

CITY OF DANA POINT

Monday
November 7, 2011
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Liz Claus, Vice-Chairman Norman Denton, Commissioner Gary Newkirk, Chairwoman April O'Connor, and Commissioner Tarquin Preziosi

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of October 17, 2011.**

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

ITEM 2: **A one-year time extension of Site Development Permit SDP08-0031 to allow the construction of a new, two-story, 5,096 square foot mixed-use structure with offices on the first-floor and a residence and**

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additional offices on the second floor; as well as a request for an increase in total permitted lot coverage at 26852 Calle Hermosa.

Applicant: Pat Meek (Logan Homes)
Owner: Blue Lantern LLC
Location: 26852 Calle Hermosa

Request: To grant a second (and final) one-year extension of a discretionary permit originally approved October 28, 2008, providing entitlement to construct a new, two-story, 5,096 square foot mixed-use structure with offices on the first-floor and a residence and additional offices on the second floor; as well as allowing an increase in total permitted lot coverage.

Recommendation: That the Planning Commission approve a (final) one-year time extension of Site Development SDP08-0031.

D. PUBLIC HEARINGS

ITEM 3: Environmental Impact Report (SCH#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: 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.

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, prepared a Final Project Environmental Impact Report (EIR) and a Supplemental Environmental Analysis for the proposed project (State Clearing House # 2010041056).

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Copies of the Final EIR and the Supplemental Environmental Analysis 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 and the Supplemental Environmental Analysis 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.

Recommendation: That the Planning Commission adopt the attached draft Resolution No. 11-11-07-xx, certifying the Final Project Environmental Impact Report No. 2010041056 and associated Mitigation Monitoring and Reporting Program (MMRP) and draft Resolution No. 11-11-07-xx approving Coastal Development Permit CDP11-0003.

ITEM 4: A Coastal Development Permit CDP11-0007 and Minor Site Development Permit SDP11-0017(M) to allow the demolition of an existing, single-family dwelling, the construction of a new, two-story, single-family dwelling as well as a new retaining wall proposed in excess of 30 inches in height on a coastal bluff located at 35141 Camino Capistrano. Variance V11-0001 is requested to permit development within the coastal bluff edge setback.

Applicant: Robert Theel (Robert Theel Company)
Owner: Daniel Rodriguez and Debra Liebert
Location: 35141 Camino Capistrano

Request: Approval of Coastal Development Permit CDP11-0007, V11-0001 and SDP11-0017(M) to allow the demolition of an existing residential dwelling, the construction of a new, two-story, single-family dwelling as well as a retaining wall proposed in excess of 30 inches in height.

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 Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M).

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E. NEW BUSINESS

There is no New Business.

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Monday, November 21, 2011, 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.

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, November 4, 2011, 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.

/s/ Kyle Butterwick

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.