

CITY OF DANA POINT

Monday
November 28, 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

ITEM 1: Reorganization of the Planning Commission

- A) Select nominations and vote for Chairperson
- B) Select nominations and vote for Vice-Chairperson

A: APPROVAL OF MINUTES

ITEM 2: [Minutes of Regular Planning Commission from October 24, 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 3: [Conditional Use Permit CUP22-0013 and Minor Site Development Permit SDP22-0021\(M\) to allow an addition greater than ten \(10\) percent to the second story of a duplex dwelling that is legal nonconforming as to use, front yard setback, and parking in the Residential Multi-Family 14 \(RMF 14\) Zoning District, located at 33802 Diana Drive.](#)

Applicant: Warren Hutcherson

Location: 33802 Diana Drive (APN: 682-111-33)

Request: A request to allow a greater than ten (10) percent addition to the second story of a duplex dwelling that is legal nonconforming as to use, front yard setback, and required parking standards in the Residential Multi-Family 14 (RMF 14) Zoning District.

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Recommendation: That the Planning Commission adopt the draft Resolution approving Conditional Use Permit CUP22-0013 and Minor Site Development Permit SDP22-0021(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) since the project consists of an addition to an existing structure that will not increase the existing floor area of the structure by more than 50 percent.

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

ITEM 4: Site Development Permit SDP22-0034 approving the construction of a 419 square foot attached one bed, one bath, single-story accessory dwelling unit (ADU) located on a lot containing an existing single-story single-family dwelling with an attached non-conforming two-car garage, located at 26765 Calle Maria.

Applicant: Rosemary Sweeney

Location: 26765 Calle Maria (APN: 123-243-04)

Request: A request to permit the construction of an attached one bed, one bath, single-story ADU located on a lot containing an existing single-story single-family dwelling with a non-conforming attached two-car garage.

Recommendation: That the Planning Commission adopt the draft Resolution approving Site Development Permit SDP22-0034.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be categorically exempt per Section 15301(e) as the project proposes to construct an attached ADU in a residential zone.

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

ITEM 5: Coastal Development Permit CDP22-0027 to allow additions totaling 670 square feet to an existing single-story, single-family dwelling, located at 138 Monarch Bay.

Applicant: Jason Richart

Location: 138 Monarch Bay (APN: 670-121-07)

Request: A request to allow additions to an existing single-story, single-family dwelling (SFD), totaling 670 square feet to various areas of the existing structure including the master bedroom, living room, kitchen, and enclosing the existing courtyard.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP22-0027.

Environmental: This project is categorically exempt (Class 1 - Section 15301(e)(1) – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves additions to an existing structure that will not result in an increase of more than 50 percent of the floor area before the addition.

Staff Contact Information: Alyssa Gonzalez (Assistant Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

ITEM 6: Coastal Development Permit CDP21-0010 to demolish a single-family dwelling and attached garage and construct a single-family dwelling with an attached garage and associated exterior improvements within the Coastal Overlay District, located at 430 Monarch Bay.

Applicant: Ali Samsami, Architect (C. J. Light Associates)

Location: 430 Monarch Bay (APN: 670-151-27)

Request: A request to demolish a two-story, split-level, single-family dwelling (SFD) and attached garage and construct a 2,726 square-foot, two-story, split-level SFD with attached garage and associated exterior improvements including walls, landscape, hardscape, and a spa.

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Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP21-0010.

Environmental: This project is categorically exempt (Class 3 - Section 15303(a) – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the construction of a single-family residence in a residential zone.

Staff Contact Information: Alyssa Gonzalez (Assistant Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

E. **OLD BUSINESS**

F. **NEW BUSINESS**

G. **STAFF REPORTS**

H. **COMMISSIONER COMMENTS**

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I. ADJOURNMENT

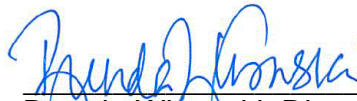
The *next* Regular Meeting of the Planning Commission will be held on December 12, 2022, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 November 24, 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.