

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR ADJOURNED
MEETING ACTIONS**

October 6, 2014
6:06 p.m. – 11:11 p.m.

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

CALL TO ORDER – Chairwoman Claus called the Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE – Denise Jacobo (Planning Secretary) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairwoman Claus, Commissioner Denton, Commissioner Newkirk, Vice-Chairwoman O'Connor, and Commissioner Whittaker

Staff Present: Ursula Luna-Reynosa (Director), John Tilton (City Architect/Planning Manager), Brad Fowler (Director of Public Works and Engineering Services), Rob Bower (Deputy City Attorney), Saima Qureshy (Senior Planner), Kurth Nelson (Senior Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 8, 2014. (Continued from September 22, 2014).

ACTION: Motion made (Denton) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of September 8, 2014, as modified. Motion carried 5-0. (AYES: Denton, Newkirk, O'Connor, Whittaker **NOES:** None **ABSENT:** None **ABSTAIN:** None)

ITEM 2: Minutes of the regular Planning Commission Meeting of September 22, 2014.

ACTION: Motion made (Denton) and seconded (Newkirk) to approve the Minutes of the regular Planning Commission Meeting of September 22, 2014, as modified. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker **NOES:** None **ABSENT:** None **ABSTAIN:** None)

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR ADJOURNED
MEETING ACTIONS

October 6, 2014
6:06 - 11:11 p.m.

PAGE 2

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. NEW BUSINESS

ITEM 3: Planning Commission Study Session for new development of a mixed-use (residential/commercial) that will include 168 residential condominium units, approximately 2,471 square feet of commercial space, and approximately 0.5 acres of visitor-serving parkland dedication at 34202 Del Obispo Street.

Applicant/Owner: Project Dimensions Inc./AG/A&M Doheny, LLC
Location: 34202 Del Obispo Street

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

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

E. PUBLIC HEARINGS

ITEM 4: Conditional Use Permit CUP14-0007 and Site Development Permit SDP14-0024 for the construction of a graded pad on an existing undeveloped dirt and gravel lot that will be utilized for the storage of boats and RV's.

Applicant/Contact Person: David Youngblood, Director of Engineering, South Coast Water District/ Joseph E. Dietz, Tetra Tech
Location: APN# 668-404-05

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR ADJOURNED
MEETING ACTIONS**

October 6, 2014
6:06 - 11:11 p.m.

PAGE 3

Request: A Conditional Use Permit and Site Development Permit for the construction of a graded pad for the storage of boats and RV's. Said storage will be located on a lot referred to as "Lot A" within South Coast Water District's property off of Stonehill Drive.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH#2001011081) was prepared and certified for the San Juan Creek Property Project in November 2002, which included the subject site (APN# 668-404-05). An Addendum to the certified EIR for the San Juan Creek Property project was prepared in August 2014 to determine whether the modified project (described above) would result in new or substantially more severe environmental impacts. The Addendum to the Certified EIR concluded that the modified project changes to the original project would not result in any new significant impacts, nor would they increase the severity of previously identified impacts.

Recommendation: That the Planning Commission adopt the draft resolution approving Conditional Use Permit CUP14-0007 and Site Development Permit SDP14-0024.

There were two (2) requests to speak on this item.

ACTION: Motion made (Denton) and seconded (Newkirk) to adopt Resolution 14-10-06-34 approving Conditional Use Permit CUP14-0007 and Site Development Permit SDP14-0024 for the construction of a graded pad on an existing undeveloped dirt and gravel lot that will be utilized for the temporary storage of boats and RV's. The lot is owned by South Coast Water District (SCWD), is referred to as "Lot A" and is located south of Stonehill Drive adjacent to San Juan Creek (APN # 668-404-05). Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None RECUSE: None ABSTAIN: None)

Chairwoman Claus recused herself from Item #5 stating that she lived within the 500' radius of Item #5 and left the meeting. Vice-Chairwoman O'Connor would be replacing her.

ITEM 5: Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005, and Variance V14-0004 for the demolition of current structures on subject properties and construction of a new three

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR ADJOURNED
MEETING ACTIONS**

October 6, 2014
6:06 - 11:11 p.m.

PAGE 4

phased mixed use project featuring 32,500 square feet of retail space on the ground floors and 109 residential condominiums on three levels above, with two levels of subterranean parking on seven non-contiguous lots at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3) located in the City's Town Center Plan area.
(Continued from the regular Planning Commission meeting of July 14, 2014, August 11, 2014, September 8, 2014, and September 22, 2014)

Applicant/Owner: Majestic Housing & Development LLC/ Peggy Tabbas

Location: Phase 1: 34135 PCH (APN 682-232-06), 24471 Del Prado (APN 682-232-07), 34129 PCH (APN 682-232-11); Phase 2: 34137 PCH (APN 682-321-01), 24501 Del Prado (682-321-14); Phase 3: 34155 PCH (APN 682-321-07), 24591 Del Prado (APN 682-321-08)

Request: Approval of Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005 and Variance V14-0004 for the properties located at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3) to allow the demolition of current structures on-site and construction of a new mixed use project on seven non-contiguous lots featuring 32,500 square feet of ground floor retail spaces, and 109 residential condominiums. Parking needs for the project will be met by providing 287 spaces below grade on two subterranean levels, 11 new on-street spaces, 4 new spaces along the alley, and by paying parking in-lieu fees for 26 spaces.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects). CEQA guidelines - Section 15332 “In-fill Development Projects” provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption.

Recommendation: That the Planning Commission adopt the draft resolution approving Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR ADJOURNED
MEETING ACTIONS**

October 6, 2014
6:06 - 11:11 p.m.

PAGE 5

0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005, and Variance V14-0004.

There were sixteen (16) requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Whittaker) to adopt draft Resolution 14-10-06-xx approving 1) Tentative Tract Map TTM 17751, 2) Coastal Development Permit CDP14-0008, 3) Site Development Permit SDP14-0006, 4) Conditional Use Permit CUP14-0005, and 5) Variance V14-0004 at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3) in the City's Town Center Plan area. The motion failed with a 2-2-1 tied vote. (AYES: O'Connor, Whittaker NOES: Denton, Newkirk RECUSE/ABSENT: Claus ABSTAIN: None)

F. PUBLIC MEETINGS

There are no Public Meetings.

G. OLD BUSINESS

There is no Old Business

H. STAFF REPORTS

There were no Staff Reports.

I. COMMISSIONER COMMENTS

Commissioner Newkirk thanked City for the meeting. He stated that he attended the Battle of the Paddle event at Salt Creek Beach. He offered condolences to all the grieving families of several local teenage boys who were killed in a fiery crash when they were on their way home after spending an evening at Knott's Berry Farm amusement park.

Commissioner Denton thanked staff for their hard work, tedious review of the project and noted that the applicant is close to getting it done right.

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR ADJOURNED
MEETING ACTIONS**

October 6, 2014
6:06 - 11:11 p.m.

PAGE 6

Vice-Chairwoman O'Connor thanked staff and the audience for their participation in the meeting tonight.

J. ADJOURNMENT

Vice-Chairwoman O'Connor announced that the *next* meeting of the Planning Commission will be held on Monday, October 13, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center Gym located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 11:11 p.m.