

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION AGENDA**

March 11, 2008
5:05 – 5:50 p.m.
7:00 – 8:15 p.m.

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

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

Staff Present: Kyle Butterwick (Director), John Tilton (Architect/Planning Manager), and Erica Demkowicz (Senior Planner)

A. **FIELD TRIP TO THE HEADLANDS COMMERCIAL SITE LOCATED AT THE CORNER OF PACIFIC COAST HIGHWAY AND STREET OF THE GREEN LANTERN.**

B. **ADJOURNMENT**

Chairwoman Fitzgerald announced the *next regular* meeting of the Planning Commission will be held on Tuesday, March 11, 2008, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

PLEDGE OF ALLEGIANCE – Kyle Butterwick (Director) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

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Staff Present: Kyle Butterwick (Director), John Tilton (Architect/Planning Manager), Mal Richardson (Deputy City Attorney), Erica Demkowicz (Senior Planner), and Denise Jacobo (Planning Secretary)

C. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 26, 2008.

ACTION: Motion made (Denton) and seconded (Brough) to approve the Minutes of the regular Planning Commission Meeting of February 26, 2008. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

D. PUBLIC COMMENTS

There were no Public Comments.

E. CONSENT CALENDAR

There were no items on the Consent Calendar.

F. PUBLIC HEARINGS

ITEM 2: Request for Sign Program Permit SPP07-06 to allow the creation of a sign program in conjunction with various site improvements, including an increase in the height of an existing gas-pump canopy to 18 feet and new landscaping improvements at 34306 Pacific Coast Highway. (Continued from the regular Planning Commission meeting of February 26, 2008)

Recommendation: That the Planning Commission table the request for Sign Program Permit SPP07-06.

ACTION: Motion made (Schoeffel) and seconded (Conway) to table the request for Sign Program Permit SPP07-06. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

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ITEM 3: Coastal Development Permit CDP07-21 and Site Development Permit SDP07-61 to allow a 35,000 square foot, two-story commercial development. A Conditional Use Permit CUP07-33 to allow a shared parking program is also required in conjunction with the proposed development. The commercial building will include retail and office space, two small cafés, a restaurant, a 40-bed hostel with visitor's information center and 170 parking spaces. The proposed commercial development was originally included in the City approved Headlands Development and Conservation Plan (HDGP) and the final Environmental Impact Report (EIR) for the project.

Applicant/

Owner: David Hudson/Strand Village Partners, LLC

Location: The project site is located at the southwest corner of Pacific Coast Highway and Street of the Green Lantern in Dana Point, California.

Request: The applicant is requesting a Coastal Development Permit and Site Development Permit to allow the construction of a 35,000 square foot, two-story commercial building. The applicant is also requesting a Conditional Use Permit to allow a shared parking program in conjunction with the proposed development. The commercial building will include approximately 21,950 square feet of retail and office space, two small cafés, a restaurant, a 40-bed hostel with visitor's information center and 170 parking spaces.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), Environmental Impact Report (SCH#2001071015) was prepared and certified for the development.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit (CDP07-21), Site Development Permit (SDP07-61) and Conditional Use Permit (CUP07-33).

There were five (5) requests to speak on this item.

ACTION: Motion made (Fitzgerald) and seconded (Denton) to approve Resolution No. 08-03-11-06 approving Coastal Development Permit CDP07-21 and Site Development Permit SDP07-61 to allow a 35,000 square foot, two-story commercial development and a Conditional Use Permit CUP07-33 to allow a shared parking program in conjunction with the proposed development. Motion to approve with

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one added condition carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) addressed the Wicked Garden's noise activities and stated that Code Enforcement will follow up on the matter.

He reported that the Mitigated Negative Declaration for the Mobile Home Park site has been in circulation. He added that Staff is preparing their written responses received on the Environmental document to be part of the Staff Report coming to the Planning Commission Public Hearing in approximately six weeks.

He reported that he appeared and testified before the Coastal Commission last week concerning the proposed extension of time for proposed modifications to the Headlands trails and mid-strand accessway. The Coastal Commission did continue it for twelve (12) months, but they will try to bring this item to a hearing within 60-90 days.

He reported the Town Center Plan is getting closer; the Coastal Commission is meeting at Santa Barbara in April.

John Tilton (Architect/Planning Manager) stated that Wicked Garden would need to apply for a special use permit for its activities.

I. COMMISSIONER COMMENTS

Commissioner Schoeffel congratulated Staff for an outstanding presentation on such an important project (Item #3).

Vice-Chairman Denton concurred with Commissioner Schoeffel. He announced that a Harbor Meeting will be held on Wednesday, March 12, 2008 at 7:00 p.m. to see the Marina layout of the Harbor.

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Commissioner Conway stated that he has lived in Dana Point nearly 30 years, and was happy to see the Headlands developing nicely.

Chairwoman Fitzgerald commended Erica Demkowicz (Senior Planner) on handling the finest presentation on a very difficult project.

J. ADJOURNMENT

Chairwoman Fitzgerald adjourned the meeting to the *next regular* meeting of the Planning Commission will be held on Tuesday, March 25, 2008, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 8:15 p.m.