

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

July 20, 2009
6:05 p.m. – 12:25 a.m.

Community Center
34052 Del Obispo
Dana Point, CA 92629

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

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

ROLL CALL

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

Staff Present: Kyle Butterwick (Director of Community Development), John Tilton (City Architect/Planning Manager), Patrick Munoz (City Attorney), Jennifer Farrell (Assistant City Attorney), Erica Demkowicz (Senior Planner), Evan Langan (Associate Planner), Brad Fowler (Director of Public Works), Matt Sinacori (City Engineer), Jason Geldert (Sr. Civil Engineer), Lisa Zawaski (Sr. Water Quality Engineer), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of July 6, 2009.**

ACTION: **Motion made (O'Connor) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of July 6, 2009 with the noted correction. Motion carried 5-0. (AYES: Conway, Denton, Dec, Fitzgerald, O'Connor NOES: None ABSENT: None ABSTAIN: None)**

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

The Commission agreed to move Item 3 to be heard prior to Item 2 of the Public Hearings.

D. PUBLIC HEARINGS

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. *(Continued from the regular Planning Commission meeting of June 15, 2009)*

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).

Chairwoman Fitzgerald recessed the meeting at 8:30 p.m. and reconvened the meeting at 8:40 p.m.

There were thirty-three (33) requests to speak on this item.

ACTION: Motion made (Conway) and seconded (O'Connor) to continue this item to the regular Planning Commission meeting of August 17, 2009. Motion carried 5-0. (AYES: Conway, Dec, Denton, Fitzgerald, O'Connor NOES: None ABSENT: None ABSTAIN: None)

Chairwoman Fitzgerald recessed the meeting at 11:20 p.m. and reconvened the meeting at 11:30 p.m.

ITEM 2: General Plan Consistency Analysis GPC09-0002 and Coastal Development Permit CDP07-20 pertaining to conditional vacation of Scenic Drive and alternate capital improvement project. *(Continued from the regular Planning Commission meetings of June 1, June 15, and July 6, 2009)*

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 CDP07-20, that allows for the vacation, a related lot line adjustment, and an "Alternate Project" if the conditions of the vacation are not satisfied.

There were three (3) requests to speak on this item.

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ACTION: Motion made (O'Connor) and seconded (Denton) to adopt Resolution 09-07-20-16 finding the vacation of Scenic Drive is consistent with the General Plan approving Coastal Development Permit CDP07-20 to allow the vacation as specified in the Headlands Development and Conservation Plan (HDCP), and a Lot Line Adjustment (with the deletion of the "Alternate Project" capital improvement project).
Motion carried 5-0. (AYES: Conway, Dec, Denton, Fitzgerald, O'Connor
NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

There were no Staff Reports.

G. COMMISSIONER COMMENTS

There were no Commissioner Comments.

H. ADJOURNMENT

Chairwoman Fitzgerald adjourned the meeting to the *next* regular meeting of the Planning Commission to be held on Monday, August 3, 2009, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 12:25 a.m.