

CITY OF DANA POINT

Monday
September 11, 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 28, 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.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP22-0015, SITE DEVELOPMENT PERMIT SDP22-0023, AND ADMINISTRATIVE MODIFICATION OF STANDARDS AMS23-0005 TO CONSTRUCT A NEW 5,266 SQUARE FOOT DUPLEX WITH A 466 SQUARE FOOT ATTACHED GARAGE, VEHICLE LIFTS, ROOF DECK, AND DECKS AND BALCONIES AT 35075 BEACH ROAD

Applicant: Masum Azizi, Project Architect

Location: 35075 Beach Road (APN: 691-141-08)

Request: Approval of Coastal Development Permit CDP22-0015, Site Development Permit SDP22-0023, and Administrative Modification of Standards AMS23-0005 to construct a new 5,266 square-foot two-story, duplex with an attached 466 square foot garage with vehicle lifts to provide the additional parking required for the duplex. The project also includes a 300-square-foot roof deck, and decks and balconies on the seaward side of the structure 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 CDP22-0015, Site Development Permit SDP22-0023, and Administrative Modification of Standards AMS23-0005.

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 a new duplex in a residential zone.

Staff Contact Information: John Ciampa (Senior Planner)
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ITEM 3: COASTAL DEVELOPMENT PERMIT CDP23-0027 AND MINOR SITE DEVELOPMENT PERMIT SDP22-0032(M) TO DEMOLISH A SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE, AND CONSTRUCT A NEW, 4,807 SQUARE FOOT SINGLE-FAMILY DWELLING WITH A PARTIALLY BELOW GRADE, 1,657 SQUARE FOOT GARAGE AND MULTIPLE RETAINING WALLS AT 32711 CARIBBEAN DRIVE

Applicant: Daniel Kovachev

Location: 32711 Caribbean Drive (APN: 670-063-04)

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to demolish an existing single-family dwelling with an attached garage, and construct a new, 4,807 square foot single-family dwelling with a partially below grade, 1,657 square foot garage and multiple 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, therefore approval of a Coastal Development Permit and a Minor Site Development Permit are required, respectively.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0027 and Site Development Permit SDP22-0032(M).

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)
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ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0032 APPROVING A PARTIAL DEMOLITION AND ADDITION OF 1,477 SQUARE FEET TO AN EXISTING, TWO-STORY SINGLE-FAMILY DWELLING LOCATED WITHIN THE NIGUEL SHORES COMMUNITY AT 33981 NAUTICUS ISLE

Applicant: Ron Witteveen, AIA

Location: 33981 Nauticus Isle (APN: 672-191-12)

Request: A request to permit a partial demolition and addition of 1,477 square feet to an existing, two-story single-family dwelling located within the Niguel Shores community.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0032.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities) due to the fact that the project consists of an addition to an existing single family developed lot.

Staff Contact Information: Danny Giometti (Senior Planner)
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ITEM 5: SITE DEVELOPMENT PERMIT SDP22-0025 TO CONVERT AN EXISTING ATTACHED TWO-CAR GARAGE INTO A 384 SQUARE FOOT ONE-BEDROOM ATTACHED ACCESSORY DWELLING UNIT IN CONJUNCTION WITH AN EXISTING NON-CONFORMING TWO-STORY, MULTI-FAMILY DWELLING LOCATED AT 33861 MALAGA DRIVE

Applicant: Travis Mellem

Location: 33861 Malaga Drive (APN: 682-263-17)

Request: Denial of a Site Development Permit to convert an existing two-car garage into a 384 square foot one-bedroom attached Accessory Dwelling Unit (ADU) in conjunction with an existing two-story, multi-family

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dwelling located within the Residential Multiple Family 14 (RMF 14) District.

Recommendation: That the Planning Commission adopt the Resolution denying Site Development Permit SDP22-0025.

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

Staff Contact Information: Brenda Wisneski (Director of Community Development)
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E. OLD BUSINESS

F. NEW BUSINESS

ITEM 6: [SIGN PROGRAM PERMIT SPP23-0003 FOR DEL PRADO PLAZA LOCATED AT 24422 DEL PRADO AVENUE](#)

Applicant: Ohan Filhanessian

Location: 24422 Del Prado Avenue (APN: 682-234-04)

Request: Approval of a Sign Program for Del Prado Plaza located at 24422 Del Prado Avenue.

Recommendation: That the Planning Commission adopt the Resolution approving Sign Program Permit SPP23-0003 for Del Prado Plaza located at 24422 Del Prado Avenue.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15311(a) of the CEQA Guidelines (Class 11 – Accessory Structures) in that the project consists of the approval of a new Sign Program that would result in the placement of on-premise signs at an existing commercial facility.

Staff Contact Information: Natalie Tran (Assistant Planner)
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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on September 25, 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.