

CITY OF DANA POINT

Monday
December 9, 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 NOVEMBER 25, 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

D. PUBLIC HEARING

ITEM 2: SITE DEVELOPMENT PERMIT SDP23-0003 AND VARIANCE V24-0001 TO DEMOLISH A SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW TWO-STORY DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT (ADU), RETAINING WALLS, AND EXPANSION OF AN EXISTING NON-CONFORMING TWO-CAR GARAGE

Applicant: David Bailey, Architect, Inc.

Owner: John and Lori Wright

Location: 34041 Blue Lantern (APN: 123-233-01)

Request: Approval of a Site Development Permit to demolish an existing single-family dwelling and the construction of a new 2,395-square-foot, two-story home with a 576-square-foot attached accessory dwelling unit (ADU) and multiple retaining walls. Additionally, three variances are requested to permit a 539-square-foot addition to an existing non-conforming two-car garage, expanding it to a total of 1,012 square feet. Specifically, the variance requests include: (1) expansion of a detached accessory structure within the front yard setback, (2) reduction in the standard driveway length, and (3) increased height of the detached garage.

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 or Conversion of Small Structures) in that the project involves construction of one single-family dwelling with an attached ADU, site walls and the expansion of a garage in a residential zone.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP23-0003 and Variance V24-0001.

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

E. OLD BUSINESS

ITEM 3: GENERAL PLAN UPDATE STATUS

Applicant: City of Dana Point

Location: Citywide

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15306 (Class 6 – Information Collection) in that the project involves basic data collection, research, and resource evaluation activities strictly for information gathering purposes.

Recommendation: The Planning Commission review and concur with the General Plan Advisory Committee's recommendation, next steps and direct staff to forward the recommendation to the City Council.

Staff Contact Information: Chris Johnson (Principal Planner)
Email: cjohnson@danapoint.org
Phone: (949) 248-3570

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on December 23, 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.

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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 December 5, 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.