

CITY OF DANA POINT

Monday
May 22, 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 Special Planning Commission from May 15, 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: COASTAL DEVELOPMENT PERMIT CDP23-0010 TO MODIFY AN EXISTING TRELLIS FOR A HISTORIC HOUSE ON A COASTAL BLUFF LOT LOCATED AT 24422 SANTA CLARA AVENUE

Applicant: Edward Lambert

Location: 24422 Santa Clara (APN: 682-071-12)

Request: A request to modify an existing trellis to a deck for a historic house on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0010.

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 the modification of an attached accessory structure for an existing historic single-family residence. The design of the project 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 CDP23-0002 TO ALLOW AN ADDITION TOTALING 291 SQUARE FEET AND REMODEL TO A SINGLE-FAMILY DWELLING LOCATED AT 23741 PERTH BAY

Applicant: Kamps Falcone Architects

Location: 23741 Perth Bay (APN: 682-131-53)

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Request: Approval of a Coastal Development Permit to permit additions totaling 291 square feet and remodel to a single-story, single-family dwelling within the Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(a) (Class 1 – Existing Facilities) in that the project involves additions to an existing single-family dwelling in a residential zone.

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

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0023 TO CONSTRUCT AN ATTACHED 823 SQUARE FOOT ACCESSORY LIVING QUARTER (ALQ) AND REMODEL TO A SINGLE-FAMILY DWELLING LOCATED AT 189 MONARCH BAY DRIVE

Applicant: R.D. Pinault Co.

Location: 189 Monarch Bay Drive (APN 670-111-49)

Request: Approval of a Coastal Development Permit to construct an attached accessory living quarters (ALQ) and remodel to an existing single-story, single-family dwelling within the City's Coastal Zone and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0023.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(a) (Class 1 – Existing Facilities) in that the project involves an addition to an existing single-family dwelling.

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

E. OLD BUSINESS

F. NEW BUSINESS

ITEM 5: SIGN PROGRAM PERMIT SPP23-0001 FOR A SINGLE TENANT SERVICE STATION (VALERO GAS STATION) LOCATED AT 34131 DOHENY PARK ROAD

Applicant: Sign Development Inc.

Location: 34131 Doheny Park Road (APN: 121-254-14)

Request: Approval of a Sign Program for a single-tenant service station (Valero Gas Station) located at 34131 Doheny Park Road.

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP23-0001 for a single tenant service station (Valero Gas Station) located at 34131 Doheny Park Road.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 (a) of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of minor alterations to an existing structure.

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

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

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I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on June 12, 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 May 18, 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.