

CITY OF DANA POINT

Monday
July 6, 2009
7:00 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 Vice-Chairman Ed Conway, Commissioner Michael Dec, Commissioner Norman Denton, Chairwoman Liz Anderson-Fitzgerald, and Commissioner April O'Connor

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 15, 2009.

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.

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D. PUBLIC HEARINGS

- ITEM 2: General Plan Consistency Analysis GPC09-0002 and Coastal Development Permit CDP07-20 pertaining to conditional vacation of Scenic Drive and alternate capital improvement project. (Continued from the regular Planning Commission meetings of June 1 and June 15, 2009)**

Recommendation: That the Planning Commission continue the item to the next regularly scheduled Planning Commission meeting of July 20, 2009.

- ITEM 3: Coastal Development Permit CDP09-0003 to allow the demolition of an existing single-family residence, and; the construction of a new, two-story, single-family residence at 23772 Salvador Bay Drive.**

Applicant/ Stan Schrofer (Stan Schrofer Architects)
Property Owner: Dan and Lisa McKenzie
Location: 23772 Salvador Bay Drive (APN 672-131-40)

Request: Approval of Coastal Development Permit CDP09-0003 to allow the demolition of an existing single-family residence; and the construction of a new, two-story, single-family residence at 23772 Salvador Bay Drive.

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 the project is Categorical Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: Adopt Planning Commission Resolution No. 09-07-06-xx, approving Coastal Development Permit CDP09-0003 for the referenced scope of work.

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ITEM 4: Site Development Permit SDP07-15 to allow additions to the Ritz-Carlton Hotel totaling 30,396 square feet along with exterior hardscape, landscape, pool, and guestroom patio area improvements, Variance V07-07 to allow the new additions to be built as high as the existing structure, and Conditional Use Permit CUP98-14(M)(I) to amend the Hotel's existing Shared Parking Program. A Negative Declaration has been prepared for the proposed project.

Applicant/ Donna Jones, Sheppard Mullin (The Ritz-Carlton)
Property Owner: SHC Laguna Niguel I, LLC
Location: 1 Ritz Carlton Drive (APN 672-171-03)

Request: The applicant is requesting a Site Development Permit to allow expansions totaling 30,396 square feet and upgrades including the creation of 27 new guest rooms through the conversion of existing meeting space, infill additions between wings of the hotel, and three new detached casitas, a new meeting space, and improvements to the hotel's exterior hardscape, landscape, pool, and guestroom patio areas. A Variance from the maximum building height regulations is required to allow the new additions to be built as high as the existing structure. A Minor Conditional Use Permit is requested to amend the existing shared parking program.

Environmental: A Negative Declaration (State Clearinghouse No. 2009041125) has been prepared in accordance with the California Environmental Quality Act to address environmental impacts associated with the project.

Recommendation: That the Planning Commission adopt the attached Draft Resolutions (1) approving the project related Negative Declaration and (2) approving SDP07-15, V07-07, and Conditional Use Permit CUP98-14(M)(I).

E. NEW BUSINESS

There is no New Business.

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

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H. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Monday, July 20, 2009, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo Street, Dana Point, California.

CERTIFICATION

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

AFFIDAVIT OF POSTING

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, July 3, 2009, 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.



Kyle Butterwick, 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.