

CITY OF DANA POINT

Monday
September 26, 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 September 12, 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 CDP22-0014 to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24692 El Camino Capistrano; and](#)

[Coastal Development Permit CDP22-0023 to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24702 El Camino Capistrano.](#)

Applicant: Gregg Ramirez/ Nicholson Construction

Locations: 24692 El Camino Capistrano (APN: 682-203-06)
24702 El Camino Capistrano (APN: 682-203-07)

Request: Coastal Development Permit requests to allow the demolition of two (2) single-family dwellings and the construction of two (2) single-family dwellings (SFD) each on their own separate Coastal Bluff Lot.

Recommendation: That the Planning Commission adopt the draft Resolutions approving:

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1. Coastal Development Permit (CDP22-0014) to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24692 El Camino Capistrano; and
2. Coastal Development Permit (CDP22-0023) to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24702 El Camino Capistrano.

Environmental: The proposed projects qualify as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that each project involves the construction of a single-family dwelling (SFD), each on their own separate lot and there are no unusual circumstances present that could result in a significant environmental effect.

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

ITEM 3: **Coastal Development Permit CDP22-0021 to demolish a single-family dwelling and construct a new single-family dwelling with an attached garage and Minor Site Development Permit SDP22-0028(M) to allow retaining walls up to a maximum of seven (7) feet in height, located at 199 Monarch Bay Drive.**

Applicant: Rory Foubister, Foubister Architects

Location: 199 Monarch Bay Drive (APN: 670-111-58)

Request: A request for a Coastal Development Permit to demolish an existing single-family dwelling (SFD) and attached garage, and construct a 3,384 square foot single-story, SFD with an attached garage, and a Minor Site Development Permit to allow retaining walls up to seven (7) feet in height within the rear yard area to create additional outdoor space and to accommodate the construction of a new pool and spa.

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

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CDP22-0021 and Minor Site Development Permit
SDP22-0028(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new single-story, single-family residence with an attached garage and multiple retaining walls up to six (6) feet in height.

Staff Contact Information: Justin Poley (Assistant Planner)
Email: jpoley@danapoint.org
Phone: (949) 248-3575

ITEM 4: [Site Development Permit SDP22-0024 approving the construction of a 797 square foot detached Accessory Dwelling Unit \(ADU\) with a 270 square foot deck located in the rear yard area of a residentially zoned lot with an existing non-conforming single-family dwelling, located at 27001 Calle Juanita.](#)

Applicant: Sam Parsi, Domus Plans

Location: 27001 Calle Juanita (APN: 123-291-01)

Request: A request to permit the construction of a 797 square foot detached Accessory Dwelling Unit with a 270 square foot deck located in the rear yard area of a residentially zoned lot with an existing non-conforming single-family dwelling.

Recommendation: That the Planning Commission adopt the draft Resolution approving Site Development Permit SDP22-0024.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be categorically exempt per Section 15303 (Class 3 - Construction and Conversion of Small Structures) (a) as the project proposes to construct a detached ADU in a residential zone.

Staff Contact Information: Justin Poley (Assistant Planner)
Email: jpoley@danapoint.org
Phone: (949) 248-3575

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- 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 October 10, 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 22, 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.