

CITY OF DANA POINT

Monday
June 27, 2022
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 MARCH 1, 2022)

AS COVID-19 RELATED RESTRICTIONS ARE UPDATED, THE PUBLIC WILL 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 COUNCIL CHAMBER AND ADJACENT FOYER. MEMBERS OF THE PUBLIC MAY CHOOSE TO WATCH A RECORDING OF THE PLANNING COMMISSION MEETING ON THE CITY'S YOUTUBE CHANNEL.

PUBLIC COMMENT: PUBLIC COMMENT MAY BE PROVIDED IN PERSON, ELECTRONICALLY, OR BY MAIL. CITY STAFF WILL BE COORDINATING ENTRY TO THE COUNCIL CHAMBERS DURING PUBLIC COMMENT AND MANAGING AVAILABLE SEATING CAPACITY THROUGHOUT THE MEETING. THEIR DIRECTIONS MUST BE FOLLOWED. TO BE CONSIDERED AS PART OF THE MEETING TO WHICH THIS AGENDA APPLIES AND PROVIDED TO PLANNING COMMISSION PRIOR TO THE MEETING, COMMENTS MUST BE RECEIVED NO LATER THAN 4:00 P.M. ON THE DAY OF THE MEETING. ALL COMMENTS, WHENEVER RECEIVED, WILL BE SHARED WITH THE PLANNING COMMISSIONERS. EMAILS SHOULD INCLUDE "PUBLIC COMMENT", THE DATE OF THE MEETING IN THE SUBJECT LINE, AS WELL AS REFERENCE TO 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 SENIOR ADMINISTRATIVE ASSISTANT DURING THE MEETING BUT WILL BE INCLUDED IN THE RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair John Gabbard, Vice-Chair Ashok Dhingra, Commissioner Mary Opel, Commissioner Roy Dohner, Commissioner Eric Nelson

A: APPROVAL OF MINUTES

ITEM 1: Minutes of Regular Planning Commission from May 9, 2022

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 2: Coastal Development Permit CDP20-0007, Site Development Permit SDP20-0010, and Administrative Modifications of Standards AMS22-0001 to construct a new 4,132 square-foot single-family residence, roof deck, and attached two-car garage at 35525 Beach Road.

Applicant: Ladan and Babak Fallahzadeh

Location: 35525 Beach Road (APN: 691-161-05)

Request: Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modification of Standards to construct a new single-family dwelling, roof deck, and attached two-car garage with stairs that project beyond the structure stringline located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP20-0007, Site Development Permit SDP20-0007, and

Administrative Modifications of Standards AMS22-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves the construction of one single-family dwelling in a residential zone.

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

ITEM 3: [Coastal Development Permit CDP21-0004 to demolish a single-family dwelling and construct a new single-family dwelling with an attached garage and Minor Site Development Permit SDP22-0015\(M\) to allow retaining walls up to a maximum of six \(6\) feet in height, located at 214 Monarch Bay Drive.](#)

Applicant: Andrade Architects, Inc.

Location: 214 Monarch Bay Drive (APN: 670-111-01)

Request: A Coastal Development Permit to demolish an existing single-family dwelling (SFD) and attached garage, and construct a 5,257 square foot two-story, SFD with an attached garage, and a Minor Site Development Permit to allow retaining walls up to six (6) feet in height within the rear and side yards to create additional outdoor space.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP21-0004 and Minor Site Development Permit SDP22-0015(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new two-story single-family residence with an attached garage and retaining walls up to six (6) feet in height.

Staff Contact Information: Justin Poley (Assistant Planner)
Email: jpoley@danapoint.org
Phone: (949) 248-3575

ITEM 4: [Coastal Development Permit CDP22-0003 to demolish an existing single-family dwelling and detached garage and construct a single-family dwelling with an attached garage and associated exterior improvements within the Coastal Overlay District and Minor Site Development Permit SDP22-0003\(M\) to allow increased height for retaining walls, located at 408 Monarch Bay.](#)

Applicant: Anders Lasater Architects

Location: 408 Monarch Bay (APN: 670-151-10)

Request: A request to demolish an existing single-family dwelling (SFD) and detached garage and construct a 2,527 square-foot, single-story, SFD with attached garage and associated exterior improvements including a request to allow retaining walls to exceed 30 inches in height in the required front yard and on other areas of the site.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP22-0003 and Minor Site Development Permit SDP22-0003(M).

Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the construction of a single-family residence in a residential zone.

Staff Contact Information: Alyssa Gonzalez (Assistant Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

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I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on July 11, 2022, 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 June 23, 2022, 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, and the Dana Point Post Office, and the Dana Point Library.



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.