

CITY OF DANA POINT

Monday
October 24, 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 October 10, 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 CDP22-0006 and Minor Site Development Permit SDP22-0047\(M\) to construct a 364 square foot addition to a legal non-conforming single-family residence and exterior improvements located within the Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission, located at 8 Breakers Isle.](#)

Applicant: Roland Sansone

Location: 8 Breakers Isle (APN: 672-071-39)

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to construct a 364 square foot addition to a legal non-conforming single-family residence, spa, retaining walls, stairs, and decks over a slope located within the City's Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP22-0006 and Minor Site Development Permit SDP22-0047(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(a) (e) (Class 1 – Existing Facilities) and 15303 (e) (Class 3 – New Construction or Conversion of Small Structures) in that the project involves a remodel, 364 square foot addition, spa, stairs, deck extensions, and retaining walls.

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

ITEM 3: **Site Development Permit SDP22-0039 to construct a 779 square foot, attached accessory dwelling unit (ADU) on the second floor of an existing one-story, non-conforming single-family dwelling, located at 34501 Calle Monte.**

Applicant: Rob Williams / Studio 6 Architects

Location: 34501 Calle Monte (APN: 123-422-13)

Request: Site Development Permit SDP22-0039 to construct a 779 square foot, attached accessory dwelling unit (ADU) on the second floor of an existing one-story, non-conforming single-family dwelling.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP22-0039.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be categorically exempt per Section 15301 (Class 1 – Existing Facilities) since the project consists of additions to an existing SFD.

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

E. OLD BUSINESS

F. NEW BUSINESS

October 24, 2022
6:00 p.m.

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ITEM 4: A request for historical resource designation (HRA22-0002) of Palisades Gazebo Park, located at 24601 Palisades Drive, and Pines Park, located at 34941 Camino Capistrano.

Applicant: City of Dana Point

Location: 34941 Camino Capistrano (APN: 123-401-03) Pines Park and 26401 Palisades Drive (APN: 123-081-39) Palisades Gazebo Park.

Request: Approval to designate Palisades Gazebo Park and Pines Park, as historical resources and placed on the Dana Point Historic Resources Register.

Recommendation: That the Planning Commission adopt a Resolution for HRA22-0002 designating the Palisades Gazebo Park and Pines Park as a historical resource in the City of Dana Point's Historic Resources Register.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

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

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on November 14, 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.

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6:00 p.m.

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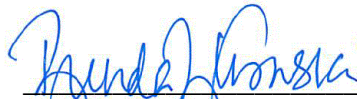
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CERTIFICATION

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 October 20, 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.