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

June 21, 2006
7:01-11:18 p.m.

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

CALL TO ORDER – Chairman Schoeffel called the meeting to order.

PLEDGE OF ALLEGIANCE – Todd Litfin led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner April O'Connor, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

Staff Present: Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Kurth Nelson (Project Planner), Matthew Sinacori (City Engineer), Gabor Pakozki (Senior Civil Engineer), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of June 7, 2006.

ACTION: Motion made (Fitzgerald) and seconded (O'Connor) to approve the Minutes of the regular Planning Commission Meeting of June 7, 2006. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

B. PUBLIC COMMENTS

There were no Public Comments.

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Item 2 was pulled for discussion by Commissioner Denton.

C. CONSENT CALENDAR

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

Recommendation: That the Planning Commission adopt the attached, amended Resolution recommending that the City Council adopt the Dana Point Harbor Revitalization Plan and District Regulations, along with recommended modifications. This amendment to the City's Local Coastal Program, for the entire Dana Point Harbor, will allow the County of Orange – Dana Point Harbor Department to fully implement the improvements proposed as part of the Dana Point Harbor Revitalization Plan and District Regulations.

There were ten (10) requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Weinberg) to adopt Resolution 06-06-21-22 approving Local Coastal Program Amendment LCPA06-03 as amended. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

D. PUBLIC HEARINGS

ITEM 3: Mitigated Negative Declaration with a Tentative Tract Map (TTM 16879) for a seven-lot subdivision on a 1.44 acre vacant parcel, a Site Development Permit SDP05-68 for single family dwellings and retaining walls over 30 inches in height on each lot, and a Minor Conditional Use Permit CUP06-12M for site walls in excess of eight feet in height within required yard areas located at the northwest corner of Stonehill and Ocean Hill Drives.

Applicant/

Owner: Sea Bright Cove at Dana Point, LLC

Location: Northwest corner of Stonehill and Ocean Hill Drives

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Request: Adoption of a Mitigated Negative Declaration and approval of a Tentative Tract Map for a seven-lot subdivision on a 1.44 acre vacant parcel, a Site Development Permit for single family dwellings and retaining walls over 30 inches in height on each lot, and a Minor Conditional Use Permit for site walls in excess of eight feet in height within required yard areas.

Environmental: A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the Commission's review and adoption. The MND was circulated to the State Clearinghouse for 30 days on May 22, 2006. A notice of intent to adopt a mitigated negative declaration was posted with the County Clerk and on the site, published in the newspaper, and mailed to property owners within 500 feet of the site on May 22, 2006. The review period ends June 20, 2006. As of the date this report was prepared, no comment letters were received.

Recommendation: That the Planning Commission takes the following actions:

1. Adopt the attached Resolution adopting a Mitigated Negative Declaration for the project; and
2. Adopt the attached Resolution approving Tentative Tract Map TTM16879, Site Development Permit SDP05-68, and Minor Conditional Use Permit CUP06-12M.

There were thirteen (13) requests to speak on this item.

ACTION: Motion made (O'Connor) and seconded (Schoeffel) to adopt Resolution 06-06-21-23 approving Mitigated Negative Declaration for Tentative Tract Map TTM16879, Site Development Permit SDP05-68, and Minor Conditional Use Permit CUP06-12M. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

ACTION: Motion made (O'Connor) and seconded (Weinberg) to adopt Resolution 06-06-21-24 approving Tentative Tract Map TTM16879, Site Development Permit SDP05-68, and Minor Conditional Use Permit CUP06-12M. Motion carried 5-0. (AYES: Denton, Fitzgerald, O'Connor, Schoeffel, Weinberg 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

Kyle Butterwick (Director) reported that the appeal of the new home on Chula Vista was scheduled to be heard by the City Council at their first meeting of July.

He stated that the City Council would be considering a request for a General Plan Amendment for the mobile home park property at their meeting on June 28, 2006.

I. COMMISSIONER COMMENTS

There were no Commissioner Comments.

J. ADJOURNMENT

Chairman Schoeffel announced that the *next special* meeting of the Planning Commission would be held on Wednesday, June 28, 2006, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 11:18 p.m.