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

September 15, 2004
7:02-9:10 p.m.

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

CALL TO ORDER – Vice-Chairwoman O’Connor called the meeting to order.

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

ROLL CALL

Commissioners Present: Vice-Chairwoman April O’Connor, Commissioner Greg Powers, Commissioner J. Scott Schoeffel, and Commissioner Steven Weinberg

Commissioner Absent: Chairman Norman Denton

Staff Present: Kyle Butterwick (Director), Todd Litfin (Assistant City Attorney), Paul Huckabee (Planning Consultant), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of September 1, 2004.

ACTION: Motion made (Schoeffel) and seconded (Powers) to approve the Minutes of the regular Planning Commission Meeting of September 1, 2004. Motion carried 4-0-1. (AYES: O’Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: General Plan Amendment GPA01-02, Zone Text Amendment ZTA01-02, Zone Change ZC01-01, Planned Development District PDD01-01, and Local Coastal Program Amendment LCPA01-02 to adopt California Coastal Commission recommended modifications to the City approval of the Dana Point Local Coastal Program Amendment (Headlands).

Applicant: Headlands Reserve LLC

Owner: Headlands Reserve LLC

Location: Approximately 121.3 acres located generally on the southwest corner of Pacific Coast Highway and Street of the Green Lantern

Request: To amend the City's General Plan, Zoning Code and Local Coastal Program to conform with the suggested modifications approved by the California Coastal Commission.

Environmental: An Environmental Impact Report was certified by the Dana Point City Council on January 22, 2002. An Addendum to the Environmental Impact Report (Action Document #1) has been prepared to address the California Coastal Commission recommended modifications. No new impacts or significant increases to already identified impacts were identified. A Statement of Overriding Considerations and a revised Mitigation Monitoring and Reporting Program have been prepared to address the project as modified by the California Coastal Commission.

Recommendation: That the Planning Commission recommend that the City Council approve the suggested modifications approved by the California Coastal Commission in its certification of the Dana Point Local Coastal Program Amendment 1-03, Dana Point Headlands, and the addendum to the Environmental Impact Report.

There were eleven (11) requests to speak on this item.

ACTION: Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-09-15-39 recommending City Council approval of an addendum to the Final Environmental Impact Report SC# 2001071015 and adoption of a Statement of Overriding Considerations and a revised Mitigation Monitoring and Reporting Program as the supporting environmental documentation for General Plan Amendment GPA01-02, Zone Text Amendment ZTA01-02, Zone Change ZC01-01, Planned Development District PDD01-01, and Local

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Coastal Program Amendment LCPA01-02. Motion carried 4-0-1.
(AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None
ABSENT: Denton ABSTAIN: None)

ACTION: **Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-09-15-40 recommending approval by Resolution of the City Council, of General Plan Amendment GPA01-02, which amends the General Plan Land Use Element, Urban Design Element, Circulation Element, Public Safety Element, Conservation and Open Space Element, Public Facilities/Growth Management Element, Text, Tables and Diagrams, and submission of GPA01-02 as Local Coastal Program Amendment LCPA01-02 for Final Certification by the California Coastal Commission. Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)**

ACTION: **Motion made (Weinberg) and seconded (Schoeffel) to adopt Resolution 04-09-15-41 recommending approval by Ordinance of the City Council, of Planned Development District PDD01-01, and submission of PDD01-01 as Local Coastal Program Amendment LCPA01-02 for Final Certification by the California Coastal Commission. Motion carried 4-0-1. (AYES: O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: Denton ABSTAIN: None)**

ACTION: **Motion made (Schoeffel) and seconded (Weinberg) to adopt Resolution 04-09-15-42 recommending approval by Ordinance of the City Council, of Zone Text Amendment ZTA01-02 to add Planned Development Districts as a permitted land use, and Zone Change ZC01-01 which amends the zoning map designation for the Headlands from Specific Plan Overlay and Residential Multiple Family-14, to Planned Development District, and submission of ZTA01-02 and ZC01-01 as Local Coastal Program Amendment LCPA01-02 for Final Certification by the California Coastal Commission. Motion carried 3-1-1. (AYES: O'Connor, Schoeffel, Weinberg NOES: Powers ABSENT: Denton ABSTAIN: None)**

ACTION: **Motion made (Weinberg) and seconded (Schoeffel) to adopt Resolution 04-09-15-43 recommending approval by Resolution of the City Council, of Development Guidelines for Planned Development District PDD01-01, and submission of PDD01-01 as Local Coastal Program Amendment LCPA01-02 for Final Certification by the California Coastal Commission. Motion carried 4-0-1. (AYES:**

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O'Connor, Powers, Schoeffel, Weinberg **NOES:** None **ABSENT:**
Denton **ABSTAIN:** None)

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

Kyle Butterwick (Director) encouraged the Planning Commissioners to make an appointment to meet with Roma to discuss the Town Center Specific Plan process if they had not done so already.

He reported that the Closure Impact Report for the mobile home park was accepted by the City Council at their last meeting.

He stated that the City Council had approved the hiring of two (2) new planning positions in the Community Development Department.

Todd Litfin (Assistant City Attorney) noted for the audience that the Headlands project would be heard by the City Council next week and that both meetings had been noticed at the same time.

I. COMMISSIONER COMMENTS

Commissioner Powers encouraged everyone to attend the Town Center public meeting on September 28th. He stated that it was an opportunity for voices to be heard and be part of a forum. He added that he trusts that Headlands Reserve with the hostel and hoped that it worked out well for everyone.

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J. ADJOURNMENT

Vice-Chairwoman announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, October 6, 2004, 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 9:10 p.m.