

CITY OF DANA POINT

Monday
March 13, 2023
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

PUBLIC COMMENT MAY BE PROVIDED IN-PERSON, ELECTRONICALLY, OR BY MAIL ATTN: PLANNING DEPARTMENT, 33282 GOLDEN LANTERN, DANA POINT, CA 92629. IN ORDER TO BE PROVIDED TO THE PLANNING COMMISSIONERS *PRIOR* TO THE MEETING, COMMENTS MUST BE RECEIVED BY 4:00P.M. ON THE DAY OF THE MEETING. ALL WRITTEN COMMENTS SHOULD INCLUDE THE DATE OF THE MEETING AS WELL AS REFERENCE TO THE AGENDA NUMBER, IF APPLICABLE. WRITTEN COMMENTS WILL NOT BE READ ALOUD DURING THE MEETING BUT WILL BE INCLUDED IN THE MEETING RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Roy Dohner, Commissioner Eric Nelson, Commissioner Abigail Margolle

A: APPROVAL OF MINUTES

ITEM 1: [Minutes of Regular Planning Commission from February 27, 2023](#)

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 CDP22-0016, Site Development Permit to construct a two-story single-family dwelling, with two attached garages on a vacant lot, with Administrative Modification of Standards AMS23-0001 to allow a 12-foot, eight (8) inch front yard setback for a single-car garage different than the provisions of planned residential development 3 in which the site is located a 33 Gavina.

Applicant: Brandon Architects, Inc.

Location: 33 Gavina (APN: 672-401-22)

Request: A request to construct a two-story, 5,753 square foot single-family dwelling (SFD), with two attached garages totaling 754 square feet on a vacant lot, with an Administrative Modification of Standards (AMS) request to allow a 12 foot, eight (8) inch front yard setback for a single-car garage different than the provisions (five (5) feet or 20 feet) of Planned Residential Development 3 in which the site is located.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP22-0016 and Administrative Modification of Standards AMS23-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) since the project involves the construction of a single-family residence in a residential zone.

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

ITEM 3: Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot,

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two-story, single-family dwelling with an attached 603 square foot garage and multiple retaining walls, located at 32511 Caribbean Drive.

Applicant: James Conrad

Location: 32511 Caribbean Drive (APN: 670-083-03)

Request: A request to approve Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple landscape retaining walls. The project is in the Coastal Overlay District as defined by the City's Zoning Map and includes retaining walls which exceed 30-inches in height.

Recommendation: That the Planning Commission continue the item to the April 10, 2023, Planning Commission Meeting.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling and retaining walls in a residential zone.

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

ITEM 4: **Coastal Development Permit CDP22-0031 and Minor Site Development Permit SDP22-0048(M) to construct a 1,193 square foot addition to a single-family dwelling and a 90 square foot addition to the garage and a retaining wall over 30 inches (30") to a maximum of four (4) feet eight (8) inches in height located within the northerly side yard at 208 Monarch Bay Drive.**

Applicant: Andrade Architects, Inc.

Location: 208 Monarch Bay Drive (APN: 670-111-04)

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Request: A Coastal Development Permit is requested to construct additions to an existing single-family dwelling within the Coastal Zone and the Residential Single Family 4 (RSF 4) Zone, the additions include a 770 square foot addition to the northerly side of the house, a 423 square foot addition to the southerly side of the house and a 90 square foot addition to the southerly side of the attached garage and a Minor Site Development Permit to allow a retaining wall over thirty (30) inches to a maximum of four (4) feet, eight (8) inches in height within the side yard, and a small portion within the front yard to accommodate the northerly addition. The new retaining wall would replace the existing retaining wall within the northerly side yard. The project also includes demolition of an existing 221 square foot gazebo and construction of a replacement gazebo with similar dimensions and in the same location within the rear yard.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP22-0031 and Minor Site Development Permit SDP22-0048(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) in that the project involves an addition to an existing single-family dwelling, a retaining wall, and demolition and construction of a gazebo.

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

E. OLD BUSINESS

F. NEW BUSINESS

ITEM 5: 2022 Annual Housing Element Progress Report

Applicant: City of Dana Point

Location: Citywide

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Request: To review the 2022 Annual Housing Element Progress Report, as required by State law, to show progress on the General Plan Housing Element.

Recommendation: That the Planning Commission review the 2022 Annual Housing Element Progress Report and direct Staff to forward to the City Council.

Environmental: In accordance with CEQA, the 6th Cycle 2021-2029 Housing Element was found to be categorically exempt pursuant to Section 15061(b)(3). The Annual Housing Element Progress Report does not require further CEQA action.

Staff Contact Information: Belinda Deines (Principal Planner)
Email: bdeines@danapoint.org
Phone: (949) 248-3570

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

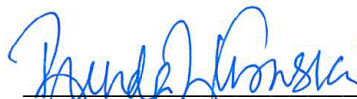
The *next* Regular Meeting of the Planning Commission will be held on March 27, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 March 9, 2023, 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

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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.