

CITY OF DANA POINT

Monday
February 10, 2025
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 DECEMBER 9, 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: APPEAL BY THE CENTER FOR NATURAL LANDS MANAGEMENT (CNLM) OF THE DIRECTOR'S INCOMPLETE DETERMINATION OF COASTAL DEVELOPMENT PERMIT APPLICATION CDP24-0022

Applicant/
Appellant: Center for Natural Lands Management

Owner: City of Dana Point (Public Trail System Only)

Location: Dana Point Headlands Conservation Park (Planning Area 7) (APN: 672-591-11)

Request: Appeal by CNLM of the Community Development Director's determination that the Coastal Development Permit application to establish hours for public access at the Headlands Conservation Park as incomplete.

Environmental: The filing of an appeal challenging the determination of completeness within the 30-day review period pursuant to the Permit Streamlining Act is administrative in nature and does not involve any physical changes to the environment. Therefore, the appeal request would not have a significant effect on the environment. Based on the above analysis, the project is exempt from CEQA under the commonsense exemption provided in Section 15061(b)(3) of the CEQA Guidelines.

Recommendation: That the Planning Commission continue the subject item to the February 24, 2025, Planning Commission meeting.

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

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ITEM 3: **SITE DEVELOPMENT PERMIT SDP24-0020 TO ALLOW A 1,036-SQUARE-FOOT, SECOND-STORY ACCESSORY DWELLING UNIT (ADU), AND A 228-SQUARE-FOOT, SECOND-STORY ADDITION TO AN EXISTING 2,046-SQUARE-FOOT, SINGLE-STORY NONCONFORMING SINGLE-FAMILY DWELLING (SFD) LOCATED AT 26706 CALLE SALIDA**

Applicant: Ron Sterry

Owner: Thomas Porter and Jenna McIlvene

Location: 26706 Calle Salida (APN: 123-433-32)

Request: A Site Development Permit to allow a second-story ADU addition totaling 1,036 square feet to an existing 2,046-square-foot, nonconforming, single-story, single-family dwelling (SFD), and to allow a 228-square-foot, second-story expansion to a nonconforming structure conforming as to use.

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) since the project consists of an accessory dwelling unit in a residential zone.

Recommendation: That the Planning Commission continue the subject item to the February 24, 2025 Planning Commission meeting.

Staff Contact Information: Natalie Tran (Senior Planner)
Email: ntran@danapoint.org
Phone: (949) 248-3569

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

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I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on February 24, 2025, 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 February 6, 2025, 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.