

CITY OF DANA POINT

Monday
November 27, 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 Deana Christakes, Commissioner Eric Nelson

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM OCTOBER 23, 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 CDP23-0034 AND MINOR SITE DEVELOPMENT PERMIT SDP23-0024(M) TO DEMOLISH A SINGLE-FAMILY DWELLING AND CONSTRUCT A 3,696 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND RETAINING AND FREESTANDING WALLS AT 32512 SEVEN SEAS DRIVE

Applicant: Eyoh Design

Location: 32512 Seven Seas Drive (APN: 670-083-14)

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to demolish a single-family dwelling with an attached garage, and construct a 3,696 square foot, one-story, single-family dwelling with an attached, two-car garage and multiple retaining and screen walls. The project is in the Coastal Overlay District as defined by the City's Zoning Map and includes freestanding walls which exceed the maximums within the front yard, therefore approval of a Coastal Development Permit and a Minor Site Development Permit are required, respectively.

Recommendation: That the Planning Commission table the item to a date uncertain.

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 and retaining walls in a residential zone.

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

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ITEM 3: COASTAL DEVELOPMENT PERMIT CDP20-0017 AND SITE DEVELOPMENT PERMIT SDP20-0017(M) TO PERMIT THE DEMOLITION OF EXISTING RETAINING WALLS AND CONSTRUCTION OF TWO (2), SIX (6) FOOT HIGH, TERRACED RETAINING WALLS LOCATED IN THE REAR, EXTERIOR SIDE AND FRONT YARD AREAS AT 26382 PALISADES DRIVE

Applicant: Advanced Civil Group

Location: 26382 Palisades Drive (APN: 123-233-01)

Request: A request to permit the demolition of existing retaining walls and the construction of a retaining wall structure consisting of two (2), six (6) foot high, terraced retaining walls which merge into a single six (6) foot high retaining wall, following the rear and exterior side and front yard property lines terminating at the front of the lot. The wall structure is proposed to be setback from the property line and landscaped with a mixture of drought tolerant plants to visually screen the wall from Palisades Drive. The project is in the Coastal Overlay District and includes a series of walls which exceed requisite height limits; therefore, approval of a Coastal Development Permit and a Minor Site Development Permit are required, respectively.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP20-0017 and Site Development Permit SDP20 0017(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – Construction or Conversion of Small Structures).

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Email: dgiometti@danapoint.org
Phone: (949) 248-3569

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ITEM 4: SITE DEVELOPMENT PERMIT SDP22-0010 TO CONSTRUCT A 794 SQUARE FOOT TWO-BEDROOM DETACHED ACCESSORY DWELLING UNIT ON A SITE DEVELOPED WITH AN EXISTING NONCONFORMING TWO-STORY, DUPLEX LOCATED AT 26525 VIA SACRAMENTO

Applicant: Nicholas Huizar

Location: 26525 Via Sacramento (APN: 123-151-19)

Request: Approval of a Site Development Permit to construct a detached 794 square foot, two-bedroom, Accessory Dwelling Unit (ADU) on a site developed with an existing nonconforming two-story, duplex in the Residential Duplex 14 (RD 14) Zoning District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP22-0010.

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

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

ITEM 5: COASTAL DEVELOPMENT PERMIT CDP22-0019 TO DEMOLISH A SINGLE-FAMILY DWELLING AND ATTACHED GARAGE AND CONSTRUCT A TWO STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE AND MINOR SITE DEVELOPMENT PERMIT SDP22-0056(M) TO ALLOW RETAINING WALL HEIGHTS OVER 30 INCHES AND COMBINATION RETAINING/SITE WALLS EXCEEDING HEIGHT MAXIMUMS IN THE REQUIRED FRONT, SIDE AND REAR YARDS LOCATED AT 56 MONARCH BAY

Applicant: Jason Richart

Location: 56 Monarch Bay (APN: 670-131-38)

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Request: A request to demolish an existing single-family dwelling (SFD) and attached garage and construct a 4,826 square-foot, two story, SFD with attached garage and associated exterior improvements including a request to allow retaining wall heights over 30 inches and combination retaining/site walls exceeding height maximums in the required front, side, and rear yards.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP22-0019 and Minor Site Development Permit SDP22-0056(M).

Environmental: This project is categorically exempt (Class 3 - Section 15303(a) – 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 and accessory retaining walls.

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

E. OLD BUSINESS

F. NEW BUSINESS

ITEM 6: [APPOINTMENTS TO THE DANA POINT GENERAL PLAN ADVISORY COMMITTEE \(GPAC\)](#)

Applicant: City of Dana Point

Location: Citywide

Request: A request to appoint a representative to serve on the Dana Point General Plan Advisory Committee to provide input and make recommendations regarding updates to the Land Use and Circulation Elements.

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Recommendation: That the Planning Commission appoint a representative to the Dana Point General Plan Advisory Committee.

Staff Contact Information: Belinda Deines (Principal Planner)
Email: bdeines@danapoint.org
Phone: (949) 248-3570

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

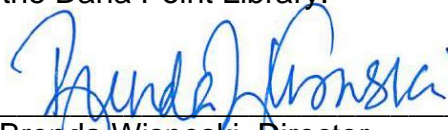
The *next* Regular Meeting of the Planning Commission will be held on December 11, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 November 22, 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.