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

August 14, 2007  
7:00-9:12 p.m.

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

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**CALL TO ORDER** – Chairwoman Fitzgerald called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Senior Planner Erica Demkowicz led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Commissioner Michelle Brough, Commissioner Ed Conway, Vice-Chairman Norman Denton, Chairwoman Liz Anderson Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

Staff Present: John Tilton (City Architect/Planning Manager), Patrick Munoz (City Attorney), Erica Demkowicz (Senior Planner), Saima Qureshy (Senior Planner), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

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

**ACTION:** Motion made (Denton) and seconded (Schoeffel) to approve the Minutes of the regular Planning Commission Meeting of July 24, 2007. Motion carried 5-0. (AYES: Brough, Denton, Conway, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

**B. PUBLIC COMMENTS**

There was one (1) request to speak.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**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.

There were no requests to speak on this item.

**ACTION: Motion made (Schoeffel) and seconded (Denton) to adopt Resolution 07-08-14-18 approving Coastal Development Permit (CDP 07-10) . Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)**

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**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.

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.

There were fourteen (14) requests to speak on this item.

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Chairwoman Fitzgerald recessed the meeting at 8:30 p.m. and reconvened the meeting at 8:40 p.m.

**ACTION:** Motion made (Schoeffel) and seconded (Conway) to adopt Resolution 07-08-14-19 recommending City Council approval of General Plan Amendment GPA 07-02, which Amends the General Plan Land Use Element, Urban Design Element, Conservation and Open Space Element as well as Various Tables and Figures and Submission of GPA 07-02 as Local Coastal Program Amendment LCPA07-02 for approval and certification by the California Coastal Commission. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

**ACTION:** Motion made (Schoeffel) and seconded (Conway) to adopt Resolution 07-08-14-20 recommending City Council approval of Amendment to Master Coastal Development Permit CDP04-23(I). Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

**ACTION:** Motion made (Schoeffel) and seconded (Conway) to adopt Resolution 07-08-14-21 recommending City Council approval of Amendment to Master Site Development Permit SDP04-69(I). Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

**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.

**ACTION:** Motion made (Schoeffel) and seconded (Brough) to Table Variance V04-14 and Site Development Permit SDP05-70. Motion carried 5-0. (AYES: Brough, Conway, Denton, Fitzgerald, Schoeffel NOES: None ABSENT: None ABSTAIN: None)

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**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**

**John Tilton** (City Architect/Planning Manager) asked if the Planning Commissioners could discuss the option of providing Commissioner e-mail addresses on the City's website. He felt that by providing the residents contact information, it would allow the public to communicate information when they have concerns about a project.

**I. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**J. ADJOURNMENT**

**Chairwoman Fitzgerald** announced that the *next regular* meeting of the Planning Commission would be held on Tuesday, August 28, 2007, 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 9:12 p.m.**