

CITY OF DANA POINT

Monday
April 8, 2024
5:30 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 Mary Opel, Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra

CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION, Government 54956.9(d)(2) (1 case).

RECESS OF PLANNING COMMISSION UNTIL 6:00 PM

RECONVENE PLANNING COMMISSION

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM MARCH 25, 2024](#)

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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: [ZONE CHANGE ZC23-0001 AND ZONE TEXT AMENDMENT ZTA07-01 TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY \(PRDO\) DISTRICT AND ASSOCIATED DEVELOPMENT STANDARDS, TENTATIVE TRACT MAP TTM 16970 TO SUBDIVIDE THE 1.99-ACRE PARCEL INTO 11 NUMBERED AND ONE \(1\) LETTERED LOTS, AND SITE DEVELOPMENT PERMIT SDP07-06 TO: \(1\) ALLOW THE CONSTRUCTION OF 11 THREE-STORY, SINGLE-FAMILY DWELLINGS LOTS, \(2\) FOR RESIDENTIAL STRUCTURES IN A HILLSIDE CONDITION \(3\) FOR ROOF DECKS, AND \(4\) TO ALLOW SITE RETAINING WALLS THIRTY \(30\) INCHES OR GREATER IN HEIGHT AT ASSESSOR'S PARCEL NUMBER 691-401-37](#)

Applicant: The Corcoran Group Collaborative

Owner: Bruno and Beatrice Del Bianco

Location: Assessor's Parcel No.: 691-401-37 (south of the intersection Camino Capistrano/Via Canon)

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Request: A request to establish a Planned Residential Development Overlay District at the subject parcel by changing the Zoning Map from Residential Single Family 7 to Planned Residential Development 28, and adding development regulations for Planned Residential Development (PRD) 28 to Appendix B of the Dana Point Zoning Code (DPZC), with corresponding requests for a tentative tract map to subdivide the subject site into 11 numbered and one (1) lettered lots consistent with the proposed PRD 28 development standards, and accompanying Site Development Permits to allow the construction of a three-story, single-family dwelling on each of the 11 proposed lots that contain a hillside condition per DPZC Section 9.05.110(a)(4), each with roof decks in accordance with DPZC Section 9.05.230, and for site retaining walls thirty (30) inches or greater in height per DPZC Section 9.05.120(d)(2) and incumbent upon City Council approval of ZTA07-01 and ZC23-0001.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared for the proposed project.

Recommendation: This item has been pulled by staff. No action is necessary.

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

ITEM 3: [COASTAL DEVELOPMENT PERMIT CDP23-0038 APPROVING THE DEVELOPMENT OF A 3,557 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY DWELLING ON A VACANT COASTAL BLUFF LOT AT 35295 CAMINO CAPISTRANO](#)

Applicant: Mikael Sanchez, FOXLIN Architects

Owner: SL Smart Property Management LLC

Location: 35295 Camino Capistrano (APN: 691-182-25)

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Request: A request to permit the development of a 3,557 square foot, two-story, single-family dwelling on a vacant coastal bluff lot.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small Structures) because the project involves the construction of a new dwelling structure.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0038.

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

ITEM 4: **COASTAL DEVELOPMENT PERMIT CDP23-0039 APPROVING THE PARTIAL DEMOLITION, REMODEL, AND ADDITION TO AN EXISTING, NONCONFORMING TWO-STORY, SINGLE-FAMILY DWELLING ON A COASTAL BLUFF LOT**

Applicant: Matt Macarewich

Owner: Anthony and Paige Romano

Location: 35071 Camino Capistrano (APN: 123-372-14)

Request: A request to permit the partial demolition, remodel, and addition to an existing, non-conforming two-story, single-family dwelling along with a new landscaping of a residentially zoned, coastal bluff lot.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 1 – Existing Facilities) because the project involves the remodel and addition to an existing structure.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0039.

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Email: dgiometti@danapoint.org
Phone: (949) 248-3569

- E. OLD BUSINESS**
- F. NEW BUSINESS**
- G. STAFF REPORTS**
- H. COMMISSIONER COMMENTS**
- I. ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on April 22, 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 April 4, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Brenda Wisneski, Director
Community Development Department

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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.