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

September 6, 2006
7:00 p.m.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of August 16, 2006.

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.

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C. CONSENT CALENDAR

ITEM 2: General Plan Amendment GPA04-01, Zone Change ZC04-01, Tentative Tract Map TTM16730 and Site Development Permit SDP06-25 for 35200 and 35322 Del Rey.

Recommendation: Approval of language contained in Resolution No. 06-09-06-XX.

D. PUBLIC HEARINGS

ITEM 3: General Plan Amendment (GPA06-01) and Municipal Code Amendment to update the Housing Element and adopt an Inclusionary Housing Program and Density Bonus Program.

Location: Citywide

Environmental: In accordance with CEQA, a draft Negative Declaration has been prepared for the proposed Ordinances. The Housing Element is proposed to be "approved in concept" at this time. CEQA compliance for adoption of the Housing Element will be addressed following comments and certification from the State Housing & Community Development and prior to the City's final adoption of the Element.

Recommendation: That the Planning Commission review the draft Housing Element and related housing programs and adopt the attached Resolutions recommending that the City Council:

1. Approve in concept the updated Housing Element, amend the General Plan and authorize staff to forward it to the State Housing and Community Development for certification (Action Document A);
2. Approve the Negative Declaration for the Inclusionary Housing and Density Bonus Programs (Action Document B);
3. Approve an amendment to the Dana Point Municipal Code Section 4.50 to incorporate an Inclusionary Housing Program (Action Document C); and
4. Approve an amendment to the Dana Point Municipal Code Section 4.40 to incorporate a Density Bonus Program (Action Document D).

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ITEM 4: An appeal of a decision by the Director of Community Development regarding Site Development Permit SDP03-52M and Variance V03-23 for a new single-family dwelling at 34111 Street of the Blue Lantern.

Applicant: Robert Theel Company
Owner: James F. DeCarli
Location: 34111 Street of the Blue Lantern

Request: An appeal of the Director's determination that the plans submitted for building permits are in substantial conformance with the original approval of Site Development Permit SDP03-52M and Variance V03-23.

Environmental: The proposed project qualifies as a Class 3 exemption (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a single-family residence and associated retaining walls.

Recommendation: That the Planning Commission adopt the attached draft Resolution denying the appeal of the Director's decision determining that the construction plans for the new single-family dwelling at 34111 Street of the Blue Lantern are in substantial conformance with approved plans for Site Development Permit SDP03-52M and Variance V03-23.

E. PUBLIC MEETINGS

There are no Public Meetings.

F. OLD BUSINESS

There is no Old Business.

G. NEW BUSINESS

There is no New Business.

H. STAFF REPORTS

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I. COMMISSIONER COMMENTS

J. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Wednesday, September 20, 2006, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, 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, September 1, 2006, 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.

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.