

# CITY OF DANA POINT

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Monday  
March 25, 2024  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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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 Deana Christakes, 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 FEBRUARY 26, 2024**

### **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.

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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**

**ITEM 3: ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP TTM18164, CONDITIONAL USE PERMIT CUP18-0008, AND SITE DEVELOPMENT SDP18-0016 ASSOCIATED WITH THE DEMOLITION OF AN EXISTING RESTAURANT AND CONSTRUCTION OF A NEW 100-ROOM RESORT HOTEL, WITH A RESTAURANT, CAFÉ, SPA, AND ASSOCIATED PARKING, AT 34344 GREEN LANTERN**

Applicant: David Davutoglu, Managing Member Berk Workshop, LLC

Location: 34344 Green Lantern (APN: 672-232-06)

Request: A one-year time extension of Tentative Tract Map TTM18164 to consolidate the underlying legal lots and of Conditional Use Permit CUP18-0008 and Site Development Permit SDP18-0016, associated with the demolition of an existing restaurant and construction of a new 100-room resort hotel, with a restaurant, café, spa, and associated parking.

Recommendation: That the Planning Commission approve a one-year time extension for Tentative Tract Map TTM18164, Conditional Use Permit CUP18-0008, and Site Development Permit SDP18-0016 subject to all applicable conditions of Planning Commission Resolution No. 18 06-11-17.

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

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**D. PUBLIC HEARING**

**ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0029 TO CONSTRUCT A PATIO COVER AND AN AT-GRADE DECK IN ASSOCIATION WITH AN EXISTING RESTAURANT AT 34660 PACIFIC COAST HIGHWAY**

Applicant: Jorge Olamendi

Location: 34660 Pacific Coast Highway (APN: 691-411-23)

Request: A request to construct a patio cover and an at-grade deck in association with an existing restaurant.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0029.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and Section 15303 (e) (Class 3 – New Structures or the Conversion of Small Structures) of the CEQA Guidelines since the project consists of the construct a patio cover and an at-grade deck in association with an existing restaurant.

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

**ITEM 5: COASTAL DEVELOPMENT PERMIT CDP23-0047, SITE DEVELOPMENT PERMIT SDP23-0029, AND CONDITIONAL USE PERMIT CUP23-0008 TO PERMIT A 99 SQUARE FOOT ADDITION AND REMODEL TO A HISTORIC HOUSE AND A NEW 801 SQUARE FOOT GARAGE WITH A 575 SQUARE FOOT SECOND DWELLING UNIT AT 24721 EL CAMINO CAPISTRANO**

Applicant: Michael Luna

Location: 24721 El Camino Capistrano (APN: 682-202-09)

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Request: A request to permit a first floor 99 square foot addition and remodel to a single-family dwelling (SFD) and the demolition of the non-historic detached garage and the construction of a new 801 square foot garage with a second-story 575 square foot Second Dwelling Unit.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0047, Site Development Permit SDP23-0029, and Conditional Use Permit CUP23-0008.

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 historic SFD and detached garage that complies with the Secretary of the Interior's Standards for Rehabilitation.

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

**ITEM 6: COASTAL DEVELOPMENT PERMIT CDP23-0035, SITE DEVELOPMENT PERMIT SDP23-0026, ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS23-0006 FOR A 201 SQUARE-FOOT ADDITION AND REMODEL TO A SINGLE-FAMILY RESIDENCE AT 35451 BEACH ROAD**

Applicant: DK Beach Road, LLC

Location: 35451 Beach Road (APN: 691-152-12)

Request: Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modifications of Standards for a 201 square-foot addition, remodel for a single-family dwelling located in the Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0035, Site Development Permit SDP23-0026, and Administrative Modifications of Standards AMS23-0006.

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 a 201 square-foot addition and remodel for a single-family residence in an urbanized residential area.

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

**ITEM 7:**     **SITE DEVELOPMENT PERMIT SDP24-0002 TO CONSTRUCT A SECOND STORY ACCESSORY DWELLING UNIT TOTALING 594 SQUARE FEET WITH A BALCONY TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY DWELLING LOCATED AT 34554 CALLE PORTOLA**

Applicant: Warren Hutcherson

Location: 34554 Calle Portola (APN: 123-282-30)

Request: Approval of a Site Development Permit to construct a second-story Accessory Dwelling Unit (ADU) totaling 594 square feet with a balcony to an existing single-story, single-family dwelling (SFD) with an attached two-car garage within the Residential Single Family 12 (RSF 12) District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP24-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) since the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General

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Plan, the area in which the project is located is not environmentally sensitive, and the project consists of the construction of a second-story addition of a 594 square foot ADU.

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

**ITEM 8:**     **SITE DEVELOPMENT PERMIT SDP23-0034 TO RATIFY THE CONVERSION OF A PORTION OF AN ATTACHED, 720 SQUARE FOOT, TWO-CAR GARAGE, WHILE MAINTAINING TWO PARKING SPACES, TO A 262 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) IN ASSOCIATION WITH AN EXISTING, NONCONFORMING DUPLEX LOCATED AT 34585 CALLE PALOMA**

Applicant: Fred Gallo

Location: 34585 Calle Paloma (APN: 123-272-04)

Request: Approval of a Site Development Permit to ratify the conversion of a portion of an attached, 720 square foot, two-car garage to an attached, 262 square foot Accessory Dwelling Unit (ADU), while maintaining the two parking spaces, in association with an existing, nonconforming duplex in the Residential Duplex 14 Zoning District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP23-0034.

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 consists of the conversion of an existing small structure from one use to another where only minor modifications are made in the exterior of the structure.

Staff Contact Information: Natalie Tran (Assistant Planner)  
Email: [ntran@danapoint.org](mailto:ntran@danapoint.org)  
Phone: (949) 248-3549

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**E. OLD BUSINESS**

**F. NEW BUSINESS**

**G. STAFF REPORTS**

**Status of the General Plan Update process** (Brenda Wisneski, Director of Community Development)

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

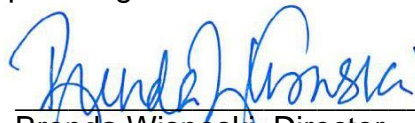
The *next* Regular Meeting of the Planning Commission will be held on April 8, 2024, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

**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 21, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.

  
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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.