

CITY OF DANA POINT

Monday
April 14, 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 Eric Nelson, Vice-Chair Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra, Commissioner Mary Opel

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM MARCH 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: SITE DEVELOPMENT PERMIT SDP24-0031 TO CONVERT THE SECOND-STORY OF A TWO-STORY, NONCONFORMING SINGLE FAMILY DWELLING INTO A 872 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT WITH A ROOF DECK LOCATED AT 34516 VIA VERDE

Owner/Applicant: Dan Brazeau

Location: 34516 Via Verde (APN: 691-392-10)

Request: Approval of a Site Development Permit to convert the second story of a two-story, nonconforming (substandard parking area) single family dwelling (SFD) into an 872 square foot, one bedroom attached Accessory Dwelling Unit with a roof deck located in the Residential Duplex 14 Zoning District.

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 converting an existing second story into an attached ADU.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP24-0031.

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

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP21-0021, SITE DEVELOPMENT PERMIT SDP22-0007, ADMINISTRATIVE MODIFICATION OF STANDARDS AMS25-0003 TO CONSTRUCT A 4,741 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 1,564 SQUARE FOOT ATTACHED GARAGE AT 35817 BEACH ROAD

Applicant: David Gutierrez, Project Manager

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Owner: Jahan Realty Investments LLC

Location: 35817 Beach Road (APN: 691-332-02)

Request: Approval of Coastal Development Permit CDP21-0021, Site Development Permit SDP22-0007, and Administrative Modification of Standards AMS25-0003 to construct a 4,741 square-foot two-story, single-family dwelling with a lower level 1,564 square foot garage. The project requests an Administrative Modification of Standards to allow the entry stairs to be located ten feet, five inches from the front property line and the stairs on the seaward side of the house to extend 14 feet beyond the structure stringline for the property located within the City's Floodplain Overlay 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 the construction of a new house in a residential zone.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP21-0021, Site Development Permit SDP22-0007, and Administrative Modification of Standards AMS25-0003.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

Status of the General Plan Update (John Ciampa, Planning Manager)

H. COMMISSIONER COMMENTS

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I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on April 28, 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 April 9, 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.