

# CITY OF DANA POINT

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Monday  
December 12, 2022  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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### **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** Vice-Chair Ashok Dhingra, Commissioner Mary Opel, Commissioner Roy Dohner, Commissioner Eric Nelson

**ITEM 1: 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 2: [Minutes of Joint City Council and Planning Commission Workshop from November 16, 2022](#)**

**ITEM 3: [Minutes of Regular Planning Commission from November 28, 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 4: [Coastal Development Permit CDP22-0017 and Conditional Use Permit CUP22-0007 to allow the addition and remodel of an existing one \(1\) story, single-family dwelling, which includes the construction of a new second story which will contain a one \(1\) bedroom, two \(2\) bath, 743 square foot, second dwelling unit \(referred to as an “accessory dwelling unit \(ADU\)” per Government Code Section 65852.2\) and an expansion of the existing two \(2\) car garage to accommodate three \(3\) vehicles, located within the City’s Coastal Zone.](#)**

Applicant: Phil Edmondson, Pacific Coast Architects

Location: 432 Monarch Bay Drive (APN: 670-151-26)

Request: A request to approve Coastal Development Permit and Conditional Use Permit to allow the addition and remodel of an existing one (1) story, single-family dwelling, which includes the construction of a new second story which will contain a one (1) bedroom, two (2) bath, 743 square foot, second dwelling unit (referred to as an “accessory dwelling unit (ADU)” per Government Code Section 65852.2) and an expansion of the existing two (2) car garage to accommodate three (3) vehicles, located within the City’s Coastal Zone.

Recommendation: That the Planning Commission adopt the draft Resolution denying Coastal Development Permit CDP22-0017 and Conditional Use Permit CUP22-0007.

Environmental: The California Environmental Quality Act (CEQA) does not apply to actions resulting denial of a proposed project.

Staff Contact Information: Danny Giometti (Senior Planner)  
Email: [dgiometti@danapoint.org](mailto:dgiometti@danapoint.org)  
Phone: (949) 248-3569

**ITEM 5: Coastal Development Permit CDP22-0026 to demolish a single-family dwelling and attached garage, and construct a new 4,282 square foot, two-story, single-family dwelling with attached 541 square foot garage, located at 317 Monarch Bay Drive.**

Applicant: Hudgins Design Group

Location: 317 Monarch Bay Drive (APN 670-151-06)

Request: A request to approve the Coastal Development Permit to demolish a single-family dwelling with an attached garage and construct a new single-family dwelling and attached garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission continue the item to the next Regular Meeting of the Planning Commission on January 9, 2023.

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

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- E. **OLD BUSINESS**
- F. **NEW BUSINESS**
- G. **STAFF REPORTS**
- H. **COMMISSIONER COMMENTS**
- I. **ADJOURNMENT**

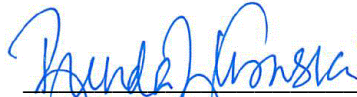
The *next* Regular Meeting of the Planning Commission will be held on January 9, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

**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 December 8, 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, Dana Point Post Office, and the Dana Point Library.



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Brenda Wisneski, Director  
Community Development Department

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH A DISABILITY WHO REQUIRE A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING, INCLUDING AUXILIARY AIDS OR SERVICES, MAY REQUEST SUCH MODIFICATION OR ACCOMMODATION FROM THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563 (TELEPHONE) OR (949) 248-9920 (FACSIMILE). NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THE MEETING.