

CITY OF DANA POINT

Monday
January 22, 2024
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 NOVEMBER 27, 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 CDP22-0001, SITE DEVELOPMENT PERMIT SDP22-0001, VARIANCE V23-0001 AND ADMINISTRATIVE MODIFICATION OF STANDARDS AMS23-0004 TO CONSTRUCT A NEW 2,627 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 1,025 SQUARE FOOT ATTACHED GARAGE, AND BALCONIES AT 35665 BEACH ROAD

Applicant: David Gutierrez, Project Manager

Location: 35665 Beach Road (APN: 691-162-15)

Request: Approval of Coastal Development Permit CDP22-0001, Site Development Permit SDP22-0001, Variance V23-0001, and Administrative Modification of Standards AMS23-0004 to demolish an existing single-family dwelling and construct a new 2,627 square-foot two-story, single-family dwelling with a lower level 1,025 square foot garage, Variance for a reduced first and second-floor setback to six feet from the front property line, Administrative Modification of Standards is requested to allow stairs to be located seven feet, nine inches from the front property line for the property 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 CDP22-0001, Site Development Permit SDP22-0001, Variance V23-0001, and Administrative Modification of Standards AMS23-0004.

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 house in a residential zone.

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Staff Contact Information: John Ciampa (Principal Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP23-0037 TO PERMIT A 205-SQUARE-FOOT ADDITION TO A ONE-STORY, SINGLE-FAMILY DWELLING LOCATED AT 224 MONARCH BAY DRIVE

Applicant: Eric Trabert & Associates

Location: 224 Monarch Bay Drive (APN: 670-111-16)

Request: A request to permit additions totaling 205-square feet to a one story, single-family dwelling located within the Monarch Bay community and the appealable area of the Coastal Overlay District. Pursuant to Dana Point Zoning Code (DPZC) Section 9.69.040(b)(2)(B), for structures located within the Appeals Jurisdiction of the California Coastal Commission, an increase in the floor area in any amount when improvements to the structure have previously been exempted in compliance with this subsection, may be permitted subject to the approval of a Coastal Development Permit.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP23-0037.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301(e)(1) (Class 1 – Existing Facilities) since the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

Staff Contact Information: Natalie Tran (Assistant Planner)
Email: ntran@danapoint.org
Phone: (949) 248-3549

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ITEM 4: [ZONE CHANGE ZC23-0001 AND ZONE TEXT AMENDMENT ZTA07-01 TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY \(PRDO\) DISTRICT AND ASSOCIATED DEVELOPMENT STANDARDS, TENTATIVE TRACT MAP TTM 16970 TO SUBDIVIDE THE 1.99-ACRE PARCEL INTO 11 NUMBERED AND ONE \(1\) LETTERED LOTS, AND SITE DEVELOPMENT PERMIT SDP07-06 TO: \(1\) ALLOW THE CONSTRUCTION OF 11 THREE-STORY, SINGLE-FAMILY DWELLINGS LOTS, \(2\) FOR RESIDENTIAL STRUCTURES IN A HILLSIDE CONDITION AND \(3\) FOR ROOF DECKS, AND TO ALLOW \(4\) SITE RETAINING WALLS THIRTY \(30\) INCHES OR GREATER IN HEIGHT AT ASSESSOR'S PARCEL NUMBER 691-401-37](#)

Applicant: Bruno and Beatrice Del Bianco

Location: Assessor's Parcel No.: 691-401-37 (south of the intersection Camino Capistrano/Via Canon

Request: A request to establish a Planned Residential Development Overlay District at the subject parcel by changing the Zoning Map from Residential Single Family 7 to Planned Residential Development 28, and adding development regulations for Planned Residential Development (PRD) 28 to Appendix B of the Dana Point Zoning Code (DPZC), with corresponding requests for a tentative tract map to subdivide the subject site into 11 numbered and one (1) lettered lots consistent with the proposed PRD 28 development standards, and accompanying Site Development Permits to allow the construction of a three-story, single-family dwelling on each of the 11 proposed lots that contain a hillside condition per DPZC Section 9.05.110(a)(4), each with roof decks in accordance with DPZC Section 9.05.230, and for site retaining walls thirty (30) inches or greater in height per DPZC Section 9.05.120(d)(2) and incumbent upon City Council approval of ZTA07-01 and ZC23 0001.

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Recommendation: That the Planning Commission continue the item to the April 8, 2024, Planning Commission Meeting.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects) California Code of Regulations. Section 32 of the CEQA Guidelines stipulates that projects that are consistent with the applicable general plan and zoning regulations, and that are less than five acres and substantially surrounded by urban uses with no habitat value, and would result in no significant effects relating to traffic, noise, air or water quality and can be served by all required utilities and public services are categorically exempt from CEQA.

Staff Contact Information: Kurth Nelson (Principal Planner)
Email: knelson@danapoint.org
Phone: (949) 248-3572

- 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 February 12, 2024, 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.

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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 18, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



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.