

CITY OF DANA POINT

Monday
March 22, 2021
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

REVISED SAFETY ALERT (EFFECTIVE AS OF JUNE 2, 2020)

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE ORANGE COUNTY HEALTH CARE AGENCY, AS WELL AS THE CITY OF DANA POINT EMERGENCY DECLARATION, THE PUBLIC HAS NOT BEEN PERMITTED TO PHYSICALLY ATTEND DANA POINT PLANNING COMMISSION MEETINGS SINCE MID MARCH, 2020. AS COVID-19 RELATED RESTRICTIONS EASE, THE PUBLIC WILL NOW BE ALLOWED TO ATTEND PLANNING COMMISSION MEETINGS PROVIDED SOCIAL DISTANCING GUIDELINES ARE FOLLOWED. THESE GUIDELINES WILL RESULT IN VERY LIMITED OPPORTUNITIES, ON A FIRST COME BASIS, FOR THE PUBLIC TO OBSERVE THE PLANNING COMMISSION MEETING FROM THE FOYER WHICH IS ADJACENT TO THE COUNCIL CHAMBER AND TO ENTER THE CHAMBER TO MAKE PUBLIC COMMENTS. MEMBERS OF THE PLANNING COMMISSION MAY CONTINUE TO PARTICIPATE IN MEETINGS TELEPHONICALLY IF THEY CHOOSE PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20.

PUBLIC COMMENT: PUBLIC COMMENT MAY BE PROVIDED IN PERSON, ELECTRONICALLY OR BY MAIL. IF YOU CHOOSE TO ATTEND THE MEETING AND WISH TO DELIVER PUBLIC COMMENT IN PERSON, YOU ARE ENCOURAGED TO WEAR FACE COVERINGS AND MAINTAIN SOCIAL DISTANCING. TEMPERATURE SCREENINGS ARE MANDATORY FOR ALL PERSONS ENTERING CITY HALL. CITY STAFF IN ATTENDANCE AT THE MEETING WILL BE COORDINATING ENTRY TO THE COUNCIL CHAMBERS WHEN PUBLIC COMMENT IS OPEN. THERE WILL BE LIMITED SPACE AT THE PLANNING COMMISSION MEETING FOR MEMBERS OF THE PUBLIC TO SIT OR STAND TO OBSERVE THE MEETING LIVE FROM THE FOYER ADJACENT TO THE COUNCIL CHAMBER. IF THAT SPACE IS EXCEEDED, PERSONS WISHING TO PRESENT PUBLIC COMMENT IN PERSON WILL BE PERMITTED TO LINE UP OUTSIDE AND WILL BE ALLOWED TO SPEAK. AFTER SPEAKING, HOWEVER, THEY WILL BE REQUIRED TO GO BACK OUTSIDE UNLESS ONE OF THE LIMITED SPOTS INSIDE THE FOYER BECOME AVAILABLE. MEMBERS OF THE PUBLIC WILL BE REQUIRED TO FOLLOW STAFF'S DIRECTIONS. ALTERNATIVELY, YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA IN WRITING VIA MAIL TO "PLANNING COMMISSION" 33282 GOLDEN LANTERN, DANA POINT, CA 92629 OR BY EMAIL TO COMMENT@DANAPOINT.ORG. ALL COMMENTS RECEIVED BY 4:00 P.M. ON THE DATE OF THE MEETING WILL BE PROVIDED TO THE PLANNING COMMISSION IN ADVANCE TO ALLOW TIME FOR THE COMMISSIONERS TO READ

THEM. TO BE CONSIDERED AS PART OF THE MEETING TO WHICH THIS AGENDA APPLIES, MAILED OR EMAILED COMMENTS MUST BE RECEIVED NO LATER THAN 4:00 P.M. ON THE DAY OF THE MEETING (ALTHOUGH ALL COMMENTS WHENEVER RECEIVED WILL BE SHARED WITH THE COMMISSIONERS). EMAILS SHOULD INCLUDE "PUBLIC COMMENT" AND THE DATE OF THE MEETING IN THE SUBJECT LINE, AS WELL AS REFERENCE THE AGENDA ITEM NUMBER, IF APPLICABLE. MAILED COMMENTS SHOULD PROMINENTLY INCLUDE A SIMILAR REFERENCE AT THE TOP OF THE FIRST PAGE. MAILED AND EMAILED COMMENTS WILL NOT BE READ BY THE CHAIR DURING THE MEETING, BUT WILL BE INCLUDED IN THE RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Mary Opel, Vice-Chair Eric Nelson, Commissioner Roy Dohner
Commissioner Danni Murphy

ITEM 1: Swearing-In Ceremony for Chair Mary Opel and Commissioner John Gabbard

ITEM 2: Reorganization of the Planning Commission

- a) Select nominations and vote for Chairperson
- b) Select nominations and vote for Vice-Chairperson

A: APPROVAL OF MINUTES

ITEM 3: Minutes of the Regular Planning Commission Meeting February 22, 2021

B. PUBLIC COMMENTS

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.

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.

C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 4: Coastal Development Permit CDP20-0022 and Site Development Permit SDP20-0021 to permit a 328 square foot addition and remodel to a historic house and a 354 square foot addition to the detached non-historic garage for a second story office at 24721 El Camino Capistrano

Applicant: Carl Iverson

Address: 24721 El Camino Capistrano (APN: 682-202-09)

Request: A request to permit a 328 square foot addition and remodel to a single-family dwelling (SFD) and a 354 square foot addition to the detached non-historic garage for a second story office.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP20-0022 and Site Development Permit SDP20-0021.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to a historic SFD and detached garage that complies with the Secretary of the Interior’s Standards for Rehabilitation.

Staff Contact Information: Johnathan Ciampa (Senior Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 5: Tentative Parcel Map TPM20-0003 and Conditional Use Permit CUP21-0005 to allow the condominium conversion of a residential duplex for individual ownership

Applicant: Jay Skjerven

Address: 26392 Via Canon units A and B (APN:123-173-13)

Request: Approval of a Tentative Parcel Map and Conditional Use Permit for condominium purposes to allow individual ownership of a previously approved duplex in the Residential Duplex (RD 14) zoning district.

Recommendation: That the Planning Commission adopt the Draft Resolution approving Tentative Parcel Map TPM20-0003 and Conditional Use Permit CUP21-0005.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) and Section 153015 (Minor Land Divisions) in that project involves the division of a previously approved two (2) unit residential duplex into a common interest ownership subdivision where no physical changes are occurring that are otherwise exempt.

Staff Contact Information: Johnathan Ciampa (Senior Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 6: Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of the Standards AMS21-0001 for a triplex condominium that proposes to exceed the maximum height for the zoning district, retaining walls with increased height, and a reduction in the required common open space at 25022 Selva Road

Applicant: Robert Williams, Studio 6 Architects

Address: 25022 Selva Road (APN: 682-123-38)

Request: Approval of a Tentative Parcel Map, Variance, Minor Site Development Permit, and an Administrative Modification of Standards to construct a triplex condominium which would exceed the maximum building height, site retaining walls with increased height, and a reduction in the required common area open space.

Recommendation: That the Planning Commission adopt the resolution approving Tentative Parcel Map, Variance, Minor Site Development Permit, and Administrative Modifications of Standards.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves

the construction of a triplex condominium with accessory site improvements.

Staff Contact Information: Johnathan Ciampa (Senior Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

E. OLD BUSINESS

ITEM 7: Short-Term Rental Subcommittee Update

F. NEW BUSINESS

ITEM 8: 2020 Annual Housing Element Progress Report

Location: Citywide

Request: To review the 2020 Annual Housing Element Progress Report, as required by State law, to show progress on the General Plan Housing Element.

Recommendation: That the Planning Commission review the 2020 Annual Housing Element Progress Report and forward to the City Council.

Environmental: In accordance with CEQA, a Negative Declaration was prepared as required for adoption of the 5th Cycle 2014-2021 Housing Element. The Annual Housing Element Progress Report does not require further CEQA action.

Staff Contact Information: Brenda Wisneski (Community Development Director)
Email: bwisneski@danapoint.org
Phone: (949) 248-3560

ITEM 9: 2021-2029 Housing Element and Safety Element Update

Location: Citywide

Recommendation: That the Planning Commission receive the presentation providing the status of the Housing Element and Public Safety Element update process.

Staff Contact Information: Brenda Wisneski (Community Development Director)
Email: bwisneski@danapoint.org
Phone: (949) 248-3560

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on April 12, 2021 beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Brenda Wisneski, Community Development Director of the City of Dana Point, do hereby certify that on or before March 18, 2021 I caused the above notice to be posted in three (3) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, and the Dana Point Post Office.



Brenda Wisneski, 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) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.