

CITY OF DANA POINT

Monday
January 9, 2023
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 Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Roy Dohner, Commissioner Eric Nelson

A: APPROVAL OF MINUTES

ITEM 1: [Minutes of Regular Planning Commission from December 12, 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 CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002 to demolish the existing residence and construct a 2,710 square foot single-family residence and lower-level 1,258 square foot garage, located at 35697 Beach Road.](#)

Applicant: John and Marcella Seidensticker

Location: 35697 Beach Road (APN: 691-162-25)

Request: Approval of Coastal Development Permit CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002 to demolish the existing residence and construct a new 2,710 square foot single-family dwelling and a 1,258 square foot lower-level 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 CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002.

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 demolition of an existing residence and the construction of a 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 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 CDP22-0026 to demolish a single-family dwelling with an attached garage and construct a 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 adopt the attached resolution approving Coastal Development Permit CDP22-0026.

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 construction of a single-family dwelling in a residential zone.

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

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ITEM 4: Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple retaining walls, located at 32511 Caribbean Drive.

Applicant: James Conrad

Location: 32511 Caribbean Drive (APN: 670-083-03)

Request: A request to approve Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple landscape retaining walls. The project is in the Coastal Overlay District as defined by the City's Zoning Map and includes retaining walls which exceed 30-inches in height.

Recommendation: That the Planning Commission table the item per request of the Applicant. The item will be re-noticed for a future meeting.

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 construction of one single-family dwelling and retaining walls in a residential zone.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

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I. ADJOURNMENT

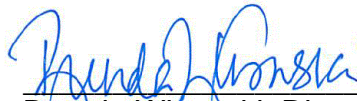
The *next* Regular Meeting of the Planning Commission will be held on January 23, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 January 5, 2023, 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.



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.