefits include the removal of old, termite infested buildings, the erection of a new Community Life Center with a gymnasium, architectural consistency on the campus, more parking underground, special rainwater treatment capabilities added, and a scenic garden view point. The Church grounds will be open to the public and parking is free. The Church has made many compromises to insure that view corridors are optimized. In fact, the new buildings roof elevations are not as high as the old ones, and trees will be trimmed down to increase our neighbor's views. The total campus building square footage has been reduced to about 71,000 from over 89,000.

It is my understanding that the Church has done an extraordinary amount of work, over an extended period of time, to study the impacts of the project and listen to their neighbors. The City staff has also been very diligent in its efforts to have the project comply with all of the various rules, regulations and concerns of the residents of the City. It is also my understanding that no variances to any regulations are required by the alternative Master Plan and that there are no significant impacts reported in the DEIR. I believe these facts make your decision to approve an easy one.

It is now time to build. Personally, I cannot see what possible rationale basis exists for not approving the alternative Master Plan for South Shores Church. I strongly urge your approval and support without any further delay.

Harold R. Orr

Harold R. Orr
34062 Blue Lantern St.
Dana Point, CA 92629

October 10, 2014

Ms. Liz Claus
Chairwomen
Planning Commission
City of Dana Point
33282 Golden Lantern St.
Dana Point, CA 92629

RE: Support for the South Shores Master Plan

Dear Chairwomen Claus:

This correspondence is to enthusiastically support the immediate approval of the South Shores Church Master Plan. South Shores Church introduced my family to Dana Point, thirty-four years ago when our daughter attended pre-school there. Subsequently we purchased a home and then rebuilt. Although our home has won awards from community organizations, it could not be rebuilt under the current codes. We have lived in Dana Point since 1988 and have attended South Shores since 1999. South Shores is a great asset to our community; it provides meeting space for many non-church organizations. The goal of the building project is to provide the community with better facilities for meetings and activities; especially youth focused activity space which is lacking in our City.

I have read the editorial penned by Todd V. Glen opposing the South Shores Master Plan and believe it distorts the truth of project impacts. It is sad when groups gloat over an ability to prevent property owners from using their property in a way that complies with the Dana Point General Plan. The South Shores site is designated for a community facility and the increase in population of the local community necessitates an increase in the size of the Church facilities. The Church has been in operation much longer than most of the neighboring homes have been in existence. I believe that their complaints about over expansion are without merit and disingenuous.

South Shores Church members are from all over Southern Orange County and their attendance benefits the local businesses. Many members enjoy eating at our local restaurants after services and events. The Church is supportive of the community and the community should not interfere with the Church. I realize that there are some people who will oppose all changes and create delay and extra costs to the projects. It is imperative that the City take a stand against unreasonable obstructionists and not delay the Church any longer in its efforts to replace obsolete buildings. Justice delayed is justice denied.

Thank you for your thoughtful consideration.

Mary Boughen Orr

Mary Boughen Orr
34062 Blue Lantern St.
Dana Point, CA 92629

**Dr. and Mrs. William Havlicek
46 Corniche Drive Unit H
Dana Point, CA 92629**

October 9, 2014

Ms. Liz Claus
Chairwoman
Planning Commission
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629

RE: SUPPORT for the South Shores Church Master Plan

Dear Chairwoman Claus:

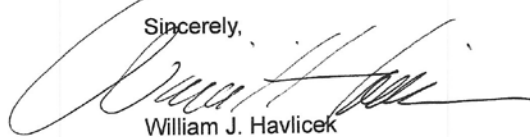
We have been members of South Shores Church since 2002, and residents of Dana Point since 2000; also, we were married at the church in 1994 before we became members. We strongly support and endorse the Master Plan now before the Commission.

We lead a small group study and participate in several other small groups through South Shores. Jeanne sings in the choir and participates in the annual Christmas and Easter concerts open to the public. South Shores has afforded us opportunities to impact the community and the world with its service projects and fundraisers (such as Dana Point Beach Cleanup Day, YMCA Backpacks for Kids, Soles for Souls in Costa Rica, Operation Christmas Child, etc.). South Shores has truly been a family to us and so many others, as its members come alongside to help those in need—whether spiritually, emotionally or financially—who might otherwise be dependent on government resources.

Our facility is no longer large enough to support all of our ministries (for example, our Sunday morning small group must meet in the pastor's office since the growing nursery ministry needed our meeting room). In addition, the aging existing facilities are in need of replacement rather than patching them up with repair or refurbishment.

We respectfully urge you to **approve** the South Shores Master Plan so that we can continue to provide and improve our unique and valuable contribution to the community of Dana Point.

Sincerely,



William J. Havlicek



Jeanne L. Havlicek

Cc: April O'Connor, Vice Chairwoman
Norman Denton, Commissioner
Gary Newkirk, Commissioner
Susan Whittaker, Commissioner
Doug Chotkevys, City Manager
Ursula Luna-Reynosa, Director of Community Development
Ms. Saima Qureshy, AICP, Senior Planner