

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

March 21, 2011
6:00 – 6:38 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER –Chairman Conway called the meeting to order.

PLEDGE OF ALLEGIANCE – Sean Conway led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Chairman Ed Conway, Commissioner Norman Denton, Commissioner Gary Newkirk, and Vice-Chairwoman April O'Connor

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Kurth Nelson (Senior Planner), Jennifer Farrell (Assistant City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of March 7, 2011.

ACTION: Motion made (Denton) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of March 7, 2011. Motion carried 4-0-1. (AYES: Claus, Denton, Newkirk, O'Connor NOES: None ABSENT: None ABSTAIN: Conway)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Site Development Permit SDP10-0032 to allow the construction of a new, two-story, single-family dwelling on each of the six (6) lots recorded as part of tract 15924.

Applicant/

Owner:

Dana Point 6, LLC

Location(s):

32761 - 32784 Ocean Vista Court

APN's: 673-191-29 through 673-191-34

Request: A request to allow the construction of a new, two-story, single-family dwelling on each of the six (6) lots recorded as part of Tract 15924.

Environmental: A Negative Declaration was previously adopted by the Planning Commission during the original approval of the tentative tract map on April 4, 2001, in accordance with Section 15070 of the California Environmental Quality Act (CEQA).

Recommendation: That the Planning Commission adopt the attached Resolution approving Site Development Permit SDP10-0032.

Kurth Nelson (Senior Planner) presented the Staff Report.

Chairman Conway opened the Public Hearing.

Nicole Murray (Fieldstone Community – Ladera Ranch) stated that the architectural elements of creating a custom look and meeting the City's requirement have been taken into consideration. (In response to Commissioner Denton's inquiry regarding utilities) she clarified that the utilities will be underground along the entire width of the project (along Del Obispo Road).

Chairman Conway closed the Public Hearing.

Commissioner Denton expressed support for the project because of its design and feel which would enhance the corner lot. He noted that it is a "great" addition to the City.

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Vice-Chairwoman O'Connor stated that she is in favor of the project and feels that the additional fencing is no longer a concern, but would like to see the sides of the property “spruced” up. She stated that she liked the front façades which is attractive and makes the community a nice place to live.

Commissioner Claus indicated that since 2001, the plans to develop the corner had stalled. She stated that she would be supportive of the project and noted that the (current) developer is the right one.

Commissioner Newkirk stated that he too has passed by the property for years, and noted unfortunate economic times, but how “great” that the property is “now” in good hands. He added that he would support the project.

Chairman Conway stated that the project is well designed and he is supportive of the project because it beautifies the community. He expressed his appreciation to the developers for restoring the corner entry point into the City.

ACTION: Motion (Denton) and seconded (Newkirk) to adopt Resolution 11-03-21-05 approving Site Development Permit SDP10-0032 to allow the construction of a new, two-story, single-family dwelling on each of the six (6) lots recorded as part of Tract 15924. Motion carried 5-0.
(AYES: Claus, Conway, Denton, O'Connor, Newkirk NOES: None
ABSENT: None ABSTAIN: None)

ITEM 3: Environmental Impact Report No. 2010041056 and Coastal Development Permit CDP11-0003 for a major Public Works project for Pacific Coast Highway/Del Prado Phase I streetscape improvements within and along Pacific Coast Highway and Del Prado Avenue between the Streets of Blue Lantern and Copper Lantern.

Applicant/

Owner: City of Dana Point

Location(s): The proposed streetscape improvements will take place within the Town Center Plan area along and within Pacific Coast Highway and Del Prado Avenue between the Streets of Blue Lantern and Copper Lantern.

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Request: A Coastal Development Permit for a Major Public Works Project for streetscape improvements along Pacific Coast Highway (PCH) and Del Prado Avenue between the streets of Blue Lantern and Copper Lantern. Implementation of the proposed project will re-establish two-way circulation for Pacific Coast Highway (PCH) and Del Prado Avenue between the Streets of Blue Lantern and Copper Lantern and result in additional public parking.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the lead agency, City of Dana Point, has prepared a Final Project Environmental Impact Report (EIR) for the proposed project (State Clearing House # 2010041056). Copies of the Final EIR are available at the City's Department of Community Development and can also be viewed on the City's website at www.danapoint.org.

The Final Project EIR has identified potentially significant adverse impacts associated with the implementation of the proposed project. For each potential impact, the EIR has identified mitigation measures to reduce potential impacts, to a level of less than significant that may occur due to the project's implementation. The Mitigation Monitoring and Reporting Program (MMRP) will ensure implementation of the proposed mitigation measures.

During the forty-five (45) days public comment period on the draft EIR, from December 3, 2010, to January 17, 2011, the City received seven comments. The public comments and the City's responses are attached to the Final Project EIR as Appendix G.

Recommendation: Kyle Butterwick (Director) recommended that the Planning Commission continue the item to the meeting of April 18, 2011 to allow for staff time to review and respond to correspondence received earlier in the day.

Chairman Conway opened the Public Hearing.

Deborah Rosenthal (Representing: American Commercial Equities - Santa Ana) stated that she sent the letter and apologized for sending it in late. She thanked the City for spending the time to review their concerns raised in the letter. She hoped for staff to have met again with ACE (one of the property owners along Del Obispo) and that they would be able to resolve concerns about the environmental impact review and the mitigation.

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Terry Goller (Dana Point) stated that she has worked on some configuration ideas with the business owner of the Teak Store. They would like staff to reconsider the diagonal parking on Del Prado. She suggested moving the bike path/lanes to Santa Clara, making it safer for bicyclists.

ACTION: Motion (O'Connor) and seconded (Claus) to continue this item to the April 18, 2011 Planning Commission meeting. Motion carried 5-0.
(AYES: Claus, Conway, Denton, O'Connor, Newkirk NOES: None
ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There was no New Business.

F. STAFF REPORTS

Kyle Butterwick (Director) presented an engraved gavel to outgoing Chairman Conway on behalf of City staff, his fellow Commissioners, the Vice-Chairwoman and the City of Dana Point; thanking him for his professionalism, loyalty, dedication of outstanding service and the success of his past four years on the Planning Commission.

G. COMMISSIONER COMMENTS

Commissioner Denton wished Chairman Conway the best going forward and thanked him for all his support and help.

Vice-Chairwoman O'Connor stated that it has been a pleasure to work with Chairman Conway and that his accomplishments have made a difference which is appreciated and he will be missed.

Commissioner Claus stated that it has been a delight working with Chairman Conway these past few years and added that there is no question that he will be missed.

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Commissioner Newkirk stated that he enjoyed getting to know Chairman Conway during his own short tenure on the Commission. He added that he appreciates Chairman Conway's shared insights and wisdom and for his guidance and help while becoming a new member of the Planning Commission.

H. ADJOURNMENT

Chairman Conway announced that the *next regular* meeting of the Planning Commission will be held on Monday, April 4, 2011, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 6:38 p.m.

April O'Connor, Chairwoman
Planning Commission