

# CITY OF DANA POINT

---

Monday  
July 25, 2022  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

---

### **REVISED SAFETY ALERT (EFFECTIVE AS OF MARCH 1, 2022)**

**AS COVID-19 RELATED RESTRICTIONS ARE UPDATED, THE PUBLIC WILL BE ALLOWED TO ATTEND PLANNING COMMISSION MEETINGS PROVIDED SOCIAL DISTANCING GUIDELINES ARE FOLLOWED. THESE GUIDELINES WILL RESULT IN VERY LIMITED OPPORTUNITIES, ON A FIRST COME BASIS, FOR THE PUBLIC TO OBSERVE THE PLANNING COMMISSION MEETING FROM THE COUNCIL CHAMBER AND ADJACENT FOYER. MEMBERS OF THE PUBLIC MAY CHOOSE TO WATCH A RECORDING OF THE PLANNING COMMISSION MEETING ON THE CITY'S YOUTUBE CHANNEL.**

**PUBLIC COMMENT: PUBLIC COMMENT MAY BE PROVIDED IN PERSON, ELECTRONICALLY, OR BY MAIL. CITY STAFF WILL BE COORDINATING ENTRY TO THE COUNCIL CHAMBERS DURING PUBLIC COMMENT AND MANAGING AVAILABLE SEATING CAPACITY THROUGHOUT THE MEETING. THEIR DIRECTIONS MUST BE FOLLOWED. TO BE CONSIDERED AS PART OF THE MEETING TO WHICH THIS AGENDA APPLIES AND PROVIDED TO PLANNING COMMISSION PRIOR TO THE MEETING, COMMENTS MUST BE RECEIVED NO LATER THAN 4:00 P.M. ON THE DAY OF THE MEETING. ALL COMMENTS, WHENEVER RECEIVED, WILL BE SHARED WITH THE PLANNING COMMISSIONERS. EMAILS SHOULD INCLUDE "PUBLIC COMMENT", THE DATE OF THE MEETING IN THE SUBJECT LINE, AS WELL AS REFERENCE TO THE AGENDA ITEM NUMBER, IF APPLICABLE. MAILED COMMENTS SHOULD PROMINENTLY INCLUDE A SIMILAR REFERENCE AT THE TOP OF THE FIRST PAGE. MAILED AND EMAILED COMMENTS WILL NOT BE READ BY THE SENIOR ADMINISTRATIVE ASSISTANT DURING THE MEETING BUT WILL BE INCLUDED IN THE RECORD.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chair John Gabbard, Vice-Chair Ashok Dhingra, Commissioner Mary Opel, Commissioner Roy Dohner, Commissioner Eric Nelson

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of Regular Planning Commission from July 11, 2022**

**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.

**C. CONSENT CALENDAR**

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP21-0013 and Tentative Parcel Map TPM21-0002 approving the subdivision of a residential lot located at 35291 Camino Capistrano; and**

**Coastal Development Permit CDP21-0012 approving the demolition of an existing single-family dwelling and the construction of a single-family dwelling on a lot located at 35301 Camino Capistrano.**

Applicant: Jonsson and Foerstel Architects

Location: 35291 and 35301 Camino Capistrano  
(APN: 691-182-07 & 08)

Request: A request to approve a subdivision to divide a coastal bluff lot into two separate coastal bluff lots located at 35291 Camino Capistrano.

A request to approve the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on a coastal bluff lot located at 35301 Camino Capistrano.

Recommendation: That the Planning Commission adopt the resolutions approving:

- 1) Coastal Development Permit (CDP21-0013) and Tentative Parcel Map (TPM21-0002) authorizing the subdivision of a coastal bluff lot located at 35291 Camino Capistrano, and
- 2) Coastal Development Permit (CDP21-0012) authorizing the demolition of an existing single-family dwelling and construction of a single-family dwelling on the coastal bluff lot located at 35301 Camino Capistrano.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Sections 15303 & 15315 of the CEQA Guidelines (Classes 3 and 15) since the project includes the subdivision and lot line adjustment of a vacant residentially zoned lot and the construction of a SFD on a residentially zoned lot and.

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

**ITEM 3: Variance V20-0002; Minor Site Development Permit SDP22-0011(M) and Variance V22-0001; Minor Site Development Permit SDP22-0012(M) located at 34456 Via Gomez Lots 30 and 31: A request to allow the construction of two single-family dwellings exceeding the maximum allowable building height, each to include a roof deck, and each located on a separate lot.**

Applicant: John Salat

Location: 34456 Via Gomez (Lot 30 and 31)

Request: Continue the item to August 8, 2022

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

July 25, 2022  
6:00 p.m.

**CITY OF DANA POINT  
REGULAR MEETING AGENDA**

PAGE 4

Structures) since the project consists of the construction of new SFD's with roof decks.

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

- 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 July 25, 2022, 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 July 21, 2022, 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, and the Dana Point Post Office, and the Dana Point Library.



\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.