

# CITY OF DANA POINT

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Monday  
May 4, 2009  
7:00 p.m.



## PLANNING COMMISSION REGULAR MEETING AGENDA

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

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Vice-Chairman Ed Conway, Commissioner Michael Dec, Commissioner Norman Denton, Chairwoman Liz Anderson-Fitzgerald, and Commissioner April O'Connor

### **A. APPROVAL OF MINUTES**

**ITEM 1:** **Minutes of the regular Planning Commission Meeting of April 20, 2009.**

### **B. 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.

### **C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: General Plan Amendment (GPA07-01), Zone Text Amendment (ZTA07-02), Zone Change (ZC07-01), and Local Coastal Program Amendment (LCPA07-01) to amend land use designations for the property located at 34202 Del Obispo Street and for the addition of a new land use category, "Residential/Commercial", in the Land Use Element of the General Plan and a new Zoning category, "Residential/Commercial-22", in the Zoning Ordinance.** *(Continued from the regular Planning Commission meetings of February 2, 2009, and April 6, 2009)*

Applicant/

Owner: Makar Properties, LLC

Location: 34202 Del Obispo Street (APN: 668-271-04)

Request: Request for General Plan Amendment GPA07-01, Zone Text Amendment ZTA07-02, Zone Change ZC07-01, and Local Coastal Program Amendment LCPA07-01 to amend the land use and zoning designations of the subject site, 34202 Del Obispo Street, from "Dana Point Specific Plan – Coastal Recreation Space" to the General Plan designation of "Residential/Commercial" and the Zoning designation of "Residential/Commercial-22". The proposal also involves the addition of a new land use category "Residential/Commercial" in the Land Use Element of the General Plan and a new Zoning category "Residential/Commercial-22" in Chapter 9.13 – Mixed Use District of the Zoning Ordinance.

Environmental: The City conducted an environmental review of the proposal pursuant to the provisions of the California Environmental Quality Act (CEQA). As a result of that review, a Mitigated Negative Declaration (MND) was issued for the project with the accompanying initial study. The MND concludes that, with the implementation of the mitigation measures, project-related impacts would be reduced to less than significant levels, in accordance with CEQA requirements.

Recommendation: That the Planning Commission approve the attached draft resolutions recommending to the City Council the approval and adoption of the proposed Mitigated Negative Declaration, General Plan Amendment, Zone Text Amendment, Zone Change, and Local Coastal Program Amendment.

**E. NEW BUSINESS**

There is no New Business.

