

CITY OF DANA POINT

Monday
April 10, 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 Luke Boughen, Commissioner Eric Nelson, Commissioner Abigail Margolle

A: APPROVAL OF MINUTES

ITEM 1: [Minutes of Regular Planning Commission from March 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.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: **Site Development Permit SDP22-0050 to permit a 1,247 square foot addition to a historic house, a 147 square foot addition to a garage, and new deck, located at 34010 Amber Lantern.**

Applicant: Anthony Massaro

Location: 34010 Street of the Amber Lantern (APN: 682-281-37)

Request: A request to permit a 1,247 square foot, two-story addition to a two-story historic house, 147 square foot addition to a garage, and a new deck.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP22-0050.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to a property that complies with the Secretary of the Interior’s Standards for Rehabilitation.

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

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, 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: Approval of a Coastal Development Permit and Minor Site Development Permit to demolish a single-family

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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 retaining walls which exceed 30-inches in height. The project is in the Coastal Overlay District as defined by the City's Zoning Map.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP22-0028 and Site Development Permit SDP22-0057M.

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 CDP21-0018 and Minor Site Development Permit SDP23-0008\(M\) authorizing the demolition of a detached, two-car garage and the construction two detached structures, consisting of one \(1\) single car garage and one \(1\) two car garage, and the remodel and addition to an existing nonconforming single-family dwelling and attached second dwelling unit, located at 35041 Camino Capistrano.](#)

Applicant: Daniel Martinez Architect

Location: 35041 Camino Capistrano (APN: 123-372-11)

Request: A request authorizing the demolition of a detached, two-car garage and the construction two detached structures, consisting of one (1) single car garage and one (1) two car garage and the remodel and additions to an existing nonconforming single-family dwelling and attached second dwelling unit on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP21-0018 and SDP23-0008.

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 and 15303 of the CEQA Guidelines (Classes 1 and 3 – Existing Facilities and New Construction or Conversion of Small Structures) because the project includes additions to an existing structure and the construction of new detached garages.

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

ITEM 5: **Site Development Permit SDP22-0030 to stockpile approximately 62,000 cubic yards of clean rock/soil located within the Industrial/Business (I/B) District and Flood Plan Overlay (FP-2) District, located at 33750 Stonehill Drive.**

Applicant: Taryn Kjolsing, South Coast Water District

Location: 33750 Stonehill Drive (APN: 668-412-21)

Request: Approval of a Site Development Permit to stockpile approximately 62,000 cubic yards of clean rock/soil located within the Industrial/Business (I/B) District, City's Floodplain Overlay District (FP-2).

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP22-0030.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15304(c) (Class 4 – Minor Alterations to Land) in that the project involves filling of earth into previously excavated land with material compatible with the natural features of the site.

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

E. OLD BUSINESS

F. NEW BUSINESS

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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

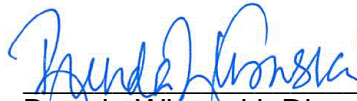
The *next* Regular Meeting of the Planning Commission will be held on April 24, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 April 6, 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 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.