

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: DECEMBER 10, 2018

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MATT SCHNEIDER, DIRECTOR
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP18-0006 FOR THE REPLACEMENT OF EXISTING LIGHT STANDARDS AND LIGHT BOLLARDS WITHIN 300 FEET OF THE MEAN HIGH TIDE LINE AT THE MONARCH BAY BEACH CLUB AT 500 MONARCH BAY DRIVE IN THE RECREATIONAL (REC) ZONING DESIGNATION

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP18-0006 (Action Document 1).

APPLICANT: Monarch Beach Resort

REQUEST: A request to replace the existing light standards and bollard lights with the same number of fixtures and locations as existing.

LOCATION: 500 Monarch Bay Drive (APN 670-151-55)

NOTICE: Public Hearing notices were mailed to property owners within 500 feet, and to occupants within 100 feet of the site on November 29, 2018. The same notice was published in the Dana Point News on November 30, 2018, and notices were posted on November 29, 2018, at Dana Point City Hall, the Dana Point post office, the Capistrano Beach post office, and the Dana Point Library.

ENVIRONMENTAL: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the like for like replacement of existing structures.

ISSUES:

1. Is the proposal consistent with the City's adopted General Plan/Local Coastal Program?
2. Is the proposal compatible with and an enhancement to the surrounding neighborhood and City?

3. Does the project satisfy all the findings required pursuant to the City's Zoning Code for approving a Coastal Development Permit?

BACKGROUND:

The Monarch Bay Beach Club was developed in 1965, and has operated as a private facility since that time. The site has seven (7) light standards and 26 bollard lights providing illumination in the parking area and ADA accessible ramps. Over time, and due to proximity to the Ocean, the structures have rusted necessitating replacement. The site is surrounded by single family residences on three sides, and the Pacific Ocean to the South.

DISCUSSION:

COASTAL DEVELOPMENT PERMIT:

A Coastal Development Permit (CDP) is required for projects that include improvements within 300 feet of the mean high tide line and the first public street. The applicant is proposing to fully remove the existing structures, including structural bases, and re-build them in the same location. Based on the scope of work, the project meets the definition of development (coastal), thus requiring approval of a CDP.

The project proposes replacement of the existing lights and no expansion or additional lights added to the site. The proposed bases of the light standards will be cement and the poles and light fixtures dark bronze, similar to the existing light standards. The total height will remain 12 feet and 6 inches (12'-6"). The bollards will continue to be decorative dark bronze and approximately 42 inches tall. All of the lights include light shields to direct light down and not towards the residences or the Pacific Ocean. As part of the plans the applicant has prepared a photometric plan to demonstrate light will be contained on-site and not negatively impact surrounding areas (Supporting Document 4).

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*

4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

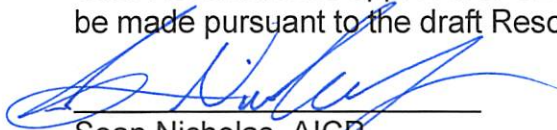
The required findings are articulated in the attached draft Resolution identified as Action Document 1.

CORRESPONDENCE:

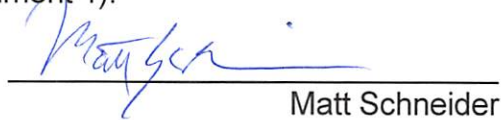
Staff has not received any correspondence on the proposed project.

CONCLUSION:

Staff Recommends approval of CDP18-0006, as all of the applicable findings required can be made pursuant to the draft Resolution (Action Document 1).



Sean Nicholas, AICP
Senior Planner



Matt Schneider
Director of Community Development

ACTION DOCUMENT:

1. Draft Planning Commission Resolution 18-12-10-XX

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. CEQA Exemption
4. Conceptual Plans

Action Document 1 Draft Planning Commission Resolution 18-12-10-XX

RESOLUTION NO. 18-12-10-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP18-0006 FOR THE REPLACEMENT OF EXISTING LIGHT STANDARDS AND LIGHT BOLLARDS WITHIN 300 FEET OF THE MEAN HIGH TIDE LINE AT THE MONARCH BAY BEACH CLUB AT 500 MONARCH BAY DRIVE IN THE RECREATIONAL (REC) ZONING DESIGNATION

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the Monarch Beach Resort (the "Applicant"), maintains the real property commonly referred to as the Monarch Bay Beach Club at 500 Monarch Bay Drive (APN 670-151-55) (the "Property"); and

WHEREAS, the Applicant initiated an application for a Coastal Development Permit for the replacement of seven light standards and 26 bollard lights with no expansion; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, the Planning Commission did, on the 10th day of December, 2018, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, the proposed project qualifies as a Class 1 (Section 15301) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project is for the replacement of existing light fixtures and will not increase the number of lights; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP18-0006.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows;

- A) That the above recitations are true and correct and incorporated herein by reference;

Findings:

- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves a Coastal Development Permit CDP18-0006, subject to conditions:
 - 1) That the proposed project is consistent with the Dana Point General Plan and Local Coastal Program, **in that the project**

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does not propose a change of use, and is replacing the existing structures, and the use and proposal is consistent with the General Plan and Coastal Access requirements.

- 2) That the proposed development is located between the nearest public roadway and the sea or shoreline of any body of water, and is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act, **in that the project does not change or alter any public access way and is in close proximity to numerous public beaches including Salt Creek Beach.**
- 3) That the proposed development conforms to Public Resources Code Section 21000 (the California Environmental Quality Act), **in that the project qualifies for a Categorical Exemption Type 1 since the project involves the replacement of existing light standards and light bollards for safety in the parking and along accessible paths of travel. No expansion of illumination is proposed, and the applicant has provided a photometric plan that shows that the light shielding will avoid impacts on the surrounding area or Pacific Ocean.**
- 4) That the proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources, **in that the proposed light fixtures and light bollards include light shields which prevents light trespass and directs light to the ground. The photometric plan for the project provides an analysis that there will be no increased illumination on surrounding uses or the Pacific Ocean.**
- 5) That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards, **in that the project proposes to replace facilities in the exact locations which they have currently existed, and no expansion or other alterations of land is proposed.**
- 6) That the proposed development will be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas, **in that the aesthetics of the proposed improvements will**

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match existing conditions and will be visually compatible with the character of the Beach Club.

- 7) That the proposed development will conform with the General Plan, Zoning Code, Local Coastal Program, or other applicable adopted plans and programs, **in that the proposed project has been reviewed by City staff who has confirmed that the project conforms to all applicable codes, policies, and standards.**

A. General:

1. Approval of this application is to allow the replacement of light standards and bollard lights in the same location and no expansion from existing conditions. Subsequent submittals for this project shall be in substantial compliance with the concept plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan/Local Coastal Program, and the Dana Point Zoning Code.
2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced within such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions.
3. The application is approved for the location and concepts of the uses, structures, features, and materials, shown on the conceptual documents. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will be reviewed for consistency with the conceptual drawings. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plans, they may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions

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attached to the granting of this permit shall constitute grounds for revocation of said permit.

5. The light standards shall not exceed 12'-6" in total height, and all required light shields shall be installed on all new light standards and bollard lights to avoid any light trespass on surrounding uses or Pacific Ocean. No new lights or locations for lights other than as existing is approved.
6. Building(s) shall comply with the 2016 editions of the Building Code with all local amendments.
7. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.
8. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety and Engineering Division for plan check for Building and Grading Permits.
9. The applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of, among other things, landscaping, finish architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 10th day of December, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Danni Murphy, Chairperson
Planning Commission

ATTEST:

Matt Schneider, Director
Director of Community Development

Supporting Document 2 Vicinity Map



Vicinity Map

CDP18-0006, Monarch Bay Beach Club Light Replacement



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Supporting Document 3 CEQA Exemption

**CITY OF DANA POINT
NOTICE OF EXEMPTION**

Date: December 10, 2018

To: County Clerk-Recorder
County of Orange
12 Civic Center Plaza, Room 106
P.O. Box 238
Santa Ana, CA 92702
Attn: EIR Clerk

From: City of Dana Point
Community Development Department
33282 Golden Lantern, Suite No. 209
Dana Point, California 92629

Project Title: Coastal Development Permit CDP18-0006

Project Location:
500 Monarch Bay Drive (APN 670-151-55)

Description of Nature, Purpose, and Beneficiaries of Project:
A request to replace the existing light standards and bollard lights with the same number of fixtures and locations as existing.

Name of Public Agency Approving Project: City of Dana Point

Project Applicant: Monarch Beach Resort, 1 Monarch Beach Resort, Dana Point, CA 92629, 949-234-3433

Exempt Status: (Check One)
Statutory Exemption
☐ Section:
☐ Ministerial (Sec. 21080(b)(1); 15268):
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
☒ X Categorical Exemption: Class: 1 Section: 15301
☐ Exempt: Sections:

Reason Why Project is Exempt:
The project includes the replacement of existing light standards and light bollards and there is no proposed expansion of illumination on-site, and based on the placement, new light shields, and photometric plan prepared for the project, there will be no impacts or light trespass.

Lead Agency Contact Person:
Sean Nicholas, AICP, Senior Planner, (949) 248-3588
City of Dana Point
32282 Golden Lantern
Dana Point, CA, 92629

Signature: _____ Date: _____ Title: _____
☐ Signed by Lead Agency ☐ Signed by Applicant

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Supporting Document 4 Conceptual Plans



PROJECT NAME: _____ CATALOG NUMBER: _____
NOTES: _____ FIXTURE SCHEDULE: _____

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LED SLIM AREA LIGHTS
AR-MAL SERIES



Fixture shown with
Slipfitter Knuckle

280W Model

Fixture shown with
Straight Arm



60-140W Model

DIMENSIONS: Please see Page 3 and 4 for dimension drawings.

PRODUCT DESCRIPTION:

Say goodbye to the clunky shoebox. The LED Slim Area Lights (AR-MAL) delivers class-leading efficacy in a lightweight design that can be effortlessly applied to new and retrofit outdoor projects. Offered in lumen packages ranging from 7,700lm to over 30,000lm watts, the AR-MAL Series achieves up to 129 lumens per watt while providing significant long-term energy and maintenance cost savings.



FEATURES:

- Replaces up to 750 PSMH equivalent
- Universal 120-277V dimming driver standard, 347-480V available
- Dusk-to-dawn and occupancy sensor compatible
- Greater than 100,000 hour L70 lifetime at TM21 standards at 25°C
- 5-year limited warranty

MOUNTING:

- 6" Extruded Straight Arm²
- Trunnion Swivel
- 2-3/8" Slipfitter Knuckle
- All mounting options sold separately

CONTROLS:

Motion/Daylight Sensor: Passive infrared (PIR) sensing technology that reacts to changes in infrared energy (i.e. moving body heat) within the coverage area. This slim, low-profile sensor is designed for installation inside the bottom of a light fixture body and is ideal for outdoor environments. The sensor operates at 120V/230V-240V and single phase 277V. The IP66 rated motion sensor is fully adjustable with high and low dimmed light level options and mounting heights from 8' to 40'.

Please refer to the MS4 Supplementary Datasheet for more product information.

MODEL SELECTION		Typical order example: AR-MAL60UT5-500W3					
AR-MAL				-			
FAMILY	NOMINAL WATTAGE	VOLTAGE	DISTRIBUTION	-	CCT	FINISH	OPTIONS
AR-MAL= Medium Area Light	60= 60W, 150W PSMH equivalent	U= 120-277V H= 347-480V	T3= Type III	-	40= 4000K 50= 5000K	BR= Bronze BL= Black ¹ WH= White ¹	(OMIT)= None
	100= 100W, 250W PSMH equivalent		T4= Type IV				MS1= Daylight/Motion Sensor
	140= 140W, 400W PSMH equivalent		T5= Type V				RPC= NEMA 3-pin photocontrol options
	280= 280W, 750W PSMH equivalent						SS= 5kA Surge Suppressor ³

MOUNTING SELECTION		Typical order example: AR-MALSK-BR	
AR-MAL		-	
FAMILY	ARM	-	FINISH
AR-MAL= Medium Area Light	SA= Straight Arm ²		BR= Bronze
	SK= Slipfitter Knuckle		BL= Black ¹
	TS= Trunnion Swivel		WH= White ¹

NOTES:

1. Standard housing color is Bronze. Black, White, and RAL Custom Color match is available. Please contact your MaxLite Representative for lead times and pricing.
2. The straight arm mounting fits square poles. For compatibility with round poles, combine the straight arm mounting with a round pole adaptor. See adaptor selection table on next page.
3. Surge Suppressor only available with 120-277V models



PACIFIC LIGHTING & STANDARDS CO.

2831 Los Flores Blvd. Lynwood, CA 90262 Tel. 310.603.9344 Fax. 310.603.9421

BQ
 SERIES

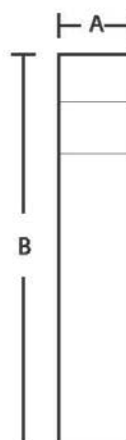
- Housing: .125" thick die formed welded aluminum
- Lens: Impact resistant clear acrylic.
- Optics: BQR - Clear borosilicate glass refractor.
 BQF - Specular louver reflector.
 BQC - Specular cone reflector.
- Electrical: All electrical components are UL approved.
- Ballast: High power factor - 20°C starting temperature.
 The ballast is removable as a unit for easy maintenance.
- Anchor Bolts: (3) 1/2"x 12"x 2" galvanized on 4 1/4" bolt circle
- Finish: Polyester powder fuse coating is standard; other finishes are available upon request.



Ordering Information:

1. Model Number
2. Wattage
3. Lamp Type
 - H - Metal Halide
 - S - High Pressure Sodium
 - PS - Pulse Start
 - CF - Compact Fluorescent*
 - IN - Incandescent
4. Voltage
 - 120, 208, 240, 277, 480 and
 - MT (Multi Tap) - 120, 208, 240, 277
5. Finish
 - BK - Black
 - BZ - Bronze
 - GR - Green
 - VG - Verde Green
 - (Other color upon request)
6. Option
 - HS - House Shield
 - FS - Fuse

WATTAGE A B
 175 MAX 8" 42"



1. Mod. #	2. Wattage 3. Lamp Type	4. Voltage	5. Finish	6. Options









LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	B	25	BRC-100-MP	100W MP ROUND ARCHITECTURAL BOLLARD-SYMMETRIC DISTRIBUTION	100 WATT PULSE-START CLEAR ED-17 VBD BURN	8500	1.00	100
	A-1	5	AR-MAL100UT5-50X	100-277V 60HZ 100W 5000K		12541	0.81	95.81
	A-2	1	AR-MAL100UT5-50X	100-277V 60HZ 100W 5000K		12541	0.81	191.62
	A-2B	1	AR-MAL100UT5-50X	100-277V 60HZ 100W 5000K		12541	0.81	191.62

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.4 fc	27.0 fc	0.0 fc	N / A	N / A

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Date: 2-28-18

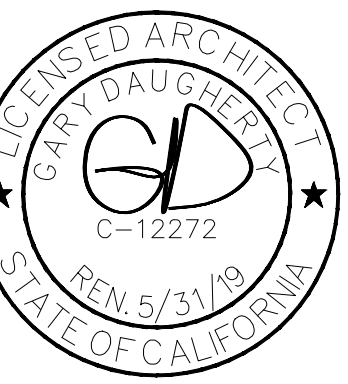


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SOUTHLAND
energy consultants
title 24 calculations
hvac, plumbing and electrical design

1491 Gleneyre St., Laguna Beach, CA 92651
PH: 949/497-3591 FAX: 949/497-3210
E-mail Address: paulk@southlandllb.com



ELECTRICAL DESIGN FOR:

MONARCH BAY CLUB
500 MONARCH BAY DR
DANA POINT, CA 92629

ELECTRICAL SITE PLAN

DRAWN
PS
CHECKED
PK/GD
DATE
3/5/2018
SHEET

E0.0