

CITY OF DANA POINT

Monday
August 28, 2023
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

PUBLIC COMMENT MAY BE PROVIDED IN-PERSON, ELECTRONICALLY, OR BY MAIL ATTN: PLANNING DEPARTMENT, 33282 GOLDEN LANTERN, DANA POINT, CA 92629. IN ORDER TO BE PROVIDED TO THE PLANNING COMMISSIONERS *PRIOR* TO THE MEETING, COMMENTS MUST BE RECEIVED BY 4:00P.M. ON THE DAY OF THE MEETING. ALL WRITTEN COMMENTS SHOULD INCLUDE THE DATE OF THE MEETING AS WELL AS REFERENCE TO THE AGENDA NUMBER, IF APPLICABLE. WRITTEN COMMENTS WILL NOT BE READ ALOUD DURING THE MEETING BUT WILL BE INCLUDED IN THE MEETING RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Luke Boughen, Commissioner Eric Nelson

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM AUGUST 14, 2023](#)

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.

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

August 28, 2023
6:00 p.m.

PAGE 2

C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: SITE DEVELOPMENT PERMIT SDP22-0033 TO ALLOW AN INCREASE IN LOT COVERAGE FOR A NEW MIXED-USE STRUCTURE IN CONJUNCTION WITH TWO ROOF DECKS FOR THE ASSOCIATED USES ON A VACANT LOT AND CONDITIONAL USE PERMIT CUP22-0010 TO ALLOW A RESIDENTIAL UNIT AS AN ACCESSORY USE ON THE SECOND STORY LOCATED AT 26852 CALLE HERMOSA

Applicant: Lule Hoda, AIA

Location: 26852 Calle Hermosa (APN: 123-355-15)

Request: A request to develop a vacant parcel with a two-story mixed-use structure featuring 2,323 square feet of first and second-story office space, and a 2,204 square foot dwelling unit on the second story that will require an increase in lot coverage from 35 to 64 percent, in conjunction with a 632 square foot roof deck for the residential use and a 511 square foot roof deck for the office use in the Professional/Residential (P/R) Zoning District with unenclosed ground-level parking for the office use and a two-car garage for the residential use.

Recommendation: That the Planning Commission table the item to allow it to be re-noticed for the September 25, 2023, Planning Commission Meeting.

Environmental: Since no action will be taken the California Environmental Quality Act (CEQA) does not apply.

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

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

August 28, 2023
6:00 p.m.

PAGE 3

ITEM 3: SITE DEVELOPMENT PERMIT SDP23-0013 TO CONVERT A PORTION OF AN EXISTING ATTACHED TWO-CAR GARAGE INTO A 420 SQUARE FOOT ONE-BEDROOM ATTACHED ACCESSORY DWELLING UNIT IN CONJUNCTION WITH AN EXISTING NONCONFORMING SINGLE-STORY, SINGLE-FAMILY DWELLING LOCATED AT 34569 CALLE PORTOLA

Applicant: Brian Opp

Location: 34569 Calle Portola (APN: 123-312-08)

Request: Approval of a Site Development Permit to convert a portion of an existing two-car garage into a 420 square foot one bedroom attached Accessory Dwelling Unit (ADU) in conjunction with an existing single-story, single-family dwelling (SFD) located within the Residential Single Family 12 (RSF 12) District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP23-0013.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) since the project consist of converting existing garage space into an ADU.

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**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

August 28, 2023
6:00 p.m.

PAGE 4

ITEM 4: SITE DEVELOPMENT PERMIT SDP23-0022 TO CONSTRUCT A DETACHED ACCESSORY DWELLING UNIT IN CONJUNCTION WITH AN EXISTING NONCONFORMING SINGLE-FAMILY DWELLING LOCATED AT 34101 ALCAZAR DRIVE

Applicant: Tobias Ullman

Location: 34101 Alcazar Drive (APN: 682-294-16)

Request: Approval of a Site Development Permit to construct a 800 square foot two bedroom detached Accessory Dwelling Unit (ADU) in conjunction with an existing single-story, single-family dwelling (SFD) located within the Residential Multi-Family 14 (RMF 14) District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP23-0022.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) since the project consist of constructing an ADU.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

Development Update Report (Brenda Wisneski, Director of Community Development)

H. COMMISSIONER COMMENTS

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

August 28, 2023
6:00 p.m.

PAGE 5

I. ADJOURNMENT

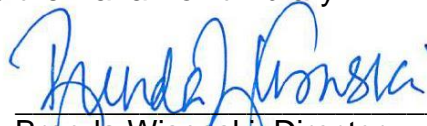
The *next* Regular Meeting of the Planning Commission will be held on September 11, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 September 7, 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.