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

June 7, 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 May 17, 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.

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C. CONSENT CALENDAR

There are not items on the Consent Calendar.

D. PUBLIC HEARINGS

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

Environmental: Program FEIR No. 591 was prepared by the County of Orange as lead agency in accordance with the California Environmental Quality Act (CEQA), as amended (Public Resources Code Section 21000, et. seq.), the CEQA Guidelines (California Code of Regulations Section 15000, et. seq.) and the County of Orange Environmental Procedures. In accordance with CEQA requirements, a Notice of Preparation (NOP) of a Draft EIR was filed with the State Clearinghouse (SCH) Office of Planning and Research (OPR) on October 29, 2003. The SCH OPR assigned SCH No. 2003101142 to the environmental documentation for the Project. The Orange County Board of Supervisors certified the Final EIR on January 31, 2006 (Resolution No. 06-014) together with Statements of Facts, Findings and Overriding Considerations and Mitigation Monitoring and Reporting Program as complete and adequate in satisfying all the requirements of CEQA for the proposed Dana Point Harbor Revitalization Plan.

Recommendation: That the Planning Commission recommend that the City Council approve the attached draft Resolution adopting an amendment to the City's Local Coastal Program for the entire Dana Point Harbor in order for the County of Orange – Dana Point Harbor Department to implement the improvements proposed as part of the Dana Point Harbor Revitalization Plan.

ITEM 3: Tentative Parcel Map TPM2005-274 and Site Development Permit SDP05-75M to allow a residential condominium subdivision and the construction of a four (4) unit multi-family development with a common driveway. The subject site is located in the Residential Duplex (RD 14) zone and is addressed as 34302-34306 Via Fortuna.

Applicant: Frank Mirjahangir

Owner: Tom O'Donnell

Location: 34302-34306 Via Fortuna

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Request: Approval of a residential condominium subdivision for Tentative Parcel Map TPM2005-274 and a Site Development Permit SDP05-75M to permit the construction of a four (4) unit multi-family development.

Environmental: This project is categorically exempt (Class 32 – Section 15332 – In-Fill Development) from the provisions of the California Environmental Quality Act (CEQA) because it occurs within the City limits on a site less than five (5) acres in size that is substantially surrounded by urban development and the project will not result in any significant effects.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Tentative Parcel Map TPM2005-274 and Site Development Permit SDP05-75M.

ITEM 4: Coastal Development Permit and Site Development permit for improvements to Sea Terrace Community Park located at the northwestern corner of Pacific Coast Highway and Niguel Road.

Applicant/

Owner: City of Dana Point Public Works Department

Location: Northwest corner of Pacific Coast Highway and Niguel Road

Request: To approve a Coastal Development Permit and Site Development Permit and adopt the Mitigated Negative Declaration for improvements to Sea Terrace Community Park.

Environmental: A Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the project for the Commission's review and approval. The Mitigated Negative Declaration was circulated for thirty (30) days. The MND and response to comments received are provided as Supporting Document 3.

Recommendation: That the Planning Commission approve: (1) draft Resolution adopting the Mitigated Negative Declaration, and (2) draft Resolution for Coastal Development Permit CDP06-07 and Site Development Permit SDP06-21 for improvements to Sea Terrace Community Park.

E. PUBLIC MEETINGS

There are no Public Meetings.

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F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, June 21, 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 2, 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.