

CITY OF DANA POINT

Monday
September 25, 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

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM SEPTEMBER 11, 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.

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

September 25, 2023
6:00 p.m.

PAGE 2

C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: SITE DEVELOPMENT PERMIT SDP22-0033 TO ALLOW A NEW MIXED USE STRUCTURE WITH INCREASED LOT COVERAGE AND TWO ROOF DECKS ON A VACANT LOT AND CONDITIONAL USE PERMIT CUP22-0010 TO ALLOW A RESIDENTIAL UNIT AS AN ACCESSORY USE ON THE SECOND STORY LOCATED AT 26852 CALLE HERMOSA

Applicant: Lule Hoda, AIA

Location: 26852 Calle Hermosa (APN: 123-355-15)

Request: A request to develop a vacant parcel with a two-story mixed use structure with increased lot coverage and featuring a 2,323 square foot first and second-story office use, and a 2,204 square foot second story single family dwelling (SFD) use, and roof decks for both uses located in the Professional/Residential (P/R) Zoning District.

Recommendation: That the Planning Commission adopt the draft Resolution approving Conditional Use Permit CUP22-0010 and Site Development Permit SDP22-0033.

Environmental: This project is categorically exempt (Class 3 - Section 15303(c) – 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 commercial building that does not exceed 10,000 square feet in floor area on site zoned for such use, and does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

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

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

September 25, 2023
6:00 p.m.

PAGE 3

ITEM 3: **COASTAL DEVELOPMENT PERMIT CDP23-0034 AND MINOR SITE DEVELOPMENT PERMIT SDP23-0024(M) TO DEMOLISH A SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE, AND CONSTRUCT A NEW, 3,696 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED 534 SQUARE FOOT, TWO-CAR GARAGE AND MULTIPLE LANDSCAPE RETAINING AND SCREEN WALLS LOCATED AT 32512 SEVEN SEAS DRIVE**

Applicant: Eyoh Design

Location: 32512 Seven Seas Drive (APN: 670-083-14)

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to demolish a single-family dwelling with an attached garage, and construct a new, 3,696 square foot, one-story, single-family dwelling with an attached 534 square foot, two-car garage and multiple landscape retaining and screen walls. The project is in the coastal Overlay District as defined by the City's Zoning Map and includes site walls which exceed district maximums within the front yard, therefore approval of a Coastal Development Permit and a Minor Site Development Permit are required, respectively.

Recommendation: That the Planning Commission continue the item to the October 23, 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

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

September 25, 2023
6:00 p.m.

PAGE 4

ITEM 4: **MASTER TEMPORARY SITE DEVELOPMENT PERMIT MTSDP23-0060 TO ALLOW TWENTY-FOUR, NON-CONSECUTIVE SPECIAL EVENTS WITHIN A CALENDAR YEAR CONSISTING OF LIVE MUSIC AT AN EXISTING RESTAURANT (PROJECT SOCIAL) LOCATED AT 24040 CAMINO DEL AVION, SUITE J**

Applicant: Kortney Jones, General Manager of Project Social

Location: 24040 Camino Del Avion, Suite J (APN: 672-482-13)

Request: To permit up to twenty-four, non-consecutive special events within a calendar year, consisting of live music at an existing restaurant (Project Social).

Recommendation: That the Planning Commission adopt the Resolution approving Master Temporary Site Development Permit MTSDP23-0060.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project proposes to allow live entertainment at an existing restaurant.

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

E. OLD BUSINESS

ITEM 5: **PROJECT UPDATE FOR THE VICTORIA BOULEVARD SPECIFIC PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT LOCATED AT 26126 VICTORIA BOULEVARD**

Applicant: Toll Brothers Apartment Living

Location: 26126 Victoria Boulevard (APN: 668-361-01)

Request: Receive and file.

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

September 25, 2023
6:00 p.m.

PAGE 5

Recommendation: That the Planning Commission receive a project update on the Victoria Boulevard Specific Plan and Final Environmental Impact Report (EIR) and solicit public comments.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2021070304) has been prepared for the proposed project and the Final EIR is available on the City's website for public review.

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

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on October 9, 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.

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

September 25, 2023
6:00 p.m.

PAGE 6

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 September 21, 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.