

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

October 14, 2024
6:01 p.m. – 7:32 p.m.

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

CALL TO ORDER

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Nelson led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Danny Giometti (Senior Planner), Natalie Tran (Assistant Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM SEPTEMBER 23, 2024**

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Boughen to approve the Minutes of the Regular Planning Commission Meeting of September 23, 2024, with a correction on Item 4 and correction in Commissioner comments. Motion carried 5-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP24-0016 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND ATTACHED GARAGE, AND CONSTRUCT A NEW ONE-STORY, SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE

Applicant: Andrade Architects Inc.

Owner: Robert and Jane Harvey

Location: 132 Monarch Bay Drive (APN: 670-121-10)

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and attached garage, and construct a new 4,282 square foot, one-story, single-family dwelling with attached 722 square foot garage, pool and spa, low planter and retaining walls, and hardscape and landscape improvements throughout the site, located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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 in a residential zone.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP24-0016.

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

PUBLIC COMMENTS

Stan Andrade (Applicant) spoke in support of the item.

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ACTION: Motion made by Commissioner Boughen, seconded by Commissioner Christakes to adopt the resolution approving Coastal Development Permit CDP24-0016. Motion carried 5-0-0.

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

ITEM 3: **COASTAL DEVELOPMENT PERMIT CDP24-0014 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND ATTACHED GARAGE AND CONSTRUCT A TWO-STORY, SINGLE-FAMILY DWELLING WITH A BASEMENT AND ATTACHED GARAGE**

Applicant: Brandon Architects Inc.

Owner: Scott Mccutcheon

Location: 419 Monarch Bay Drive (APN: 670-151-18)

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and attached garage, and construct a 6,612 square foot, two-story, single-family dwelling with a basement and attached 1,038 square foot garage. The project is in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

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 in a residential zone.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP24-0014.

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

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the Resolution approving Coastal Development Permit CDP24-0014. Motion carried 5-0-0.

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

ITEM 4: **COASTAL DEVELOPMENT PERMIT CDP23-0048 TO DEMOLISH AN EXISTING TWO-STORY, SINGLE-FAMILY DWELLING AND CONSTRUCT A TWO-STORY, SINGLE-FAMILY DWELLING WITH A BASEMENT AND AN ATTACHED, TWO-CAR GARAGE, AND MINOR SITE DEVELOPMENT PERMIT SDP24-0027(M) TO CONSTRUCT A RETAINING WALL OVER 30 INCHES IN HEIGHT IN THE REQUIRED FRONT YARD SETBACK**

Applicant: Nicole Thompson, Brandon Architects

Owner: Bradford F. Freer and Lisa Smith Freer

Location: 345 Monarch Bay Drive (APN: 670-151-44)

Request: A Coastal Development to demolish an existing two-story, single-family dwelling and construct a new 8,443-square-foot, two-story, single-family dwelling with a basement and an attached, two-car garage, and a Minor Site Development Permit to construct a retaining wall over 30 inches in height in the required front yard setback, within the Residential Single Family 4 (RSF 4) Zoning District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) and (e) (Class 1 – New Construction or Conversion of Small Structures) since the project consists of one single-family residence and accessory structures.

Recommendation: That the Planning Commission adopt the Draft Resolution approving Coastal Development Permit CDP23-0048 and Minor Site Development Permit SDP24-0027(M).

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Natalie Tran (Assistant Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Nicole Thompson (Applicant) answered questions from the Planning Commissioners.

ACTION: Motion made by Commissioner Boughen, seconded by Commissioner Dhingra to adopt the Draft Resolution approving Coastal Development Permit CDP23-0048 and Minor Site Development Permit SDP24-0027(M). Motion carried 5-0-0.

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

ITEM 5: **MINOR CONDITIONAL USE PERMIT CUP23-0009(M) ALLOWING THE OPTIONAL DUPLEX PARKING ARRANGEMENT PERMITTED FOR DUPLEXES ON LOTS LESS THAN 50 FEET WIDE, AND MINOR SITE DEVELOPMENT PERMIT SDP23-0032(M) PERMITTING TWO (2) ROOF DECKS IN ASSOCIATION WITH AN ADDITION AND REMODEL OF AN EXISTING DUPLEX**

Applicant: Hallie L. LeCompte

Owner: Hallie L. LeCompte

Location: 34622 Camino Capistrano (APN: 691-382-18)

Request: Approval of a Minor Conditional Use Permit allowing the optional duplex parking arrangement permitted for duplexes on lots less than 50 feet wide, and a Minor Site Development Permit allowing two (2) roof decks in association with an 859-square-foot addition and a full remodel to an existing duplex in the Residential Duplex 14 (RD 14) Zoning District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e)(1) (Class 1 – Existing Facilities) since the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

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Recommendation: That the Planning Commission adopt the draft Resolution approving Minor Conditional Use Permit CUP23-0009(M) and Minor Site Development Permit SDP23-0032(M).

Natalie Tran (Assistant 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 Christakes to adopt the draft Resolution approving Minor Conditional Use Permit CUP23-0009(M) and Minor Site Development Permit SDP23-0032(M). Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 6: PRELIMINARY REVIEW TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A TWO-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT, A TWO VEHICLE CARPORT (WHICH WOULD RESULT IN THE LOSS OF ONE ON-STREET, PUBLIC PARKING SPACE), AND MULTIPLE RETAINING WALLS, WHICH WOULD REQUIRE THE ISSUANCE OF FOUR VARIANCES AND TWO SITE DEVELOPMENT PERMITS

Applicant: David Bailey, Architect, Inc.
Owner: John and Lori Wright
Location: 34041 Blue Lantern (APN: 123-233-01)

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Request:

Preliminary Review to demolish an existing single-family home and build a 2,395 sq. ft. two-story single-family dwelling with a 576 sq. ft. attached accessory dwelling unit. The existing two-car garage at the front will be retained. The project includes retaining walls and a 23'-10" wide two-vehicle carport next to the garage within the front yard setback, which will result in the loss of one, public on-street parking space. As proposed, the project will require the issuance of four variances and two site development permits.

Recommendation:

That the Planning Commission review the proposed project design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of the project.

Chair Opel recused herself due to a conflict of interest and left the room.

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

PUBLIC COMMENTS

Lori Wright (Owner) spoke in support of the project and answered questions from the Planning Commissioners.

John Wright (Owner) spoke in support of the project and answered questions from the Planning Commissioners.

David Bailey (Applicant) spoke in support of the project.

Susan Beador (Dana Point) spoke in support of the project.

Gwen Fletcher (Dana Point) spoke in support of the project.

George Squires (Dana Point) spoke in support of the project.

ACTION: Discussion was held by the Planning Commissioners. No action was taken.

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G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) shared the General Plan Advisory Committee will be meeting on Wednesday, October 16, 2024 at 6pm at the Community Center. The Advisory Committee will be discussing Traffic Modeling Results, as well as Goals and Policy.

H. COMMISSIONER COMMENTS

Commissioner Dhingra shared he attended the Palm Festival, adding the way the city handles the event is amazing, the number of people there to control, with law enforcement, Fire Marshal staff and the combined effort with Public Works, it's just absolutely remarkable. The City ought to be commended.

Commissioner Christakes commented on seeing Sting in our backyard, at Doheny.

Commissioner Boughen added he had family in town for the concert. It's always good for the economy and a good showcase of the City.

Vice-Chair Nelson shared he was there, Sting was amazing, second time in the last two years he's been able to go, great experience.

I. ADJOURNMENT

Chair Opel adjourned the meeting at **7:32 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, October 28, 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.



Mary Opel, Planning Commission Chair