

CITY OF DANA POINT

Monday
March 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
FEBRUARY 24, 2025**

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: **COASTAL DEVELOPMENT PERMIT CDP24-0013 AND MINOR SITE DEVELOPMENT PERMIT SDP24-0022(M) TO LOCATE A DETACHED ACCESSORY STRUCTURE IN THE FRONT HALF OF THE PARCEL, WITH ADMINISTRATIVE MODIFICATION OF STANDARDS AMS24-0005 TO ALLOW A REDUCED BUILDING SEPARATION FROM TEN (10) FEET TO FIVE (5) FEET BETWEEN THE SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURE, LOCATED AT 32642 ADRIATIC DRIVE**

Applicant: Atieh Kaeni

Owner: Amr K. Hamdan and Carma A. Hamdan

Location: 32642 Adriatic Drive (APN: 670-062-03)

Request: A Coastal Development Permit and Minor Site Development Permit to locate a 508-square-foot, one-story, detached accessory structure (Accessory Living Quarter) in the front half of the parcel, and an Administrative Modification of Standards to allow a reduced building separation from ten (10) feet to five (5) feet between the primary (single-family dwelling) and accessory buildings on the same lot.

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) since the project consists of the construction of an accessory structure.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP24-0013, Minor Site Development Permit SDP24-0022(M), and Administrative Modification of Standards AMS24-0005.

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Staff Contact Information: Natalie Tran (Assistant Planner)
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- E. OLD BUSINESS**
- F. NEW BUSINESS**
- G. STAFF REPORTS**
- H. COMMISSIONER COMMENTS**
- I. ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on March 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 March 05, 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.