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

August 14, 2007  
7:00 p.m.

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

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**CALL TO ORDER**

**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

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of July 24, 2007.**

**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.

**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: COASTAL DEVELOPMENT PERMIT (CDP 07-10) TO ALLOW THE EXPANSION OF CAMPING FACILITIES ON A 0.43 ACRE SITE, LOCATED WITHIN THE COASTAL OVERLAY DISTRICT AT DOHENY STATE BEACH.**

Applicant/

Owner: Department of Parks and Recreation, State of California

Location: Campgrounds at the Doheny State Beach, (APN 123-060-05)

Request: A request for a Coastal Development Permit (CDP 07-10) to allow the expansion of Doheny State Beach.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15304, Class 4 – Minor alterations to land. The proposed project involves preparing the 0.43 acre site for a groupcamp area. Site improvements include placing 4” of compacted decomposed granite, placement of picnic tables, trash cans and installation of a cold water shower. The project does not involve removal of scenic trees and is consistent with the exceptions listed in Section 15300.2 of CEQA.

Recommendation: That the Planning Commission adopt the attached Draft Resolution (Attachment 1) approving Coastal Development Permit CDP 07-10.

**ITEM 3: LOCAL COASTAL PROGRAM AMENDMENT LCPA07-02, GENERAL PLAN AMENDMENT GPA07-02, AND AMENDMENTS TO COASTAL DEVELOPMENT PERMIT CDP04-23(I) AND SITE DEVELOPMENT PERMIT SDP04-69(I) FOR THE HEADLANDS DEVELOPMENT AND CONSERVATION PLAN TO ELIMINATE A 150 FOOT PROPOSED STAIRWAY, OTHERWISE KNOWN AS THE “MID-STRAND VISTA PARK ACCESSWAY” AND ALLOW FOR THE ADDITION OF APPROXIMATELY 800 LINEAR FEET OF NEW PUBLIC TRAILS. THE NEW PUBLIC TRAILS WILL BE SITUATED WITHIN HARBOR POINT PARK AND HILLTOP PARK.**

Applicant/

Owner: Headlands Reserve LLC/Kevin Darnall

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

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Request: The applicant is requesting a Local Coastal Program Amendment and General Plan Amendment and revisions to the approved Coastal Development and Site Development Permits that established the Headlands Development and Conservation Plan (HDCP). The amendment includes the deletion of a 150-foot proposed stairway and the addition of approximately 800 linear feet of new public trails. The applicant is proposing to delete this stairway due to technical feasibility issues and its proximity to the County of Orange public beach parking lot where underlying geologic stability issues were encountered during grading. However, the Central Strand Beach Accessway remains as originally proposed. The new public trails will be situated in Harbor Point Park and Hilltop Park. These extensions were originally included in the City approved HDCP and analyzed in the project final EIR. The proposed links to the trail system are intended to increase public access, create safer trails, and reduce potential impacts to natural resources.

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 make a written recommendation to the City Council in support of the requested amendments to the Local Coastal Program and Headlands Development and Conservation Plan.

**ITEM 4:** *(Continued from the regular Planning Commission meetings of June 12, 2007, June 26, 2007, July 10, 2007, and July 24, 2007)* VARIANCE V04-14 TO ALLOW PORTIONS OF A DUPLEX ADDITION TO ENCROACH INTO THE MINIMUM 20-FOOT FRONT YARD SETBACK, AND SITE DEVELOPMENT PERMIT SDP05-70 TO ALLOW ADDITIONS TO AN EXISTING THREE STORY RESIDENTIAL STRUCTURE IN A HILLSIDE CONDITION IN THE RESIDENTIAL MULTIPLE FAMILY 14 (RMF 14) ZONING DISTRICT.

Recommendation: That the Planning Commission table Variance 04-14 and Site Development Permit SDP05-70. The project will be re-noticed and re-staked prior to the scheduled public hearing.

**E. PUBLIC MEETINGS**

There are no Public Meetings.

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**F. OLD BUSINESS**

There is no Old Business.

**G. NEW BUSINESS**

**H. STAFF REPORTS**

**I. COMMISSIONER COMMENTS**

**J. ADJOURNMENT**

The *next regular* meeting of the Planning Commission will be held on Tuesday, August 28, 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, August 10, 2007, 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.

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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.