

CITY OF DANA POINT

Monday
September 12, 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 August 22, 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 CDP21-0022, Variance V22-0002, and Site Development Permit SDP22-0041 to allow the construction of a two-story, single-family dwelling and attached garage that exceeds the maximum allowable building height, and increased retaining wall and fencing heights in the Residential Single Family 7 \(RSF 7\) Zoning District, located at 34152 Chula Vista.](#)

Applicant: Anders Lasater Architects, Inc.

Location: 34152 Chula Vista (APN: 682-245-34)

Request: A request for a Coastal Development Permit, Variance, and Site Development Permit to allow the development of a two-story, single-family dwelling and attached garage to exceed the maximum allowable building height, and increased retaining wall and fencing heights in Residential Single Family 7 (RSF 7) Zoning District.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit

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CDP22-0022, Variance V22-0002, and Site Development Permit SDP22-0041.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a single-family residence, pool/spa, mechanical room, and other site improvements.

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

E. OLD BUSINESS

F. NEW BUSINESS

ITEM 3: [Sign Program Permit SPP20-0002 for the South Cove mixed-use development located at 100-3500 Doheny Way.](#)

Applicant: Andrew Batson

Location: 100–3500 Doheny Way (APN's: 668-271-18)

Request: Approval of a Sign Program for a mixed-use development (South Cove) located at 100–3500 Doheny Way.

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP20-0002 for the South Cove mixed-use development located at 100–3500 Doheny Way.

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 a placement of minor structures accessory to existing commercial facilities that include on-premise signs.

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

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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 26, 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 September 8, 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, 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.