

CITY OF DANA POINT

Monday
September 22, 2014
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chairwoman Liz Claus, Commissioner Norman Denton, Commissioner Gary Newkirk, Vice-Chairwoman April O'Connor, and Commissioner Susan Whittaker

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 8, 2014.

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 fifteen 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 Consent Calendar items.

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

September 22, 2014
6:00 p.m.

PAGE 2

D. PUBLIC HEARINGS

- ITEM 2: Minor Conditional Use Permit CUP14-0001(M) to allow the service and sale of alcohol for a period of five consecutive years beginning with calendar year 2015, during the annual outdoor festival known as “Fiesta With Friends” the third weekend of May at 33926 Calle La Primavera (St. Edward the Confessor Catholic Church).**

Applicant/Owner: Roman Catholic Bishop of Orange
Location: 33926 Calle La Primavera
 (St. Edward the Confessor Catholic Church)
 APNs 121-251-31 and 682-361-01

Request: To allow the sale and service of alcohol at the “Fiesta with Friends” three-day special event for a period of five consecutive years beginning with calendar year 2015 and ending calendar year 2019.

Environmental: The project is found to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (e) (Class 4 - Minor Alterations to Land) in that the scope-of-work proposes a minor temporary use of land having a negligible or no permanent effect on the environment.

Recommendation: That the Planning Commission adopt the Draft Resolution approving Minor Conditional Use Permit CUP14-0001(M).

- ITEM 3: Coastal Development Permit CDP14-0015 and Minor Site Development SDP14-0025(M) to allow the addition of 315 square feet to the first floor and 468 square feet to the second floor, in conjunction with the construction of a new, attached, 216 square foot covered patio, to an existing, non-conforming single-family dwelling located at 23571 Verrazanno Bay**

Applicant/Owner: Karin & Keith Bremer
Location: 23571 Verrazanno Bay (APN 672-081-06)

Request: Approval of a Coastal Development Permit and Minor Site Development permit for additions to a legal non-conforming, single-family dwelling that will exceed 10 percent of existing square footage, on land located within the City’s Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

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

September 22, 2014
6:00 p.m.

PAGE 3

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities) in that it proposes a nominal increase in square footage to an existing residential dwelling.

Recommendation: That the Planning Commission approve the Draft Resolution approving Coastal Development Permit CDP14-0015 and Minor Site Development Permit SDP14-0025(M).

- ITEM 4:** **Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013 for a new sanctuary, pre-school and gymnasium including accessory carillon tower, elevator tower and columbarium. the project also includes a shared parking program for on-site uses and the demolition of the existing fellowship hall and the conversion of the current sanctuary to administration offices at Gloria Dei Lutheran Church, located at 33501 Stonehill Drive.**

Applicant/Owner: Gloria Dei Lutheran Church
Location: 33501 Stonehill Drive

Request: A Conditional Use Permit and Site Development Permit to allow the construction of a new Sanctuary, Gymnasium, Preschool building along with a Carillon Tower, Elevator Tower; conversion of current Sanctuary into administration offices and allowance of a Shared Parking Program. The project also includes the demolition of the existing Fellowship Hall.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects). CEQA guidelines - Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption.

Recommendation: That the Planning Commission adopt the draft Resolution approving Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013.

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

September 22, 2014
6:00 p.m.

PAGE 4

- ITEM 5:** **Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005, and Variance V14-0004 to allow the demolition of current structures on subject properties and construction of a new three phased mixed use project featuring 30,000 square feet of retail space on the ground floors and 111 residential condominiums on three levels above, with two levels of subterranean parking, on seven non-contiguous lots at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3) located in the City's Town Center Plan area.** (Continued from the regular Planning Commission meeting of July 14, 2014, August 11, 2014, and September 8, 2014)

Applicant/Owner: Majestic Housing & Development LLC/ Peggy Tabbas
Location: Phase 1: 34135 PCH (APN 682-232-06), 24471 Del Prado (APN 682-232-07), 34129 PCH (APN 682-232-11); Phase 2: 34137 PCH (APN 682-321-01), 24501 Del Prado (682-321-14); Phase 3: 34155 PCH (APN 682-321-07), 24591 Del Prado (APN 682-321-08)

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects). CEQA guidelines - Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption.

Recommendation: That the Planning Commission continue the public hearing to a special meeting of the Planning Commission scheduled for October 6, 2014 at the Dana Point Community Center in the gym located at 34052 Del Obispo, Dana Point, California 92629.

E. NEW BUSINESS

- ITEM 6:** **Keeping of Chickens in Residential Areas.**

Location: City-Wide

Recommendation: That the Planning Commission receive and file the report.

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

September 22, 2014
6:00 p.m.

PAGE 5

F. STAFF REPORTS

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

A special meeting of the Planning Commission will be held on Monday, October 6, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center in the gym located at 34052 Del Obispo, Dana Point, CA.


After the special meeting, the Planning Commission will adjourn to their regularly scheduled meeting be held on Monday, October 13, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center in the gym located at 34052 Del Obispo, Dana Point, CA.

CERTIFICATION

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

AFFIDAVIT OF POSTING

I, Ursula Luna-Reynosa, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, September 19, 2014, I caused the above notice to be posted in three (3) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, and the Dana Point Post Office.



Ursula Luna-Reynosa, 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.