

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

September 23, 2009



IMPORTANT PUBLIC HEARING NOTICE
CITY OF DANA POINT
LAND USE PLAN AMENDMENT DPT-MAJ-1-08
DANA POINT HARBOR REVITALIZATION PLAN

HEARING DATE AND LOCATION:

DATE: Thursday, October 8, 2009
TIME: 9:00 AM
PLACE: Oceanside City Council Chambers
300 North Coast Highway
Oceanside, CA 92054
(760) 801-0718 (The phone number will only be in service during the meeting)

ITEM NO: Th22a

AMENDMENT DESCRIPTION AND STAFF RECOMMENDATION:

The City proposes to amend the Local Coastal Program Land Use Plan to incorporate the proposed Dana Point Harbor Revitalization Plan (replacing those sections of the Dana Point Specific Plan relevant to the Dana Point Harbor (1986 LCP), that would establish new land use designations and boundaries throughout the harbor; expand allowable development by approximately 153,000 square feet (all uses) including commercial development (+ 7,300 square feet retail/ + 50,000 square feet restaurant), enlarged hotel (136 rooms to 220 rooms) plus conference facilities, new marine retail (9,100 square feet), among other expanded uses; change parking requirements; reduce space allocated for surface boat storage; and change height limits to allow for 65 ft. high dry stack storage building for 400 boats and up to 60 ft. high commercial buildings.

The City's submittal of the Dana Point Harbor Revitalization Plan includes an Implementation Plan (IP) component too. However, that component will be reviewed by the Commission at a later date. Therefore, only the Land Use Plan (LUP) of the Dana Point Harbor Revitalization Plan is before the Commission at the October 2009 hearing. This staff report will analyze the LUP component only.

Commission staff recommends that the Commission DENY the proposed City of Dana Point Land Use Plan Amendment DPT MAJ 1-08 as submitted and APPROVE the amendment subject to suggested modifications.

A more complete description of the staff recommendation is contained in the staff report which may be viewed on the Commission's web site at <http://www.coastal.ca.gov/mtgcurr.html> (scroll down to the item on the agenda and click the blue agenda heading to begin downloading the report) or you may view or request a copy of the report from the Commission's Long Beach office.

Public Hearing Notice
DPT-MAJ-1-08

HEARING PROCEDURES:

This item has been scheduled for a public hearing and vote. People wishing to testify on this matter may appear at the hearing and/or may present their concerns in writing to the Commission before the hearing date.

SUGGESTIONS FOR SUBMISSION OF WRITTEN MATERIALS:

If you wish to submit written materials for review by the Commission, please observe the following suggestions:

- We request that you submit your materials to the Commission staff no later than three working days before the hearing (staff will then distribute your materials to the Commission).
- Mark the agenda number of your item, the application number, your name and your position in favor or opposition to the project on the upper right hand corner of the first page of your submission. If you do not know the agenda number, contact the Commission staff person listed on the bottom of this page.
- If you wish, you may obtain a current list of Commissioners' names and addresses from any of the Commission's offices and mail the material directly to the Commissioners. If you wish to submit materials directly to Commissioners, we request that you mail the materials so that the Commissioners receive the materials no later than Thursday of the week before the Commission meeting. **Please** mail the same materials to all Commissioners, alternates for Commissioners, and the four non-voting members on the Commission with a copy to the Commission staff person listed at the bottom of this page.
- You are requested to summarize the reasons for your position in no more than two or three pages, if possible. You may attach as many exhibits as you feel are necessary.

PLEASE NOTE: While you are not prohibited from doing so, you are discouraged from submitting written materials to the Commission on the day of the hearing, unless they are visual aids, as it is more difficult for the Commission to carefully consider late materials. The Commission requests that if you submit written copies of comments to the Commission on the day of the hearing, that you provide 20 copies.

ALLOTTED TIME FOR TESTIMONY:

Oral testimony may be limited to 5 minutes or less for each speaker depending on the number of persons wishing to be heard.

FINAL NOTES:

No one can predict how quickly the Commission will complete agenda items or how many will be postponed to a later date. The Commission begins each session at the time listed and considers each item in order, except in extraordinary circumstances. Questions regarding the report or the hearing should be directed to, **Fernie Sy** the Coastal Program Analyst assigned to the project, at the South Coast Area office at **562-590-5071**.