

CITY OF DANA POINT

Monday
May 12, 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 APRIL 28, 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: AMENDMENT 1 TO VARIANCE V20-0001 TO AMEND THE PREVIOUSLY APPROVED ENTITLEMENT TO ALLOW A REDUCTION IN THE LENGTH OF THE TANDEM DRIVEWAY PARKING SPACE, AND FRONT YARD SETBACK FOR A RESIDENTIAL DUPLEX STRUCTURE CURRENTLY UNDER CONSTRUCTION. THE VARIANCE IS ALSO REQUIRED TO REDUCE THE DEPTH OF ONE OF THE THREE EXISTING GARAGE STALLS LOCATED IN THE RESIDENTIAL DUPLEX (RD-14) ZONING DISTRICT.

Applicant: Mark Brooklyn

Owner: James and Amanda Corrales

Location: 26252 Via Canon (APN: 691-401-22)

Request: A request to amend the previously approved Variance to allow a reduction in the length of the tandem driveway parking space, and front yard setback for a residential duplex structure currently under construction. The Variance is also required to reduce the depth of one of the three existing garage stalls. These modifications are proposed in conjunction with the ongoing development of a duplex dwelling located in the Residential Duplex (RD-14) Zoning District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt a draft Resolution approving Amendment 1 to Variance V20-0001.

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

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ITEM 3: COASTAL DEVELOPMENT PERMIT CDP24-0021 TO DEMOLISH A SINGLE-FAMILY DWELLING AND ATTACHED GARAGE AND CONSTRUCT A NEW SINGLE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE LOCATED AT 144 MONARCH BAY

Applicant: Octavio Hernandez

Owner: 144 Monarch Bay Trust

Location: 144 Monarch Bay Drive (APN: 670-131-10)

Request: A Coastal Development Permit to demolish an existing single-family dwelling and construct a new 4,280 square-foot, single-story, single-family dwelling with an attached two-car garage and associated exterior improvements located within the Residential Single Family 4 (RSF 4) Zoning District.

Environmental: This project is categorically exempt (Class 3 - Section 15303(a) – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project consists of constructing one single-family dwelling in a residential zone.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP24-0021.

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

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP25-0005 TO PLACE A NON-PERMANENT STRUCTURE FOR BEACH GEAR RENTAL AND ANCILLARY RETAIL SALES ON ASSESSOR'S PARCEL NUMBER 682-023-06 AND LOCATE A STORAGE CONTAINER WITHIN THE DAY-USE BOATER PARKING LOT ON ASSESSOR'S PARCEL NUMBER 682-022-20

Applicant: Killer Dana CA, LLC

Owner: Orange County Harbor and Dana Point Harbor Partners

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Location: Assessor's Parcel Numbers: 682-023-06 and 682-022-20

Request: A request to a non-permanent structure for beach gear rentals and ancillary retail sales and locate a storage unit for the associated uses on the adjacent day use boater parking lot.

Environmental: This project is categorically exempt (Class 3 and 11 - Section 15303 – New Construction or Conversion of Small Structures and Section 15311 – Accessory Structures) from the provisions of the California Environmental Quality Act (CEQA) since the project includes the placement of seasonal or temporary use items such as minor accessory structures in generally the same location in publicly owned parks, and the proposed storage unit is a small structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP25-0005.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

General Plan Update (John Ciampa, Planning Manager)

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on May 26, 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.

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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 May 7, 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.