

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

March 11, 2008
5:00 p.m. and 7:00 p.m.

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

CALL TO ORDER (5:00 p.m.)

ROLL CALL Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

A. FIELD TRIP TO THE HEADLANDS COMMERCIAL SITE LOCATED AT THE CORNER OF PACIFIC COAST HIGHWAY AND STREET OF THE GREEN LANTERN.

B. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, March 11, 2008, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CALL TO ORDER (7:00 p.m.)

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

C. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 26, 2008.

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D. 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.

E. CONSENT CALENDAR

There are no items on the Consent Calendar.

F. PUBLIC HEARINGS

ITEM 2: *(Continued from the regular Planning Commission meeting of February 26, 2008)* Request for Sign Program Permit SPP07-06 to allow the creation of a sign program in conjunction with various site improvements, including an increase in the height of an existing gas-pump canopy to 18 feet and new landscaping improvements at 34306 Pacific Coast Highway.

Applicant/ Dan Popa (RHL Design Group)
Owner: Conoco Philips
Location: 34306 Pacific Coast Highway (APNs 682-216-03 and 682-216-04)

Recommendation: That the Planning Commission table the request for Sign Program Permit SPP07-06.

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ITEM 3: Coastal Development Permit CDP07-21 and Site Development Permit SDP07-61 to allow a 35,000 square foot, two-story commercial development. A Conditional Use Permit CUP07-33 to allow a shared parking program is also required in conjunction with the proposed development. The commercial building will include retail and office space, two small cafés, a restaurant, a 40-bed hostel with visitor's information center and 170 parking spaces. The proposed commercial development was originally included in the City approved Headlands Development and Conservation Plan (HDCP) and the final Environmental Impact Report (EIR) for the project.

Applicant/

Owner: David Hudson/Strand Village Partners, LLC

Location: The project site is located at the southwest corner of Pacific Coast Highway and Street of the Green Lantern in Dana Point, California.

Request: The applicant is requesting a Coastal Development Permit and Site Development Permit to allow the construction of a 35,000 square foot, two-story commercial building. The applicant is also requesting a Conditional Use Permit to allow a shared parking program in conjunction with the proposed development. The commercial building will include approximately 21,950 square feet of retail and office space, two small cafés, a restaurant, a 40-bed hostel with visitor's information center and 170 parking spaces.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), Environmental Impact Report (SCH#2001071015) was prepared and certified for the development.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit (CDP07-21), Site Development Permit (SDP07-61) and Conditional Use Permit (CUP07-33).

G. NEW BUSINESS

There is no New Business.

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H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, March 25, 2008, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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, March 7, 2008, 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.

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.

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FF#0120-10/PC Agendas
Agenda Sub & Posted: 3/7/08