

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES**

April 8, 2024
5:34 p.m. – 6:56 p.m.

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

CALL TO ORDER

Vice-Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 5:34 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Boughen led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra

Planning Commission Members Absent: Chair Mary Opel

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Danny Giometti (Senior Planner), Martha Ochoa (Management Analyst) and Deanna Despot (Senior Administrative Assistant)

CLOSED SESSION

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

Vice-Chair Nelson recessed the meeting into a Closed Session at 5:35 p.m. pursuant to Government Code Section 54956.9(d)(2).

RECESS OF PLANNING COMMISSION UNTIL 6:22 P.M.

RECONVENE PLANNING COMMISSION MEETING

Nothing was reported out of Closed Session.

**CITY OF DANA POINT
PLANNING COMMISSION**

April 8, 2024
5:34 p.m. – 6:56 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 2

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM March 25, 2024

ACTION: Motion made by Commissioner Boughen, seconded by Vice-Chair Nelson to approve the Minutes of the Regular Planning Commission Meeting of March 25, 2024. Motion carried 3-0-1.

AYES: Nelson, Boughen, Christakes

NOES: None

ABSENT: Opel

ABSTAIN: Dhingra

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the 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)

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES

April 8, 2024
5:34 p.m. – 6:56 p.m.

PAGE 3

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.

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

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: No action needed. This item was pulled by staff.

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)

**CITY OF DANA POINT
PLANNING COMMISSION**

April 8, 2024
5:34 p.m. – 6:56 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

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

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

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.

Danny Giometti (Senior Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Boughen to adopt the resolution approving Coastal Development Permit CDP23-0038. Motion carried 4-0-0

AYES: Nelson, Boughen, Christakes, Dhingra

NOES: None

ABSENT: Opel

ABSTAIN: None

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.

**CITY OF DANA POINT
PLANNING COMMISSION**

April 8, 2024
5:34 p.m. – 6:56 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 5

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.

Danny Giometti (Senior Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the resolution approving Coastal Development Permit CDP23-0039. Motion carried 4-0-0.

AYES: Nelson, Boughen, Christakes, Dhingra
NOES: None
ABSENT: Opel
ABSTAIN: None

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Brenda Wisneski (Community Development Director) provided an update of the March 26, 2024, General Plan Advisory Committee (GPAC) Meeting. The focus of the meeting was on bike and pedestrian circulation, and hot spots in the city. The next GPAC meeting is scheduled for April 30, 2024, with a focus on opportunity sites that have been identified as potential areas of change.

CITY OF DANA POINT
PLANNING COMMISSION

April 8, 2024

REGULAR MEETING ACTION MINUTES

5:34 p.m. – 6:56 p.m.

PAGE 6

H. COMMISSIONER COMMENTS

Vice-Chair Nelson acknowledged Commissioner Dhingra for his service and leadership as Chair for the past year.

I. ADJOURNMENT

Vice-Chair Nelson adjourned the meeting at **6:56 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, 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.



Eric Nelson, Planning Commission Vice-Chair