

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

October 13, 2014
6:03 p.m. – 8:36 p.m.

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

CALL TO ORDER – Chairwoman Claus called the Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE – Commissioner Whittaker led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Chairwoman Liz Claus, Commissioner Norman Denton, Commissioner Gary Newkirk, Vice-Chairwoman April O'Connor, and Commissioner Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Director), Saima Qureshy (Senior Planner), Jennifer Farrell (Deputy City Attorney), Matt Kunk (Senior Civil Engineer), and Denise Jacobo (Planning Secretary)

A. PUBLIC COMMENTS

There were no Public Comments.

B. CONSENT CALENDAR

There were no items on the Consent Calendar.

C. STUDY SESSION

ITEM 1: **A Planning Commission Study Session for Coastal Development Permit CDP04-11, Site Development Permit SDP04-31 and Conditional Use Permit CUP04-21 for the proposed demolition of three existing buildings and construction of four new building and a two level, subterranean parking structure on a 6-acre site at South Shores Church, located at 32712 Crown Valley Parkway.**

Applicant/Owner: South Shores Church

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Location: 32712 Crown Valley Parkway

Recommendation: That the Planning Commission conduct a study session, receive and file the applicant's presentation and provide feedback to the applicant on any aspect of the project that will aid in future deliberation of the project.

Ursula Luna-Reynosa (Director of Community Development) introduced Pastor Rob DeClotz to provide the presentation.

Chairwoman Claus opened the Public Speaker session.

There were forty (40) requests to speak on this item.

The following 27 people filled out cards in support of the proposed project and spoke favorably for the proposed project:

Dana Gill (Laguna Niguel), **DJ Owen** (Laguna Beach), **Robert Perry** (Dana Point), **Michael Koontz** (Laguna Niguel), **Karen Moderow** (Dana Point), **Bernard Graves** (Dana Point), **John Wolf** (Dana Point), **Virgina Van Ness** (Dana Point), **Keanne Nemeth** (Laguna Niguel), **Greg Beckler** (Dana Point), **Reverend Dr. Maurice N. Hansen** (Dana Point or San Clemente), **Donald Moe** (Dana Point), **William Havlicek** (Dana Point), **Douglas Burt** (Mission Viejo), **Virgina Benefiel** (Dana Point), **Madeline Visca** (Laguna Beach), **Patrick Bristol** (Dana Point), **Bob Moore** (Dana Point), **Pete Gammer** (Dana Point), **Roger Dungenan** (Dana Point), **Steve Hughes** (Dana Point), **Peter and Lorraine Andriet** (Dana Point), **Michael Brooks** (Dana Point), **Pete Hanover** (Dana Point), **Roger Dermody** (Dana Point), **Ryan Divil** (Dana Point), **G. G. Kolhaggen**.

One speaker took a neutral position for the proposed project:

Walt Hindsman (Laguna Niguel)

The following 12 commenters opposed the proposed project:

Roger Butow (Laguna Beach), **Patricia McCarroll** (Dana Point), **Todd Glenn** (Dana Point), **Roxanne Willinger** (Dana Point), **Gary Fry** (Dana Point), **Irv Rem** (Dana Point), **Rodney Hatter** (Dana Point), **Josett Hatter** (Dana Point), **Roberta Margolis** (Dana Point), **Susan Hazelbaker** (Dana Point), **Tommy Beadel** (Dana Point), **Edward (Ted) Quinn** (Dana Point).

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Ursula Luna-Reynosa (Director of Community Development) clarified for the record that the EIR public comment period was still open to receive comments.

Chairwoman Claus thanked the attendees for providing their comments, and noted that as a study session, no action is being taken this evening.

Commissioner Whittaker stated that this is her first time listening to community comments. She pointed out that Table 3.C which lists the existing building and proposed for each of the different uses be repeated for the Alternative. The EIR is considering existing church members which are 659 members and elsewhere the number of members is stated as 900. She stated that she would like to see an analysis if there is growth, and truly what the analysis is based on. What will happen with deficient parking during construction phases as shown in Table 4.12.H. She noted not seeing an identified potential impact to offsite parking area. She added that she would rather see parking built first rather than at the end.

Commissioner Denton stated that it is encouraging to see the scope of the project scaled down in size. Traffic is still a concern. Church brings a lot to the community and there are concerns with the length of the development. He encouraged seeing the setback from the apartments moved back 40 feet. He added that there is still a lot of work to be done in terms of drainage.

Vice-Chairwoman O'Connor agreed with Commissioner Denton. She stated that she is eager to see this move forward. She noted how wonderful it is to see there is no need for a Variance. In the upcoming presentation she would like to see why it would take 10 years to build the project.

Commissioner Newkirk noted the Alternative in the EIR. He stated that it is encouraging to see the applicant come back with a smaller project. He pointed out the comments about parking and phasing which raises concerns.

Chairwoman Claus stated that it is a wonderful church in the community. She noted the applicant has shown that this project is a good land use on six acres (small amount).

The Planning Commission received and filed the presentation.

D. PUBLIC HEARINGS

There were no Public Hearing items.

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E. NEW BUSINESS

There was no New Business

F. STAFF REPORTS

There were no Staff Reports.

G. COMMISSIONER COMMENTS

Commissioner Newkirk announced that the school kids are having their fundraising events and there are plenty of organizations from SOCSA (South Orange County School of the Arts) Foundation to the athletic teams who are reaching out to the community for help. With Christmas coming soon, the baseball team is having one of their big Christmas Tree Sales. He informed anyone who is interested to pick up a Christmas Tree order form available tonight.

H. ADJOURNMENT

Chairwoman Claus announced that the *next* meeting of the Planning Commission will be held on Monday, October 27, 2014, beginning at 6:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 8:36 p.m.

/s/ Liz Claus

Liz Claus, Chairwoman
Planning Commission