

CITY OF DANA POINT

Monday
June 15, 2009
7:00 p.m.



PLANNING COMMISSION REGULAR MEETING AGENDA

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Vice-Chairman Ed Conway, Commissioner Michael Dec, Commissioner Norman Denton, Chairwoman Liz Anderson-Fitzgerald, and Commissioner April O'Connor

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 1, 2009.

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

There are no items on the Consent Calendar.

D. PUBLIC HEARINGS

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ITEM 2: *(Continued from the regular Planning Commission meeting of June 1, 2009)* General Plan Consistency Analysis GPC09-0002 and Coastal Development Permit CDP07-20 pertaining to conditional vacation of Scenic Drive and alternate capital improvement project.

Recommendation: That the Planning Commission adopt resolutions: 1) finding pursuant to Government Code § 65402 that the conditional vacation of a portion of Scenic Drive is consistent with the City's General Plan; and 2) approving a Coastal Development Permit, CDP 07-20, that allows for the vacation, a related lot line adjustment, and an "Alternate Project" if the conditions of the vacation are not satisfied as discussed in the June 1, 2009 staff report.

ITEM 3: A Coastal Development Permit CDP04-11 and Site Development Permit SDP04-31 to allow an expansion of the existing South Shores Church by adding a net floor area of 46,817 square feet which includes a preschool/administration building, a Community Life Center (Fellowship Hall/Gymnasium) and two Christian education buildings. upon completion, the Church will encompass a total floor area of 89,362 square feet. A new two-level parking structure will also be constructed in conjunction with the proposed expansion. The parking structure will provide a total of 421 parking spaces. A Conditional Use Permit CUP04-21 to allow a parking management plan is also required in conjunction with the proposed development. The expansion project is proposed to be constructed in phases over a 10-year period. A Mitigated Negative Declaration has been prepared to address the environmental impacts associated with the project.

Applicant/

Property Owner: South Shores Baptist Church

Location: 32712 Crown Valley Parkway

Request: The applicant is requesting a Coastal Development Permit and Site Development Permit to allow an expansion of the existing church through the addition of a net floor area of 46,817 square feet. The project is proposed to occur in phases over 10 years. The applicant is also requesting a Conditional Use Permit to allow a Parking Management Plan in conjunction with the proposed development. The proposed expansion will include a Preschool/Administration building, a Community Life Center and two Christian Education buildings. A new two-level parking structure for 421 vehicles will also be constructed in conjunction with the proposed expansion.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared for the development.

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Recommendation: That the Planning Commission adopt the attached Draft Resolutions approving the Mitigated Negative Declaration, Coastal Development Permit (CDP04-11), Conditional Use Permit (CUP04-21) and Site Development Permit (SDP04-31).

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, July 6, 2009, beginning at 7:00 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, June 12, 2009, 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.