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

June 21, 2006
7:00 p.m.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 7, 2006.

B. PUBLIC COMMENTS

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.

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.

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

June 21, 2006
7:00 p.m.

PAGE 2

C. CONSENT CALENDAR

ITEM 2: Local Coastal Program Amendment (LCPA06-03) for Dana Point Harbor.

Applicant/

Owner: County of Orange – Dana Point Harbor Department

Location: Dana Point Harbor

Recommendation: That the Planning Commission adopt the attached, amended Resolution recommending that the City Council adopt the Dana Point Harbor Revitalization Plan and District Regulations, along with recommended modifications. This amendment to the City's Local Coastal Program, for the entire Dana Point Harbor, will allow the County of Orange – Dana Point Harbor Department to fully implement the improvements proposed as part of the Dana Point Harbor Revitalization Plan and District Regulations.

D. PUBLIC HEARINGS

ITEM 3: Mitigated Negative Declaration with a Tentative Tract Map (TTM 16879) for a seven-lot subdivision on a 1.44 acre vacant parcel, a Site Development Permit SDP05-68 for single family dwellings and retaining walls over 30 inches in height on each lot, and a Minor Conditional Use Permit CUP06-12M for site walls in excess of eight feet in height within required yard areas located at the northwest corner of Stonehill and Ocean Hill Drives.

Applicant/

Owner: Sea Bright Cove at Dana Point, LLC

Location: Northwest corner of Stonehill and Ocean Hill Drives

Request: Adoption of a Mitigated Negative Declaration and approval of a Tentative Tract Map for a seven-lot subdivision on a 1.44 acre vacant parcel, a Site Development Permit for single family dwellings and retaining walls over 30 inches in height on each lot, and a Minor Conditional Use Permit for site walls in excess of eight feet in height within required yard areas.

Environmental: A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the Commission's review and adoption. The MND was circulated to the State Clearinghouse for 30 days on May 22, 2006. A notice of intent to adopt a mitigated negative declaration was posted with the County Clerk

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

June 21, 2006
7:00 p.m.

PAGE 3

and on the site, published in the newspaper, and mailed to property owners within 500 feet of the site on May 22, 2006. The review period ends June 20, 2006. As of the date this report was prepared, no comment letters were received.

Recommendation: That the Planning Commission takes the following actions:

1. Adopt the attached Resolution adopting a Mitigated Negative Declaration for the project; and
2. Adopt the attached Resolution approving Tentative Tract Map TTM16879, Site Development Permit SDP05-68, and Minor Conditional Use Permit CUP06-12M.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

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

June 21, 2006
7:00 p.m.

PAGE 4

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, July 5, 2006, 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, June 16, 2006, 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) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

H:\AGENDAS\06-21-06.doc
FF#0120-10/PC Agendas
Agenda Sub & Posted: 06/16/06