

CITY OF DANA POINT

Monday
October 28, 2024
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 Mary Opel, Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM OCTOBER 14, 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.

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

ITEM 2: ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT CDP21-0007, SITE DEVELOPMENT PERMIT SDP21-0019, AND MINOR CONDITIONAL USE PERMIT CUP21-0008(M) FOR A NEW 57 ROOM HOTEL, 4,000 SQUARE FOOT RESTAURANT SPACE WITH OUTDOOR DINING, 52-BED HOSTEL, VISITOR CENTER, RETAINING WALLS GREATER THAN 30 INCHES IN HEIGHT, AND TANDEM PARKING FOR EMPLOYEES/VALET, WAVE RESORT (HEADLANDS COMMERCIAL SITE) LOCATED AT 34075 PACIFIC COAST HIGHWAY

Applicant: Headlands Investments, LLC

Owner: Headlands Investments, LLC

Location: 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15)

Request: A one-year time extension of Coastal Development Permit CDP21-0007, Site Development Permit SDP21-0019, Minor Conditional Use Permit CUP21-0008(M) for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 52-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet at 34075 Pacific Coast Highway (Headlands Commercial Site) within the coastal zone.

Recommendation: That the Planning Commission adopt the draft Resolution approving a one-year time extension for Coastal Development Permit CDP21-0007, Site Development Permit SDP21-0019, and Minor Conditional Use Permit CUP21-0008(M).

Staff Contact Information: John Ciampa (Planning Manager)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

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D. PUBLIC HEARING

ITEM 3: A REQUEST FOR HISTORICAL RESOURCE DESIGNATION AND PARTICIPATION IN THE MILLS ACT PROGRAM AT 35145 BEACH ROAD (HISTORIC RESOURCE APPLICATION 24-0001)

Applicant/Owner: Timothy Gibson

Location: 35145 Beach Road (APN: 691-142-06)

Request: The applicant seeks to have a residential structure placed on the Dana Point Historic Resource Register. The applicant also requests a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

Recommendation: That the Planning Commission adopt a Resolution designating the residential structure located at 35145 Beach Road as a locally significant historical structure on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

Staff Contact Information: John Ciampa (Planning Manager)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 4: MINOR CONDITIONAL USE PERMIT CUP24-0003(M) TO ALLOW AN ADDITION TO THE SECOND STORY OF A NONCONFORMING MULTIPLE FAMILY DWELLING A MINOR SITE DEVELOPMENT PERMIT 23-0033(M) TO ALLOW THE CONSTRUCTION OF A ROOF DECK LOCATED AT 34572 CAMINO CAPISTRANO

Applicant: Michael Fox

Owner: Pankaj and Sonal Kadakia

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Location: 34572 Camino Capistrano (APN: 691-382-06)

Request: Approval of a Minor Conditional Use Permit to allow a 396 square foot addition to the existing second story of a nonconforming multiple family dwelling located within the Residential Duplex 14 (RD 14) Zoning District and approval of a Minor Site Development Permit to allow the construction of a 300 square foot roof deck atop the proposed addition.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) and Section 15301(e)(1) (Class 1 – Existing Facilities) since the project consists of the construction of a 300 square foot roof deck, and an addition that is less than 50 percent of the floor area of the structure before the addition.

Recommendation: That the Planning Commission adopt the Resolution approving Minor Conditional Use Permit CUP24-0003(M) and Minor Site Development Permit SDP23-0033(M).

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

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

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I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on November 11, 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 October 24, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



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.