

**CITY OF DANA POINT
PLANNING COMMISSION
SPECIAL MEETING MINUTES**

March 30, 2015
6:07 – 9:20 p.m.

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

CALL TO ORDER – Chairwoman Claus called the Regular Meeting of the Dana Point Planning Commission to order at 6:07 p.m.

PLEDGE OF ALLEGIANCE – Chairwoman Liz Claus, Vice-Chairwoman April O'Connor, Norman Denton, Gary Newkirk, and Susan Whittaker led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chairwoman Liz Claus, Vice-Chairwoman April O'Connor, Norman Denton, Gary Newkirk, and Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Community Development Director), John Tilton (City Architect/Planning Manager), Saima Qureshy (Senior Planner), Jennifer Farrell (Deputy City Attorney), John Ramirez (City Attorney), Brad Fowler (Public Works Director), Matt Sinacori (City Engineer), Matt Kunk (Senior Civil Engineer), Lisa Zawaski (Senior Water Quality Engineer), Brandy Boka (Associate Engineer), and Denise Jacobo (Planning Secretary)

A. PUBLIC COMMENTS

Buck Hill (Dana Point - Dana Point Residents for Responsible Development) thanked the existing Planning Commissioners for all their hard work, and acknowledged outgoing Commissioners Norman Denton, Susan Whittaker, and Gary Newkirk. He also addressed concerns about developers and encouraged people to sign his group petition challenging the Town Center Plan.

B. CONSENT CALENDAR

There were no items on the Consent Calendar.

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C. PUBLIC HEARINGS

ITEM 1: Coastal Development Permit CDP04-11, Conditional Use Permit CUP04-21 and Site Development Permit SDP04-31 for the demolition of three existing buildings and construction of four new buildings and a two level, partially subterranean parking structure on a 6-acre site for South Shores Church, located at 32712 Crown Valley Parkway. Consideration of a shared parking program and parking management plan is included in conjunction with the proposed development. A Final Environmental Impact Report (FEIR) has been prepared to address potential environmental impacts associated with the project.

Project Applicant and

Property Owner: South Shores Church
Location: 32712 Crown Valley Parkway

Recommendation: That the Planning Commission adopt Resolution No. 15-03-30-xx, certifying Final Environmental Impact Report (FEIR SCH#2009041129) and Resolution No. 15-03-30-xx, approving CDP04-11, CUP04-21 and SDP04-31.

Environmental: An Environmental Impact Report (EIR SCH#2009041129) and Findings of Fact have been prepared in accordance with Article 7 of the California Environmental Quality Act (CEQA).

Request: A Coastal Development Permit, Conditional Use Permit and Site Development Permit to allow the demolition of three existing on-site buildings, and construction of four new buildings with a partially subterranean parking structure on the project site. The four new proposed buildings comprise a Pre-School/Administration Building, a Community Life Center Building and two Christian Education Buildings. The project is proposed to be built in five phases over a period of ten years with “pauses” in between the phases. Approval of a Shared Parking Program and a Parking Management Plan is included in conjunction with the proposed development.

Saima Qureshy (Senior Planner) presented the staff report.

LSA (City’s Environmental Consultant) presented the project’s analysis pursuant to CEQA, and an outline of the Project Alternatives.

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Chairwoman Claus opened the Public Hearing.

G. G. Kohlhagen (Laguna Niguel – South Shores Church Representative) gave the opening presentation regarding the Reduced Development alternative (Revised Alternative 2). He also introduced the South Shores Church Professional Team/Consultants in attendance to answer any questions.

Pastor Tyler Guy (Dana Point – South Shores Church Pastor) described the previous project presented a decade ago, and the submittal of the master plan which required no variances, and a reduction in square footage of 25%.

Chuck Prince (Dana Point – South Shores Church) spoke in favor of the church proposal stating that since its construction in 1972, the current structures are in need of a replacement.

Cami Marchand (Dana Point – South Shores Church) spoke in support of the proposal to improve the children's ministries facility.

William Havlicek (Dana Point – South Shores Church) spoke in favor of the proposal noting the long overdue improvements. He also referenced written support of the church master plan and submitted 164 favorable letters for the record.

Alex Morgenstern (Laguna Niguel – South Shores Church) spoke in favor of the final church plan.

Noel Schachner (Dana Point) read contents and submitted his written testimony opposing the church proposal.

Josette Hatter (Dana Point - Voices of Monarch Beach [VOMB]) read contents and submitted her written testimony opposing the project's FEIR.

Todd Glen (Dana Point – VOMB) read and submitted his written testimony stating opposition of the church expansion project.

Tom Knudson (Dana Point) spoke in opposition of the church construction.

Roger Butow (Laguna Beach – Clean Water Now) submitted his written testimony opposing the proposed project.

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Rev. Dr. Maurice N. Hansen (Dana Point – Veterans of Foreign Wars, South Shores Church) spoke in favor of the proposal.

Lynn Frye (Dana Point) spoke in opposition of the Revised Alternative 2 proposal and the parking plan.

Nancy Wallace (Dana Point) spoke in favor of the proposal.

Gary Frye (Dana Point) read contents and submitted his written testimony stating opposition of the proposal.

Ted Quinn (Dana Point) spoke against construction on the south end of the project.

Roberta Margolis (Dana Point) read contents and submitted her written testimony stating concern over the traffic impacts.

Virginia Brady Benefiel (San Juan Capistrano – South Shores Church) spoke to approve the church building plans.

Susan Hazelbaker (Laguna Niguel – Dana Point property owner) read contents and submitted her written testimony in opposition of the proposed project.

Linda Enoch (Dana Point) spoke and submitted her written testimony opposing the proposed expansion.

Mark McGuire (San Clemente – Applicant's Land Use Attorney) spoke in favor and addressed issues regarding the hydrology/water quality aspects of the project and referenced a CDP which was issued by the California Coastal Commission in 2001 for the Point Monarch Project.

Robin Friend (Dana Point – Monarch Bay Terrace) spoke against the proposed church expansion due to geological concerns.

Chairwoman Claus closed the Public Hearing.

Chairwoman Claus recessed the meeting at 8:26 p.m. and reconvened the meeting at 8:40 p.m.

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John Ramirez (City Attorney) responded to questions raised by the Commission and addressed the CEQA related issues.

Brad Fowler (Public Works and Engineering Director) responded to concerns regarding traffic and site's geologic stability.

Chairwoman Claus noted that she's been watching the church expansion project for many years. She stated that the issues have been addressed, it is viable, and the periods of project construction in phases meets her support of the proposal.

Vice Chairwoman O'Connor stated that the project is fully vetted, the applicant worked with the community and reduced the project size, and is satisfied with the proposed parking management plan. She stated that she is in favor of the proposal.

Commissioner Newkirk stated that he appreciated everybody's involvement. He noted that what it boils down to is a land use issue. He added that the EIR is adequate, supported by mitigation measures. He stated that he would be in support of the project as proposed.

Commissioner Whittaker stated that the applicant has made accommodations and she appreciates the reduction of the project and agrees with the EIR that the impact is less than significant. She suggested an added condition for the landscape plan to include planting to soften the wall structure at the south edge and that the slope in the north eastern corner should be planted with native planting.

Commissioner Denton stated that he agrees with his fellow Commissioners. The project has been vetted, the applicant has made changes to conform to the Code, and the project should be approved as proposed.

Discussion ensued on the changes to the Condition of Approval Numbers 20 (parking), 27 (lighting standards), and an added condition for landscaping as suggested by Commissioner Whittaker.

Jennifer Farrell (Deputy City Attorney) clarified OCFA standards, the lighting plan, and Condition of Approval Number 20 (parking).

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ACTION: Motion made (Denton) and seconded (Newkirk) to adopt Resolution No. 15-03-30-09 certifying the Final Environmental Impact Report (EIR SCH# 2009041129) for a Coastal Development Permit CDP04-11, Conditional Use Permit CUP04-21 and Site Development Permit SDP04-31; and adopting findings of fact for South Shores Church Master Plan project located at 32712 Crown Valley Parkway. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 15-03-30-10 approving Coastal Development Permit CDP04-11, Conditional Use Permit CUP04-21 and Site Development Permit SDP04-31 for South Shores Church Master Plan project located at 32712 Crown Valley Parkway and adopting the Mitigation Monitoring and Reporting Program, with a revision to Condition Number 20 to include all jurisdictional permits for offsite parking; revised Condition 27 to include a lighting plan confirming parking lot lighting is in compliance with but not in excess of minimum standards; and add a condition for native/drought tolerant landscaping to N.E. slope and additional landscape screening at South property line with wall. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

There were no Staff Reports.

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G. COMMISSIONER COMMENTS

In response to Commissioner Denton's inquiry about the upcoming meeting, Director Luna-Reynosa stated that at this time there are two, possibly three Planning Commissioners who requested an excused absence. She added that with their absence there would not be a quorum for the April 13th Planning Commission meeting and that meeting would need to be cancelled.

H. ADJOURNMENT

Chairwoman Claus announced that the next Regular Meeting of the Planning Commission will be held on Monday, April 27, 2015, 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.

The meeting adjourned at 9:20 p.m.



Liz Claus, Chairwoman
Planning Commission

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There was no Old Business.

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There was no New Business.

F. STAFF REPORTS

There were no Staff Reports.