

CITY OF DANA POINT

Monday
November 25, 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 Mary Opel, Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM OCTOBER 28, 2024](#)

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**

November 25, 2024
6:00 p.m.

PAGE 2

C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP23-0049 TO DEMOLISH EXISTING IMPROVEMENTS AND CONSTRUCT A TWO (2) STORY 6,231 SQUARE FOOT, SINGLE FAMILY DWELLING (SFD) WITH TWO (2) DETACHED GARAGES ON A COASTAL BLUFF LOT

Applicant: Jay S. Crawford, AIA

Owner: Alfred and Taghrid Sidhom

Location: 35027 Camino Capistrano (APN: 123-372-08)

Request: A request to demolish existing improvements and develop a 6,231 square foot, two-story, single-family dwelling and two detached garages on a coastal bluff lot.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small Structures) because the project involves the demolition of existing improvements and the construction of a new single-family residence and two detached garages.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0049.

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

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

November 25, 2024
6:00 p.m.

PAGE 3

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP24-0018 TO INSTALL A NEW AREA DRAINAGE SYSTEM ASSOCIATED WITH AN EXISTING SINGLE-FAMILY DWELLING WHICH INCLUDES DRAIN INLETS, DRAINPIPES AND A SUMP PUMP WITHIN THE REAR AND NORTHERN SIDE YARDS OF A DEVELOPED COASTAL BLUFF LOT

Applicant: Toal Engineering

Owner: Stanislavia Misurec

Location: 35201 Camino Capistrano (APN: 691-172-09)

Request: A request to permit the installation of a new area drainage system to redirect surface runoff toward the public storm drains on Camino Capistrano associated with an existing single-family dwelling on a coastal bluff lot.

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) because the project involves the installation of a drainage system on an existing coastal bluff lot.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP24-0018.

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

ITEM 4: GENERAL PLAN AMENDMENT GPA24-0001, ZONE TEXT AMENDMENT ZTA24-0002, AND LOCAL COASTAL PROGRAM AMENDMENT LCPA24-0001; TO AMEND THE HEADLANDS DEVELOPMENT AND CONSERVATION PLAN (HDCP), TO REPLACE THE TERMS “FUNICULAR” AND “INCLINED ELEVATOR” WITH “STRAND TRANSIT SYSTEM” (STS) AND AMEND LANGUAGE TO PROVIDE FLEXIBILITY FOR A FUTURE REPLACEMENT TRANSPORTATION SYSTEM

Applicant: City of Dana Point

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

November 25, 2024
6:00 p.m.

PAGE 4

Location: 6A Dana Strand Drive (APNs: 672-641-46 and 672-641-45)

Request: Approval of a General Plan Amendment GPA24-0001, Zone Text Amendment ZTA24-0002, and Local Coastal Program Amendment LCPA24-0001 to amend the Headlands Development and Conservation Plan to replace the terms “Funicular” and “Inclined Elevator” to “Strand Transit System” (STS) and amend language to provide flexibility for future replacement transportation systems.

Recommendation: That the Planning Commission approve the Resolutions recommending City Council approval and adoption of the General Plan Amendment, Zone Text Amendment, and Minor Local Coastal Program Amendment.

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

ITEM 5: ZONE TEXT AMENDMENT ZTA24-0001 RELATED TO ACCESSORY DWELLING UNITS

Applicant: City of Dana Point

Location: Citywide

Request: A request to modify the Dana Point Zoning Code related to Accessory Dwelling Unit (ADU) requirements consistent with State Law.

Environmental: This proposed action is Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 21080.17 of the Public Resources Code, which provides that CEQA does not apply to the adoption of an ordinance to implement the provisions of Section 66314 of the Government Code. As the standards of Government Code Section 66333 relating to junior accessory dwelling units are incorporated into Government Code 66333, this exemption covers junior accessory

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

November 25, 2024
6:00 p.m.

PAGE 5

dwelling units as well. Accessory dwelling units and junior accessory dwelling units must be allowed in the City in accordance with the standards set forth in State Statute. In addition, the subject Ordinance is categorically exempt under the common-sense exemption of CEQA Guidelines section 15061(b)(3) which provides that CEQA does not apply where it can be seen with certainty that the project will not cause any impacts.

Recommendation: That the Planning Commission adopt the Resolution recommending the City Council approve Zone Text Amendment ZTA24-0001.

Staff Contact Information: Chris Johnson (Principal Planner)
Email: cjohnson@danapoint.org
Phone: (949) 248-3570

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

Status of the General Plan Update process (Brenda Wisneski, Director of Community Development)

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on December 9, 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.

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

November 25, 2024
6:00 p.m.

PAGE 6

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 20, 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.